

PETITION FOR ZONING VARIANCE SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4(B)3 to permit a minimum diametral dimension of 243 feet for proposed Lot 2 and 185 feet for proposed Lot 3 in lieu of the required 300 feet and a special hearing to approve the septic area to be partially located outside of the zone in which the dwelling is located, pursuant to Policy RSD-5.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) Hardship and Practical Difficulty in that the physical conditions of the property, do not allow two (2) lots to each have a diametral dimension of 300' as required by the B.C.Z.R. because of steep slopes, stream areas, rock conditions, well locations and location of septic reserve areas. Petitioner is also requesting a special hearing to approve a septic reserve area being partially located outside of the zone in which the dwelling is located, pursuant to BCZP RSD-5.

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

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

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

Contract Purchaser:
 (Type or Print Name)
 Signature
 Address
 City and State
 Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 City and State
 Attorney's Telephone No.:
 Address
 Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th 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 27th day of July, 1987, at 9:40 o'clock P.M.

ESTIMATED LENGTH OF HEARING 1/2HR. +1HR.
 AVAILABILITY FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS (over)
 ALL OTHER DATE 8/13/87
 REVIEWED BY: CLR

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

DESCRIPTION OF PROPERTY AT 10928 POWERS AVENUE THIS DESCRIPTION IS FOR A DIAMETRICAL DIMENSION VARIANCE IN AN RC-4 ZONE & A YARD VARIANCE

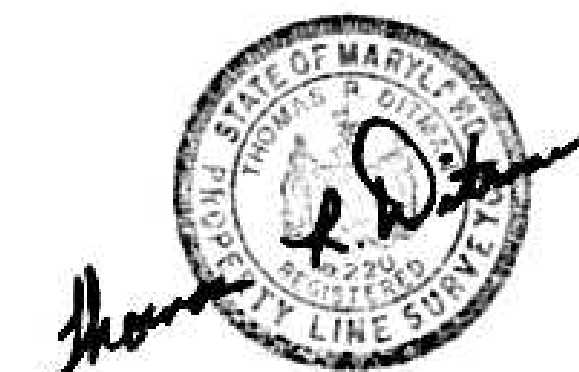
BEGINNING FOR THE SAME at a point on or near the centerline of Powers Avenue said beginning point is also at the beginning of the twelfth line of a deed dated July 13, 1978 and recorded among the Land Records of Baltimore County, Maryland in Liber EHK Jr. No. 5910 Folio 586 from A. Davis Woodward to Edward J. Sattler, and is distant South 21 degrees 51 minutes 23 seconds West 77.00 feet more or less from a point formed by the intersection of the centerline of Powers Avenue and the centerline of Osage Road, thence leaving said place of beginning and running along Powers Avenue and along the twelfth line of the aforesaid deed (1) South 21 degrees 51 minutes 23 seconds West 246.00 feet, thence leaving the aforesaid Powers Avenue and binding on the outline of the aforesaid deed the 15 following courses and distances (2) North 73 degrees 53 minutes 55 seconds West 511.73 feet (3) North 87 degrees 02 minutes 05 seconds West 213.14 feet (4) South 20 degrees 04 minutes 56 seconds West 165.40 feet (5) North 58 degrees 09 minutes 58 seconds West 122.17 feet (6) North 10 degrees 33 minutes 05 seconds East 546.79 feet (7) South 73 degrees 55 minutes 04 seconds East 601.85 feet (8) South 66 degrees 48 minutes 04 seconds East 52.85 feet (9) South 23 degrees 11 minutes 56 seconds West 29.42 feet (10) South 66 degrees 48 minutes 04 seconds East 22.00 feet

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

Zoning Description, 10928 Powers Avenue
 KIC Job No. 01-87029
 March 17, 1987
 Page 2

(11) North 23 degrees 11 minutes 56 seconds East 29.42 feet (12) South 66 degrees 48 minutes 04 seconds East 12.02 feet (13) South 24 degrees 17 minutes 03 seconds East 39.50 feet (14) South 39 degrees 52 minutes 40 seconds East 92.72 (15) South 68 degrees 04 minutes 50 seconds East 111.91 feet (16) South 44 degrees 24 minutes 55 seconds East 28.41 to place of beginning.

CONTAINING 7.759 acres more or less.
 RLS/lji KCI Job No. 01-87029 March 19, 1987
 Work Order No. 44705



PETITION FOR ZONING VARIANCE AND SPECIAL HEARING

8th Election District - 3rd Councilmanic District
 Case No. 88-36-ASPH

LOCATION: West Side of Powers Avenue, (10928 Powers Avenue)
 DATE AND TIME: Monday, July 27, 1987, at 9:40 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 minimum diametral dimension of 243 feet for proposed Lot 2 and 185 feet for proposed Lot 3 in lieu of the required 300 feet

Petition for Special Hearing to approve the septic area to be partially located outside of the zone in which the dwelling is located

Being the property of Edward J. Sattler, et ux, 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 his 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



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

ARNOLD JABLON
 ZONING COMMISSIONER
 July 22, 1987

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

Mr. Edward J. Sattler
 Mrs. Mary Ann Sattler
 0928 Powers Avenue
 Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE AND SPECIAL HEARING
 W/S Powers Ave., 77' S of the c/l of Osage Rd.
 8th Election District - 3rd Councilmanic District
 Edward J. Sattler, et ux - Petitioners
 Case No. 88-36-ASPH

Dear Mr. and Mrs. Sattler:

This is to advise you that \$124.58 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
 DATE 7/28/87 ACCOUNT R-01-615-000
 2 SIGNS & POSTS RETURNED AMOUNT \$ 124.58
 RECEIVED FROM Mr. Edward J. Sattler, 4 Lochwynd Ct., Phoenix, Md. 21131
 ADVERTISING & POSTING COSTS RE CASE 88-36-ASPH
 FOR \$ 8029 *****124581* 37812
 VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 PETITION FOR SPECIAL HEARING : OF BALTIMORE COUNTY
 W/S Powers Ave. (10928 Powers Ave.), 8th District :
 EDWARD J. SATTLER, et ux, : Case No. 88-36-ASPH
 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
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Edward J. Sattler, 10928 Powers Ave., Cockeysville, MD 21030, Petitioners.

RECEIVED
 JUL 1 1987
 ZONING OFFICE

Peter Max Zimmerman
 Peter Max Zimmerman

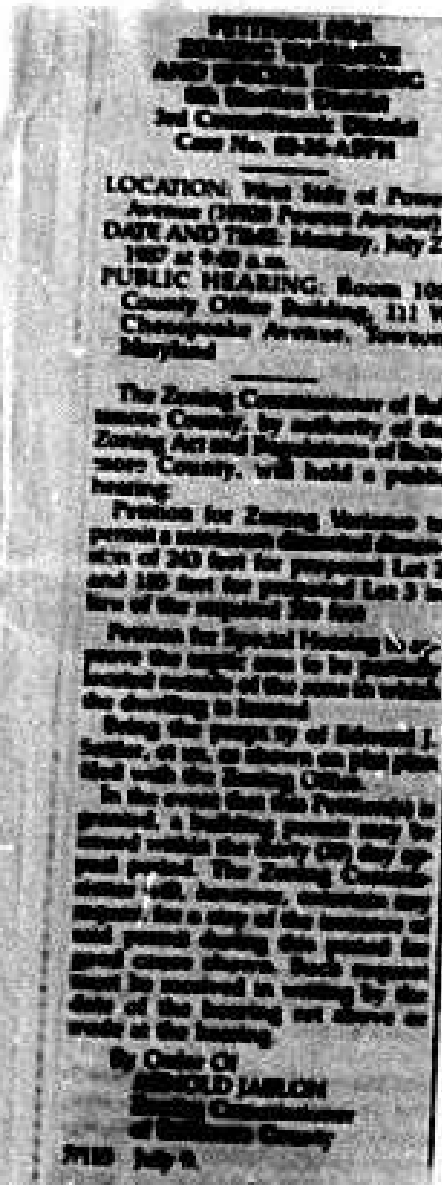
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 8th Date of Posting 7/16/87
 Posted for Variance & Special Hearing
 Petitioner Edward J. Sattler, et ux
 Location of property 10928 Powers Ave.
 Location of Signs Powers Ave. 77' S of Osage Rd.
 Remarks 4 signs, 2 posts, 1 sign on driveway
 Posted by M. Sattler Date of return 7/16/87
 Number of Signs 2

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 9, 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 July 9, 1987.

THE JEFFERSONIAN,
 Susan Sander Obusek
 Publisher



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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 50th day of July, 1987, that the Petition for Zoning Variances to permit minimum diametral dimensions of 243 feet for proposed Lot 2 and 185 feet for proposed Lot 3 in lieu of the required 300 feet be and is hereby GRANTED and, additionally, the location of the septic area partially outside of the zone in which the dwelling is located is approved and, as such, the Petition for Special Hearing is hereby GRANTED from and after the date of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

Ad/srl

cc: David J. Preller, Esquire

Ms. Barbara Lewis

Mr. Ron Praydis

People's Counsel

ORDER RECEIVED FOR FILING

Date July 19, 1987
By David J. Preller

Mr. Edward J. Sattler
Mrs. Mary Ann Sattler
10928 Powers Avenue
Cockeysville, Maryland 21030

June 15, 1987

NOTICE OF HEARING
RE: PETITION FOR ZONING VARIANCE AND SPECIAL HEARING
W/S Powers Ave., (10928 Powers Ave.)
8th Election District - 3rd Councilmanic District
Edward J. Sattler, et ux - Petitioners
Case No. 88-36-ASPH

TIME: 9:40 a.m.

DATE: Monday, July 27, 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. 32567

DATE 4/14/87 ACCOUNT 01-613
AMOUNT \$ 00.00
RECEIVED FROM Edward J. Sattler
FOR Final Fee for Special Hearing - Variance
B 8137*****100001a 3474532
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 432, Zoning Advisory Committee Meeting of 4-28-87

Property Owner: Edward J. Sattler, et ux

Location: W/S Powers Ave. District 8

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO: Zoning Commissioner

Date: July 8, 1987

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

SUBJECT: Zoning Petition No. 88-36-ASPH

At the very best, this proposal will be subject to minor subdivision processing. For details, please contact the Division of Current Planning and Development.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
JUL 10 1987
ZONING OFFICE

CP5-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

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

cc:

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. & Mrs. Edward J. Sattler
10928 Powers Avenue
Cockeysville, Maryland 21030

RE: Item No. 432 - Case No. 88-36-ASPH
Petitioners: Edward J. Sattler, et ux
Petitions for Zoning Variance and
Special Exception

Dear Mr. & Mrs. Sattler:

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:ajs

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

April 28, 1987

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

Re: Property Owner: Edward J. Sattler, et ux

Location: W/S Powers Avenue

Item No.: 432

Zoning Agenda: Meeting of 4/28/87

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 of _____ 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 J. Dyer* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/j1

Case No. 88-36-ASPH

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 _____, 1987.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Edward J. Sattler, et ux
Petitioner's
Attorney

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

WWQ 2 4/86

"SHERWOOD PLAT 2"
4.51/140

ROBERT J. SANDER
5018, 452

EXISTING ZONING "R2-A"
RESIDENTIAL USE

EXISTING ZONING "R2-A"
RESIDENTIAL USE

SITE ANALYSIS

- TOTAL AREA OF PROPERTY = 7.750 AC. ± (GROSS AREA)
LOT 1 = 1.185 AC. ± (0.018 AC. ± DR. 2, 0.367 AC. ± RC-4)
LOT 2 = 3.298 AC. ± (0.10 AC. ± DR. 2, 3.298 AC. ± RC-4)
LOT 3 = 3.176 AC. ± (0.072 AC. ± DR. 2, 3.104 AC. ± RC-4)
ETHEL WOODWARD
5712/1561
- EXISTING ZONING "R2-A" AND "R2-B" (0.769 AC. ±)
- ALLOWABLE DENSITY: DR. 2 - AREA = 1.98
R2-A-2 LOTS ALLOWED (SECT. 1403, 1402 OF THE DCZR)
- PROPOSED DWELLING UNITS = 3

SOILS DATA

TYPE	SEWAGE DISPOSAL		HOMESITES (3 STYS. OR LESS)		STREETS & PARKING LOTS
	FILTER FIELDS	LAGOONS	W/ BASEMENTS	WO/ BASEMENTS	
MbD2	SLIGHT	SEVERE RAPID PERMABILITY	SLIGHT	SLIGHT	MODERATE: SLOPE

TYPE	DESCRIPTION	CLASS
MbD2	MANOR LOAM - 5 TO 6% SLOPES - MODERATELY ERODED	D

KIDDE CONSULTANTS, INC.
LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROWNELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-6500

DRAWN BY: P.S.B.
CHECKED BY: R.L.B.

NOTES:
INFORMATION SHOWN ON THIS PLAN
OBTAINED FROM PLANS PREPARED BY
LAND DESIGN ASSOCIATES DATED
SEPT. 14, 1986

POWERS

OWNER & DEVELOPER

MR. & MRS. EDWARD J. SATTLER
10928 POWERS AVENUE
COCKEYSVILLE, MD 21030
301-628-7164

- 1) REVISED PER CO. HEALTH DEPT. FORMER 3/24/86 12"
- 2) REVISED PER CONTRACTOR 6/26/86
- 3) REVISED PER CO. HEALTH DEPT. FORMER 6/26/86
- 4) REVISED PER CO. HEALTH DEPT. FORMER 8/1/86
- 5) REVISED PER FIELD CONDITIONS 8/1/86
- 6) REVISED PER CO. HEALTH DEPT. FORMER 10/1/86

VICINITY MAP SCALE: 1" = 500'

GENERAL NOTES

- LOTS SHOWN HEREON WILL UTILIZE PRIVATE WATER AND SEWER.
- LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY, AND WILL BE OFFERED FOR SALE.
- NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON WILL BE ALLOWED UNLESS APPROVED BY THE BALTIMORE COUNTY PLANNING COMMISSION.
- WHERE APPLICABLE, UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT REGULATIONS OR AS AMENDED BY THE PUBLIC SERVICE COMMISSION OF MARYLAND, REGARDING UNDERGROUND SERVICE.
- THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS PROPERTY.
- B.M.D. DENOTES BUILDING RESTRICTION ON LINES.
- COUNCILMANIC DISTRICT NO. 3.
- CENSUS TRACT NO. 4089.
- WATERSHED NO. 1A AND SUBSECTOR SHEET NO. 34.
- DEED REFERENCE 5910/386.
Tax AC TUNT NO. 08-1800001200
- EXISTING VEGETATION - PRIMARILY WOODED
- SOIL TYPES - R2B2 (SEE SOILS DATA)
- A WAIVER FOR STORM WATER MANAGEMENT IS BEING REQUESTED.
- EXISTING 2.5" DRAINAGE DITCHES ON UNDEVELOPED LOT NO. 3.
- NO MORE THAN 10% OF ANY LOT IN AN R2-A ZONE MAY BE COVERED BY IMPERMEABLE SURFACES (STRUCTURES OR PAVEMENT) AND NO MORE THAN 25% OF THE NATURAL VEGETATION MAY BE REMOVED FROM ANY LOT IN AN R2-A ZONE.

VARIANCES REQUESTED

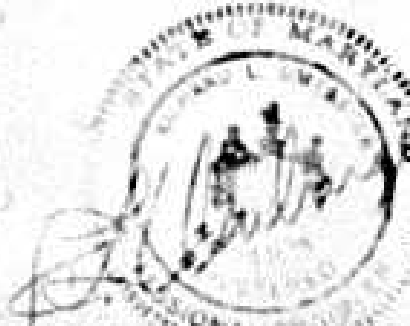
PLANNING IS REQUESTING 2 VARIANCES TO SECTION 1403.1 (1) & (2) OF THE DCZR TO ALLOW 2 LOTS IN AN R2-A ZONE TO HAVE A MINIMAL DIAMETRICAL DIMENSION OF 185' (LOT NO. 3) & A VARIANCE OF 113' AND FOR LOT 2, A MINIMAL DIAMETRICAL DIMENSION OF 242', A VARIANCE OF 127'.

SPECIAL HEARING REQUESTED

PLANNING IS REQUESTING A SPECIAL HEARING TO APPROVE THE SPLITTING AREA BEING PARTIALLY LOCATED OUTSIDE OF THE ZONE 1403.1 WITH THE BUILDING IS LOCATED PURSUANT TO DCZR 1403.1.

PLAN TO ACCOMPANY PETITION FOR VARIANCE 10928 POWERS AVENUE

ELECTION DISTRICT 3
SCALE: 1" = 50'
BALTIMORE COUNTY, MD.
FEBRUARY 25, 1987



88-36-ASPH
432

OFFICE COPY

GENERAL NOTES

1. LOTS SHOWN HEREON WILL UTILIZE PRIVATE WATER AND SEWER.
2. LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY, AND WILL BE OFFERED FOR SALE.
3. NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON WILL BE ALLOWED UNLESS APPROVED BY THE BALTIMORE COUNTY PLANNING COMMISSION.
4. WHERE APPLICABLE, UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT REGULATIONS OR AS AMENDED BY THE PUBLIC SERVICE COMMISSION OF MARYLAND, REGARDING UNDERGROUND SERVICE.
5. "THERE ARE NO HISTORIC BUILDINGS, WETLANDS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS PROPERTY."
6. B.R.L. DENOTES BUILDING RESTRICTION ON LINES.
7. COUNCILMATIC DISTRICT NO. 3.
8. CENSUS TRACT NO. 4089.
9. WATERSHED NO. 11 AND SUBSEWER SHED NO. 34.
10. DEED REFERENCE 5910/586.
TAX ACCOUNT NO. 08-1800003289
11. EXISTING VEGETATION - PRIMARILY WOODED.
12. SOIL TYPES - PDB2 (SEE SOILS DATA).
13. A WAIVER FOR STORM WATER MANAGEMENT IS BEING REQUESTED.
14. EXISTING 2 STY. FRAME DWELLING ON PROPOSED LOT NO 3 TO REMAIN.
15. NO MORE THAN 10% OF ANY LOT IN AN RC-A ZONE MAY BE COVERED BY IMPERMEABLE SURFACES (STRUCTURES OR PAVEMENT) AND NO MORE THAN 25% OF THE NATURAL VEGETATION MAY BE REMOVED FROM ANY LOT IN AN RC-A ZONE.

**PETITIONER'S
EXHIBIT**

VARIANCES REQUESTED

PETITIONER IS REQUESTING A VARIANCE TO SECTION 1403.1(B)3 OF THE BCZP TO ALLOW 2 LOTS IN AN RC-A ZONE TO HAVE A MINIMAL DIAMETRAL DIMENSION OF 185' (LOT NO 3) A VARIANCE OF 113' AND FOR LOT 2, A MINIMAL DIAMETRAL DIMENSION OF 243', A VARIANCE OF 157'.

SPECIAL HEARING REQUESTED

PETITIONER IS REQUESTING A SPECIAL HEARING TO APPROVE THE SEPTIC AREA BEING PARTIALLY LOCATED OUTSIDE OF THE ZONE IN WHICH THE DWELLING IS LOCATED PURSUANT TO BCZP K60-5.

**PLAN
TO ACCOMPANY PETITION FOR VARIANCE
10928 POWERS AVENUE**

ELECTION DISTRICT 3
SCALE: 1" 50'

BALTIMORE COUNTY, MD.
FEBRUARY 25, 1987

- 1) REVISED PER CO. HEALTH DEPT FORMER 5/24/86 (21)
- 2) REVISED PER CONTRACTOR 6/6/86
- 3) REVISED PER CO. HEALTH DEPT. CHAIRMAN 6/16/86
- 4) REVISED PER CO. HEALTH DEPT 8/11/86
- 5) REVISED PER FIELD CONDITIONS 9/11/86
- 6) REVISED PER CO. HEALTH DEPT 10/12/86



**SP-X-ASPH
432**

OFFICE COPY