

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 11.801.2.C.6 (V.B.6.A) to allow a window to street setback of 15 feet instead of the required 25 feet

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

SEE ATTACHED

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)

Legal Owner(s):
F. Eugene Plott
(Type or Print Name)

Signature _____
(Type or Print Name)

Signature _____
(Type or Print Name)

Address _____
(Type or Print Name)

Address _____
(Type or Print Name)

City and State _____
(Type or Print Name)

City and State _____
(Type or Print Name)

Attorney for Petitioner: _____
(Type or Print Name)

Attorney for Petitioner: _____
(Type or Print Name)

Signature _____
(Type or Print Name)

Signature _____
(Type or Print Name)

Address _____
(Type or Print Name)

Address _____
(Type or Print Name)

City and State _____
(Type or Print Name)

City and State _____
(Type or Print Name)

Attorney's Telephone No.: _____
(Type or Print Name)

Attorney's Telephone No.: _____
(Type or Print Name)

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of June, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on the 8th day of July, 1987, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Dornton Ave., 250' E of : OF BALTIMORE COUNTY
C/L of Ballard Ave., 15th Dist. :
F. EUGENE PLOTT, et al., : Case No. 88-12-A
Petitioners :

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 12th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to F. Eugene Plott and Sandra L. Gaver, 40 N. Streep St., Baltimore, MD 21224, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

REASONS: SEE ATTACHED - REASONS FOR VARIANCE REQUEST:

As part of the agreement for the approval by the County Review Group, the owner has been requested to provide a public right-of-way of 80 feet in width in front of lots 4, 5, 6, 7, 23 and 24 in order to provide an emergency turn-around area to accommodate refuse removal and emergency vehicles. He has also been requested to extend the public right of way to include the turn-around area at the end of the proposed parking area in front of lots 12, 14, 15, 16 and 17 to allow the turn-around area to be maintained by Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 6/11/87

Posted for: Variance

Petitioner: F. Eugene Plott, et al.

Location of property: S/S Dornton Ave., 250' E of Ballard Ave.

Location of Sign: Same as above, across 6' from road, on property of F. Eugene Plott, et al.

Remarks: _____

Posted by: [Signature] Date of return: 6/18/87

Number of Signs: _____

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 30, 1987

Mr. F. Eugene Plott
Ms. Sandra L. Gaver
40 North Streep Street
Baltimore, Maryland 21224

RE: PETITION FOR ZONING VARIANCE
S/S Dornton Ave., 250' E of the c/l of
Ballard Ave.
15th Election District - 6th Councilmanic District
F. Eugene Plott, et al - Petitioners
Case No. 88-12-A

Dear Mr. Plott and Ms. Gaver:

This is to advise you that \$103.17 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, Room 113, County Office Building, Towson, Maryland

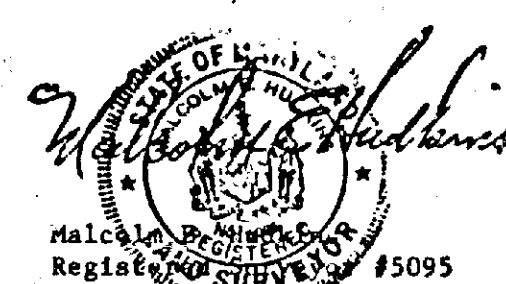
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35964
DATE 7/8/87 ACCOUNT R-01-615-000
SIGN & POST
RETURNED
AMOUNT \$ 103.17
Advocate Homes, 339 S. Ann St., Balto.,
Md. 21231
RECEIVED FROM
ADVERTISING & POSTING COSTS RE CASE #88-12-A
FOR
\$ 823*****10317 \$ 8068F
VALIDATION OR SIGNATURE OF CARRIER

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscaping Architects
200 EAST JOPPA ROAD
ROOM 101, SHILL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060
March 25, 1987

DESCRIPTION FOR ZONING VARIANCE:

Beginning for the same at a point on the south side of Dornton Avenue, (60' wide) said point being distant South 87 degrees 30 minutes East 250 feet from the intersection formed by the South side of Dornton Avenue with the center of Ballard Avenue thence South 03 degrees 12 minutes West 48.38 feet thence South 82 degrees 42 minutes West 5.00 feet thence South 03 degrees 12 minutes West 105.40 feet thence South 40 degrees 13 minutes West 40.00 feet thence South 87 degrees 47 minutes East 77.72 feet thence South 02 degrees 30 minutes West 161.86 feet thence South 89 degrees 47 minutes East 30.02 feet thence South 02 degrees 30 minutes West 50 feet thence South 87 degrees 30 minutes East 200.00 feet thence North 02 degrees 31 minutes East 394.05 feet thence North 87 degrees 30 minutes West 275.87 feet to the place of beginning. Containing 2.07 acres of land more or less and being located in the fifteenth election district of Baltimore County, Md.



Mr. F. Eugene Plott
Ms. Sandra L. Gaver
40 North Streep Street
Baltimore, Maryland 21224
May 25, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Dornton Ave., 250' E of the c/l of
Ballard Ave.
15th Election District - 6th Councilmanic District
F. Eugene Plott, et al - Petitioners
Case No. 88-12-A

TIME: 10:15 a.m.

DATE: Wednesday, July 8, 1987

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33163
DATE 6/13/87 ACCOUNT 01-615-000
AMOUNT \$ 35.00
RECEIVED FROM
F. Eugene Plott / Sandra L. Gaver
FOR
F. Eugene Plott / Sandra L. Gaver
\$ 8154*****3500 \$ 8068F
VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR ZONING VARIANCE
15th Election District - 6th Councilmanic District
Case No. 88-12-A

LOCATION: South Side Dornton Avenue, 250 feet East of the Centerline of Ballard Avenue

DATE AND TIME: Wednesday, July 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 a window to street setback of 15 feet in lieu of the required 25 feet

Being the property of F. Eugene Plott, et al 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

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Balto., Md. 21221 JUNE 18, 1987

THIS IS TO CERTIFY, that the annexed advertisement of

F. EUGENE PLOTT, ET AL 15th. ELECTION DISTRICT.
To advertise POF 88940 REQ M03256, S/S DORTON
AVE., 250'E OF THE C/L OF BALLARD AVE. HEARING:
WEDNESDAY, JULY 8, 1987, at 10:15 a.m.
112 lines at \$556.00

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for one

successive week(s) before the 19th day of JUNE 19 87

that is to say, the same was inserted in the issues of 6/18 19 87

The Avenue Inc.

per publisher

By Deane Caldwell

PETITION FOR
ZONING VARIANCE
15th Election District -
6th Councilmanic District
Case No. 88-12-A
LOCATION: South Side
Dornton Ave., 250 feet
East of the Centerline of
Ballard Ave.
DATE: July 8, 1987, at
10:15 a.m.
PUBLIC HEARING: Room
106, County Office
Building, 111 W.
Chesapeake Ave.,
Towson, Maryland
The Zoning Com-
missioner 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
window to street set-
back of 15 feet in lieu of
the required 25 feet.
Being the property of F.
Eugene Plott, et al, 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 Commis-
sioner 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

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 result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of July, 1987, that the Petition for Zoning Variance to permit a window to street right of way setback of 15 feet in lieu of the required 25 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that, proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. A railroad tie barricade shall be provided along the length of the access drive toward the River and Spath property lines from Ballard Avenue to the site in order to prevent truck and vehicle traffic from encroaching upon those properties. Such barricade shall be removed at the conclusion of construction. The Petitioner shall also improve the access road by eliminating potholes and by reducing potential dust to an absolute minimum.
3. Any damage caused to the adjoining properties as a result of construction of the subject site shall be immediately repaired by the Petitioner.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl
cc: Jeffrey H. Schorr, Esquire
Ms. Alberta Shiflet
Mr. Francis Bayer
Ms. Mary Spath
People's Counsel

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item #403 Zoning Advisory Committee Meeting of 4-14-87

Property Owner: F. Eugene Plott, et al
Location: 315 Dorton Ave District 15

Water Supply meter Sewage Disposal meter

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

88-12-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1987.

Arnold Jablon
Zoning Commissioner

Petitioner: F. Eugene Plott, et al Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 8, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 88-1-A, 88-2-A, 88-3-A, 88-10-A and 88-12-A

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

NEG:JGH:sib

RECEIVED
JUN 9 1987

ZONING OFFICE

FP5-008

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

PAUL H. RENCKE
CHIEF

April 13, 1987

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

RE: Property Owner: F. Eugene Plott, et al

Location: S/S Dorton Avenue, 250' E. centerline Ballard Avenue

Item No.: 403 Zoning Agenda: Meeting of 4/14/87

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.
- (x) 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: *Carlton* 7/16/87 Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 15, 1987

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

000

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. & Mrs. F. Eugene Plott
40 North Streaper Street
Baltimore, Maryland 21224

RE: Item No. 403 - Case No. 88-12-A
Petitioners: F. Eugene Plott, et al G. Kammerer,
Petition Zoning Variance

Dear Mr. Plott:

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: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

May 5, 1987

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

Dear Mr. Jablon:

Comments on Item # 403 Zoning Advisory Committee Meeting are as follows:

Property Owner: F. Eugene Plott
Location: S/S Dorton Ave, 250 ft E centerline Ballard Ave.
District: 15th

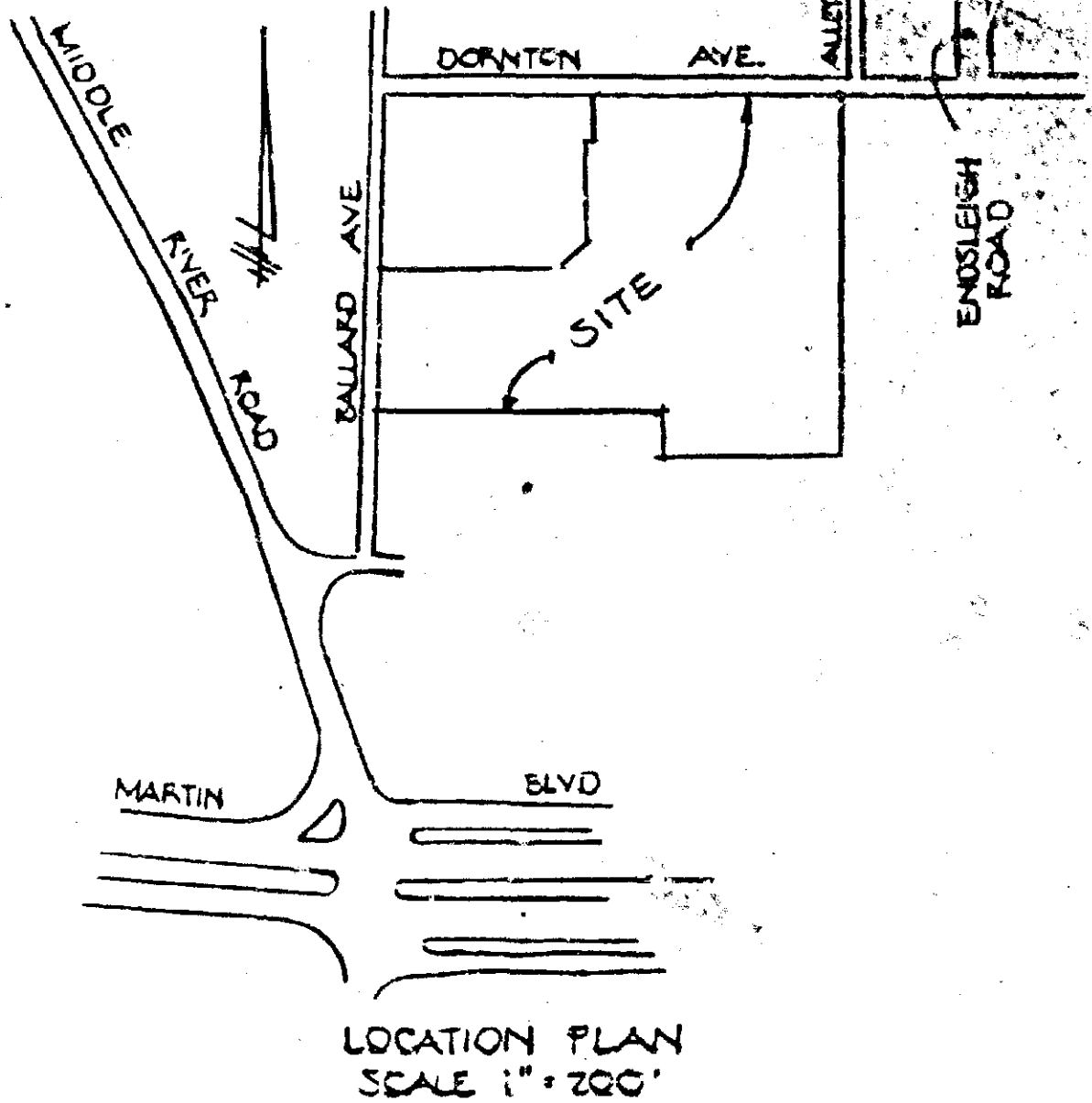
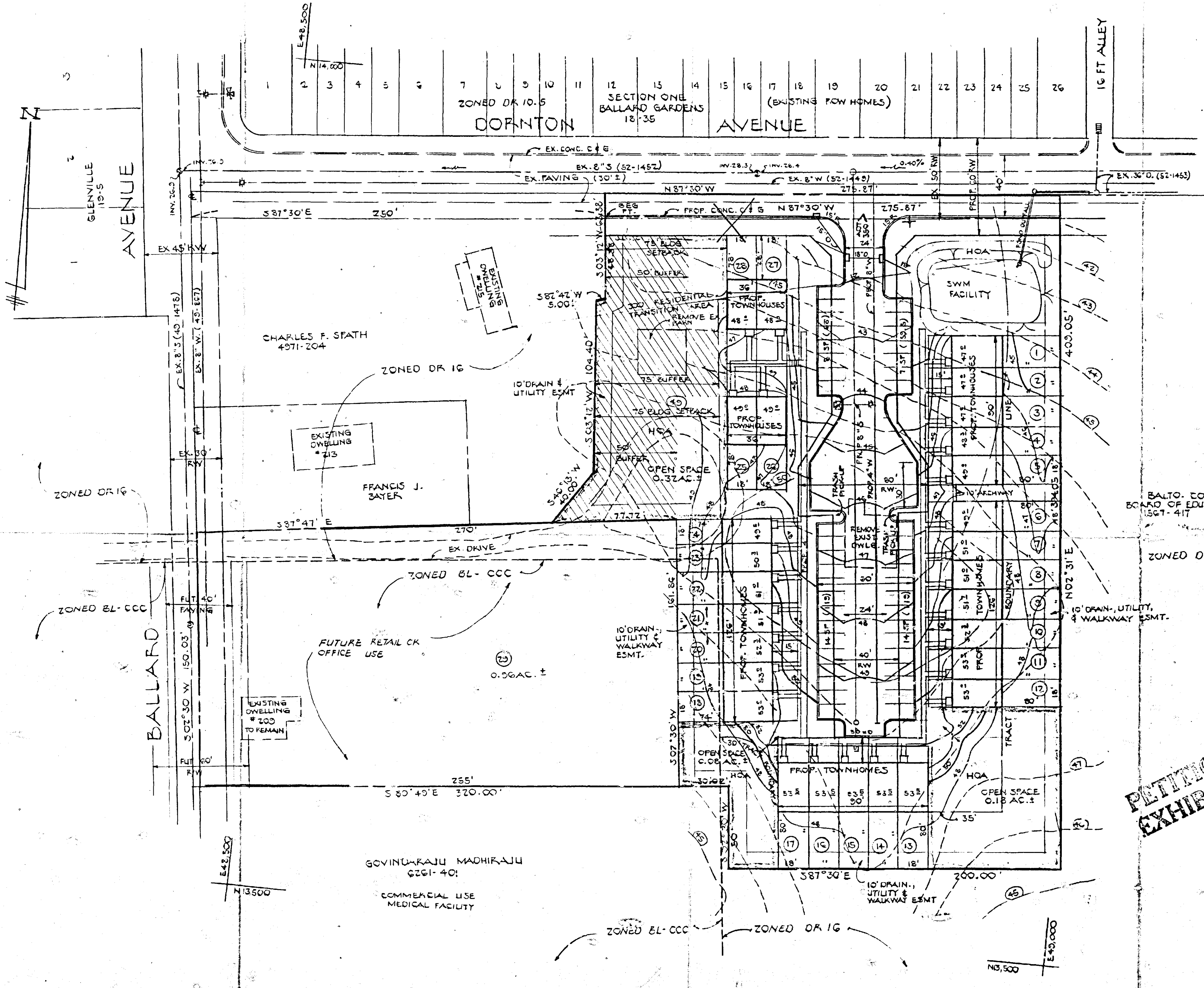
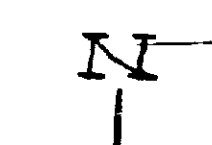
APPLICABLE ITEMS ARE CIRCLED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, "The Maryland Code for the Development and Appeal (A.D.C. 21-101 - 1985) and then applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- (x) A razing permit shall be required.
- () Additionally, the use of construction equipment shall be required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
- () 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.
- () All the Group except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the Group require a new wall 1' above the 1'-0" to an interior lot line. All wall built 20' or more interior lot line shall require a new wall or party wall. See Table 101, Section 101.1, and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Accessory 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 Group are from the _____ to the _____ or to the _____.
- () The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of the Flood Hazard Map of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.
- () Comments: A two hour fire wall separation is required between all H.O.A. units as per Council Bill #17-85.
- () 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. 2. Review of additional information will be provided by the Office of Planning and Zoning at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

L/27/87

1-26-88

SOIL LIMITATIONS		
SOIL TYPE	HOMESITES W/BASEMENTS	STREETS & PARKING LOTS
MmB	MODERATELY HIGH WATER TABLE	MODERATELY HIGH WATER TABLE, SLOPE



DENSITY CALCULATIONS:

1. Gross Area DR 1G	2.39 acres
2. Gross Area BL-CC	1.01 acres
3. Total Gross Area of Site	3.40 acres
4. Area Highway Widening	0.26 acres
5. Net Area	3.14 acres
6. No Density Units Allowed	2.39 x 16 = 38.24
7. No. Units Proposed	28 PLUS EX. DWLS ON LOT 25 IN BL-CCC
8. Open space required	1.53 x 28 = 43
9. Open space provided	43
10. Open space provided	28 x 650 s.f. = 0.42 Acres
11. All units will be sold. All units are 2 bedrooms	0.58 Acres (to be maintained by HOA)

BALTO. CO. BOARD OF EDUCATION
1987-417

- NOTES:
- No. of units shall not exceed 28.
 - To our knowledge, no springs, streams, flood areas, historic buildings, wetlands, critical areas, archaeological sites, endangered species, habitat or hazardous materials sites exist.
 - 5-11 Type Wall.
 - Landscaping requirements:
Number of trees required = 1 tree/unit = 28
Rear of units 21 & 22 shall be screened with evergreen shrubs 6' on center or evergreen 1.5m x 6' on center (min. 8' high).
 - Buffer area to be provided adjacent to 215 Ballard Avenue. Length of Buffer = 100 feet.
Evergreen trees required = 100/4 = 25
 - Watershed: 20 Subwatershed 7
 - Census Tract: 4514
 - Max. Height of buildings = 24'
 - + Denotes street lights.
 - A VARIANCE TO PERMIT 15' FROM A WINDOW TO A STREET R/W LINE WILL BE REQUIRED FOR LOT NOS. 1, 6, 9, 7, 23, 24, 15, 14, 18 AND 16 & 17.
 - PARTITION WALLS SHALL HAVE A 2 HOUR FIRE-RATING.
 - EX. DWLS. TO BE CHECKED FOR ASBESTOS PRIOR TO RAZING. FUEL TANKS TO BE REMOVED & REMOVED BEFORE DWLS IS RAZED.
 - ALL OFF SITE DWLS WITHIN 300' AND OFF SITE VACANT LOTS LESS THAN 2 ACRES ZONED DR WITHIN 250' THAT CREATE AN RTA ON SITE ARE SHOWN.
 - COVENANTS GUARANTEEING THE MAINTENANCE AND EXISTENCE OF THE OPEN SPACE IN REDEMPTION ARE REQUIRED.
 - DEVELOPER SHALL PROTECT ALL TREES OUTSIDE OF GRADING AREAS.
 - THE SWM FACILITY SHALL BE TREATED AS A LANDSCAPED AREA.

PETITIONER'S EXHIBIT

PUBLIC SERVICES CRG NO. 86357
PLANNING NO.

PLAN FOR VARIANCE
MARY'S CHOICE
ELECTION DISTRICT 15 C-6
BALTIMORE COUNTY, MD.
SCALE 1" = 30'
NOVEMBER 11, 1986

DEVELOPER:
GENE FLOTT
40N. STREETEK ST.
BALTO., MD. 21204
377-5287

OWNER:
MARY K. FLOTT
1 PROSPECT CIRCLE
BALTO., MD. 21204
PROJ. NO. 1515380060 - 150001171
DEED REF. 6668-104, 2305-317

HUDKINS ASSOCIATES, INC.
200 EAST JORDA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
828-9060

NO.	REVISION	DATE
1	ADD NOTES 13, 14, 15	3-13-87
2	SHOW PUT PAVING ON BALLARD AVE. SHOW LOT 25 AS FUTURE OFFICE OR RETAIL. ADD NOTES 2, 10, 11 & 12. NOTE: ALL UNITS 2 BR. REVISE DRAWING TO ADD TURNAROUND SHOW AT PAVING ON DORNTON AVE.	3-5-87