

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 1 B 0 1.2.C.6 (V.B.5.a) C.M.D.P. to permit tract boundary setbacks of 8 ft. in lieu of the required 35 ft. for Lot #1 Block "A" and Lots # 1 & 26 - Block "B" STREAMWOOD (proposed)

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

The 3 lots that are the subject of this variance request are part of a proposed subdivision that is being developed in a manner consistent with the existing neighborhood. To conform to the required tract boundary setbacks would cause the 3 lots in question to be out of character with the remaining lots in the subdivision.

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 am the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
Windsor Mill Partnership
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
John M. Martin
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
N/A
(Type or Print Name)
Signature
Address
City and State

Name, address and phone number of representative to be contacted
JOSEPH L. LARSON
Name
105 W. CHESAPEAKE AVE. 823-3535
Address
TOWSON, MD. 21204
City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of July, 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 1st day of September, 1987, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

Mr. John M. Martin, et al.
5506 Knollview Court
Catonsville, Maryland 21228

July 28, 1987

NOTICE OF HEARING
RE: PETITION FOR ZONING VARIANCE
NE/S Windsor Mill Rd., approx. 205'
NW of c/l of Lorraine Ave.
1st Election District - 2nd Councilmanic District
John M. Martin, et al - Petitioners
Case No. 88-91-A

TIME: 10:00 a.m.
DATE: Tuesday, September 1, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

over)

AJ:med

cc: Mr. Joseph L. Larson
105 West Chesapeake Avenue
Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 36179
DATE: 8/14/87
AMOUNT: \$76.35
RECEIVED FROM: Spellman, Larson & Associates, Inc.
FOR: Zoning Variance Case # 496
VALIDATION ON SIGNATURE OF CASHIER

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SPELLMAN, LARSON & ASSOCIATES, INC.
SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR VARIANCES TO ZONING WINDSOR MILL ROAD NEAR LORRAINE AVENUE, FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Northeast side of Windsor Mill Road, 40 feet wide, at the distance of 205 feet, more or less, measured Northwestward along the Northeast side of Windsor Mill Road from the centerline of Lorraine Avenue running thence and binding on the Northeast side of Windsor Mill Road North 48 Degrees 07 Minutes 00 Seconds West 170.50 feet thence leaving the Northeast side of Windsor Mill Road and running North 38 Degrees 53 Minutes 54 Seconds East 392.34 feet North 48 Degrees 07 Minutes 00 Seconds West 133.00 feet North 44 Degrees 53 Minutes 00 Seconds East 759.15 feet North 46 Degrees 08 Minutes 30 Seconds West 782.30 feet North 43 Degrees 55 Minutes 22 Seconds East 402.83 feet and South 48 Degrees 39 Minutes 00 Seconds East 470.69 feet to the Southeast side of Poplar Road and running thence and binding on the Southeast side of Poplar Road 50 feet wide, North 41 Degrees 27 Minutes 00 Seconds East 201.87 feet thence leaving the Southeast side of Poplar Road and running South 48 Degrees 39 Minutes 00 Seconds East 125.00 feet and North 41 Degrees 21 Minutes 00 Seconds East 165.00 feet to the end

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

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

J. ROBERT HAINES
ZONING COMMISSIONER

August 25, 1987

Mr. John M. Martin, et al
5506 Knollview Court
Catonsville, Maryland 21228

RE: PETITION FOR ZONING VARIANCE
NE/S Windsor Mill Rd., approx. 205' NW of c/l of Lorraine Ave.
1st Election District - 2nd Councilmanic District
John M. Martin, et al - Petitioners
Case No. 88-91-A

Dear Mr. Martin:

This is to advise you that \$76.35 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 117, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37864
DATE: 9/1/87
AMOUNT: \$76.35
RECEIVED FROM: Windsor Mill Partnership, 5506 Knollview Ct., Catonsville, Md. 21228
FOR: ADVERTISING & POSTING COSTS RE CASE #88-91-A
VALIDATION ON SIGNATURE OF CASHIER

SPELLMAN, LARSON & ASSOCIATES, INC.
SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR VARIANCE TO ZONING WINDSOR MILL ROAD NEAR LORRAINE AVENUE, FIRST DISTRICT, BALTIMORE COUNTY, MARYLAND

of Park View Road running thence and binding on the end of Park View Road South 48 Degrees 39 Minutes 00 Seconds East 42.89 feet and running thence North 70 Degrees 48 Minutes 20 Seconds East 162.66 feet to the Southwest side of Hillside Road, 40 feet wide, and running thence and binding on the Southwest side of Hillside Road Southeastwardly by curve to the left with a radius of 106.27 feet the distance of 123.56 feet thence leaving the Southwest side of Hillside Road and running South 41 Degrees 02 Minutes 00 Seconds West 110.00 feet South 48 Degrees 39 Minutes 00 Seconds East 350.00 feet North 48 Degrees 07 Minutes 00 Seconds West 104.50 feet and South 41 Degrees 53 Minutes 00 Seconds West 214.00 feet to the place of beginning.

Containing 23.4 acres of land, more or less.

5/7/87

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

RE: PETITION FOR VARIANCE
NE/S Windsor Mill Rd., approx.
205' NW of C/L of Lorraine Ave.
1st Election District
John M. Martin, et al.,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-91-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
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 14th day of August, 1987, a copy of the foregoing Entry of Appearance was mailed to John M. Martin, Managing Partner, Windsor Mill Partnership, 5506 Knollview Rd., Catonsville, MD 21228, Petitioner and Contract Purchaser; and Joseph L. Larson, 105 W. Chesapeake Ave., Towson, MD 21204, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
1st Election District - 2nd Councilmanic District
Case No. 88-91-A

LOCATION: Northeast Side of Windsor Mill Road, approximately 205 feet Northwest of Centerline of Lorraine Avenue

DATE AND TIME: Tuesday, September 1, 1987, at 10:00 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 tract boundary setbacks of 8 feet in lieu of the required 35 feet for Lot No. 1, Block A and Lots Nos. 1 and 26, Block B, STREAMWOOD (proposed)

Being the property of John M. Martin, 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
90662
Pikesville, Md., Aug. 12, 19 87

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 1st day of Sept 19 87 the first publication appearing on the 12th day of Aug 19 87 the second publication appearing on the day of 19 the third publication appearing on the day of 19

THE NORTHWEST STAR
Phyllis Cole Friedman
Manager

Cost of Advertisement \$25.60

July 25, 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines, Zoning Commissioner
TO: Zoning Administration Date: August 20, 1987

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

SUBJECT: Zoning Petition 88-91-A

This plan was approved by the CRG on July 10, 1986.

Norman E. Gerber per J. Haines
Norman E. Gerber, AICP
Director

NEG:KAK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 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. John M. Martin
5506 Knollview Court
Catonsville, Maryland 21228

RE: Item No. 496 - Case No. 88-91-A
Petitioner: John M. Martin, et al
Petition for Zoning Variance

Dear Mr. Martin:

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

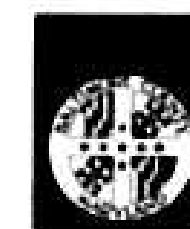
JED:bjs

Enclosures

cc: Joseph L. Larson
105 W. Chesapeake Avenue
Towson, Maryland 21204

File

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-3554



Dennis F. Rasmussen
County Executive

July 9, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 496 -ZAC- Meeting of June 16, 1987
Property Owner: John M. Martin, et al
Location: NE/S Windsor Mill Road, NW centerline of Lorraine Ave. D.R. 5.5 and B.L. Variance to permit tract boundary setbacks of 8 feet in lieu of the required 35 feet for Lot #1 Block "A" and Lots #1 and 26 Block "B" STREAMWOOD (proposed) 23.4 acres 1st Election District

Area:
District:

Dear Mr. Jablon:

Please see the C.R.G. comments for this site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

Baltimore County
Fire Department
Towson, Maryland 21204-2506
494-4500

Paul H. Reincke
Chief

June 18, 1987

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

Re: Property Owner: John M. Martin, et al

Location: NE/S Windsor Mill Road, NW c/l Lorraine Avenue

Item No.: 496

Zoning Agenda: Meeting of 6/16/87

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: *Carl J. Kelly* 6-5-87 Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

RECEIVED
JUN 17 1987

ZONING OFFICE

June 17, 1987

Mr. Arnold Jablon
Zoning Commissioner of Baltimore County
County Office Bldg.
Towson, Maryland 21204

Re: Streamwood
Item No. 496

Dear Mr. Jablon:

This office has just filed a Zoning Petition for the above-captioned project to obtain sideyard variances for 3 of the building lots within that subdivision.

Unfortunately this project has been extremely delayed in its processing through the County agencies due to an error in the Baltimore County Soils Survey relative to the Hydric Soil location within the property boundary. This error has caused an actual field mapping of the hydric soils and lengthy meetings with the Baltimore County Health Department and Department of Public Works to reconcile this soils situation.

In light of the undue delays experienced to this point we respectfully request that an early Hearing date be considered for this project in order to expedite the project now that our problems with regard to the soils situation have been reconciled.

Whatever consideration you are able to afford us would be greatly appreciated.

Very truly yours,

SPELLMAN, LARSON & ASSOCIATES, INC.

Joseph L. Larson
Joseph L. Larson
Vice President

cc: Jack Martin, et al

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-91-A

District: 1st Date of Posting: August 15, 1987
Posted for: Variance
Petitioner: John M. Martin, et al
Location of property: NE/S of Windsor Mill Rd. approx. 20.5' NW of c/l of Lorraine Ave.
Location of Signs: NE/S of Windsor Mill Rd. on front of subject property
Remarks:
Posted by: S. J. Grata Date of return: August 21, 1987
Number of Signs: 1

Case No. 88-91-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
29th day of July, 1987.

Petitioner: John M. Martin, et al
Petitioner's Attorney: _____

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Received by: *James E. Dyer*
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD, August 13, 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 August 13, 1987.

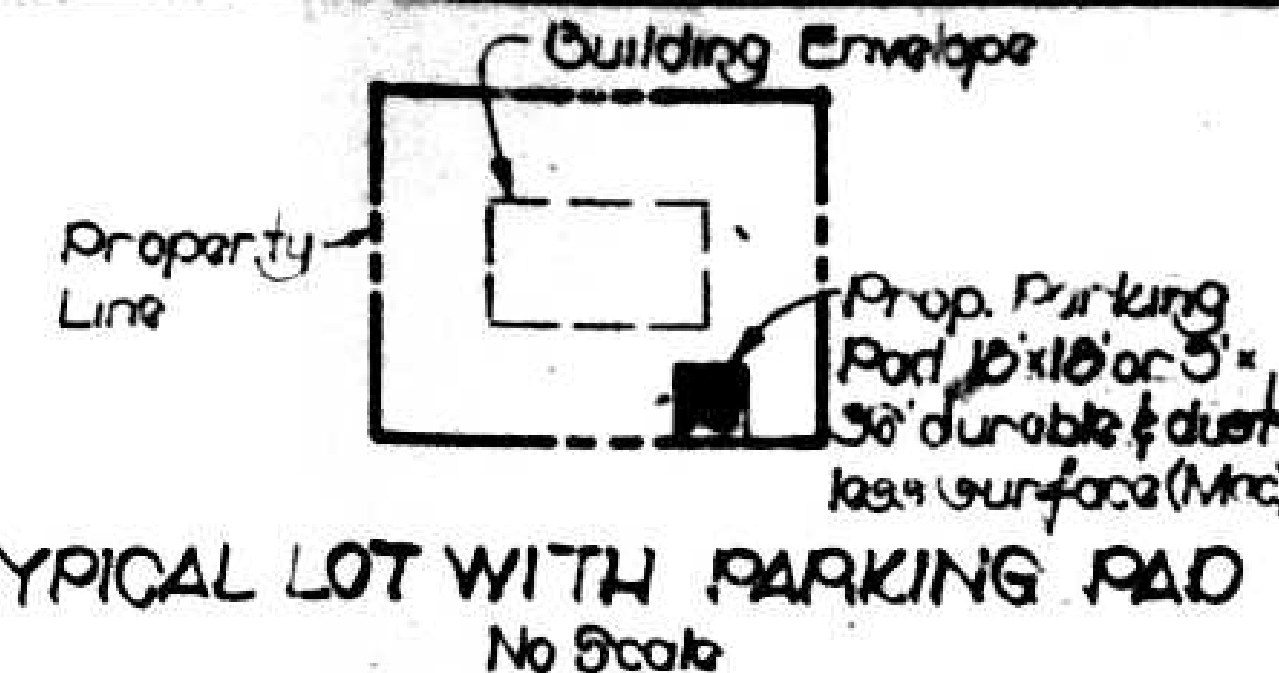
THE JEFFERSONIAN,

Luan-Luan O'Brien
Luan-Luan O'Brien
Publisher

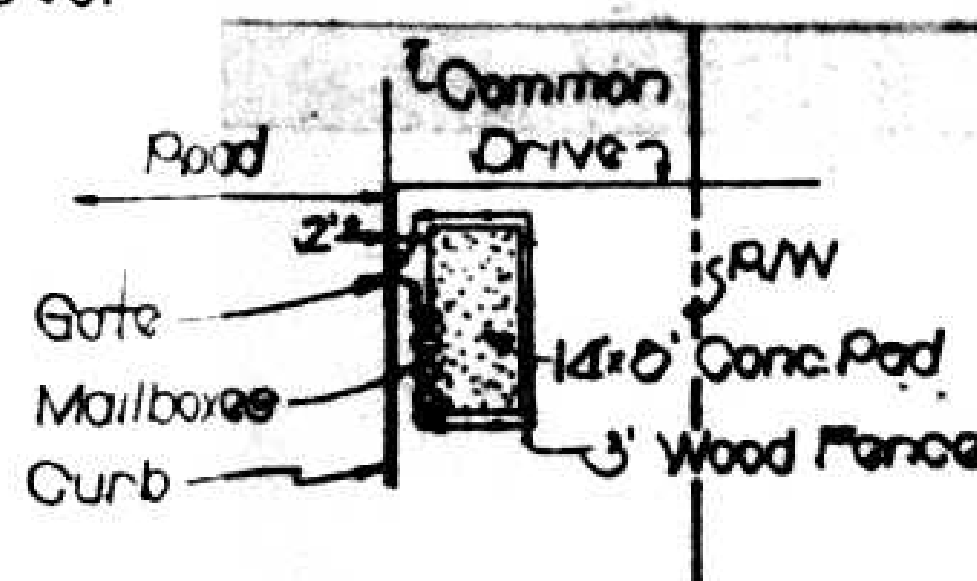
July 25, 1988

GENERAL NOTES

- Councilmanic District No. 2
- Census Tract No. 4012
- Watershed No. 26 Subwatershed No. 63
- Gross Site Area = 23.7 Acs (BL = 1.25 Acs; DR 5.5 = 22.45 Acs)
Net Site Area = 23.4 Acs
- Open Space Required: (B4 Lots x 650 SF/Lot) = 1.25 Acs
- Open Space Provided: 3.15 Acs
- There will be two off-street parking spaces per lot
- Ex-Zoning: D.R. 5.5 & BL
- Number of Lots permitted = 22.45 x 3.3 = 103
Number of Lots proposed = 64 (For Sale)
- There will be no grading of the entire site - only that required for the construction of homes and drives
- Only Dead or Damaged Trees and Trees in the way of construction will be cut and removed from Lots.
- Ex. Vegetation consists of mature hard and softwoods and grass area.
- Deed Ref.: See Table
- Property Numbers: See Table
- An Ingress, Egress and Maintenance agreement is required for all parhandle drives.
- Parhandle drive will consist of 3" of bituminous concrete and 8" of crusher run stone.
- Estimated ADT = B4 UNITS x 10.4 ADT/UNIT = 814 ADT'S
- There are no critical areas, historic or archeological sites, endangered species habitat, or hazardous materials sites on this property.
- No construction shall occur in the Matching (McB) hydric soil area, EXCEPT FOR DRIVEWAY AND ROADWAY CONSTRUCTION.
- Estimated Sewer Flow: 315 gpd/unit x 64 Units = 20,160 gpd.
- Existing buildings to be razed and all junk cars are to be removed. The existing walls are to be back filled and the existing sewage disposal systems are to be pumped and back filled.



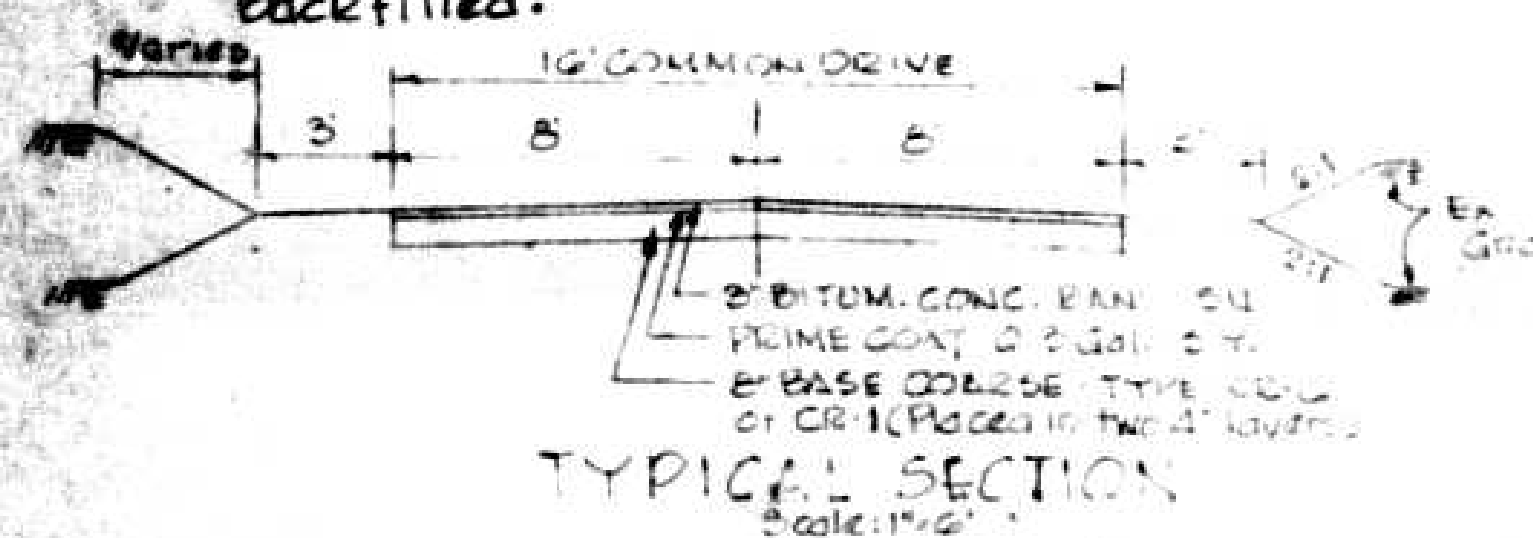
NOTE: The typical parking pad as shown hereon is intended to comply with the minimum Baltimore Zoning Regulations for parking standards (See Sect 140.4.3). The final location may be revised.



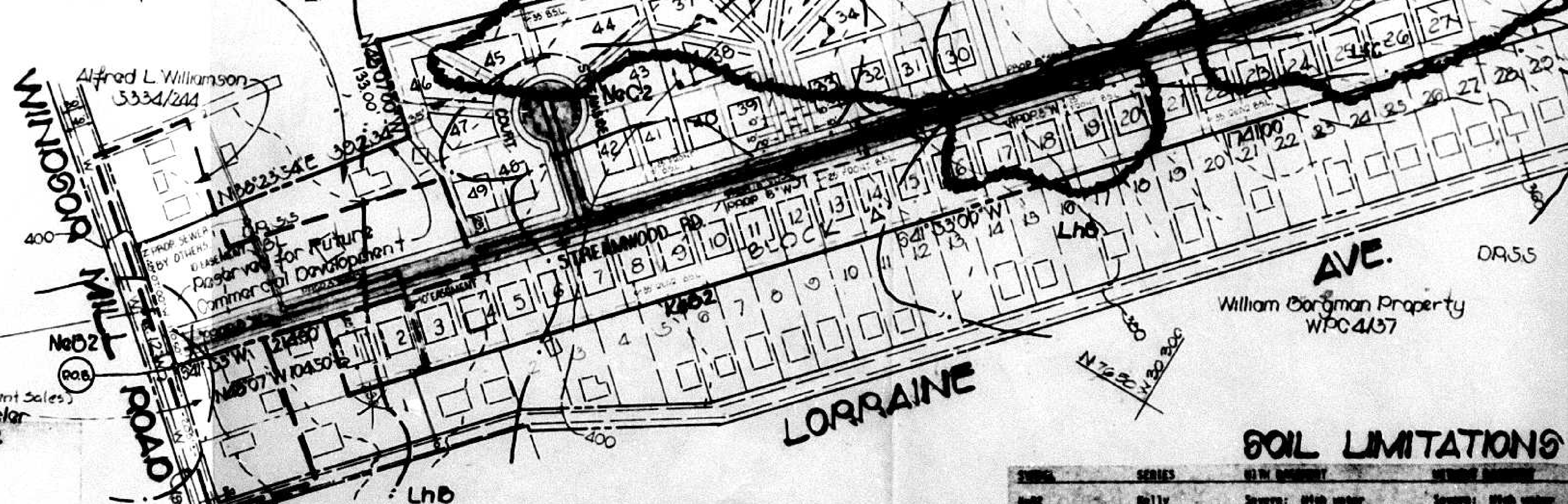
Scale: 1" = 10'

ZONING VARIANCE NOTE

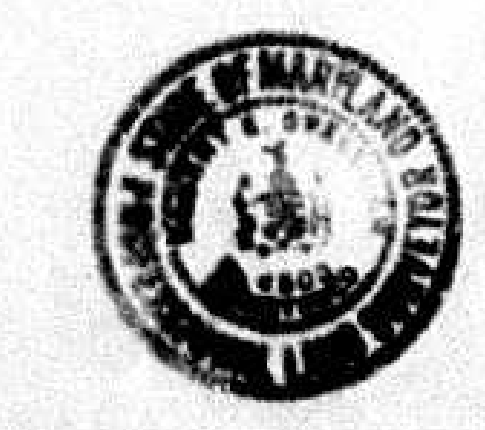
THE INTENT OF THE VARIANCE PETITION ASSOCIATED WITH THIS PLAN IS THE FOLLOWING:
1) TO ALLOW AN 8' SIDEYARD FOR LOT #1, BLOCK A IN LIEU OF THE REQUIRED 35'.
2) TO ALLOW AN 8' SIDEYARD FOR LOT #1 & LOT #2, BLOCK B IN LIEU OF THE REQUIRED 35'.



Area to be Rezoned to BL from DR 5.5 for Future Development



NOTE: Highway Dedication & Improvements to conform to 40' paving on 60' R/W (Cemetery Monument Sales) Walter B. Tagalar 1045/322



SOIL LIMITATIONS

TYPE	SERIES	WITH COMMENTS	WITHOUT COMMENTS	SITUATION & PROPOSED TYPE	TYPE
H&S	Bally	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	D
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C
LH	Lanes	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	Severe: High water tables, natural drainage, sub-soil drainage and to stabilize	C

VICINITY MAP

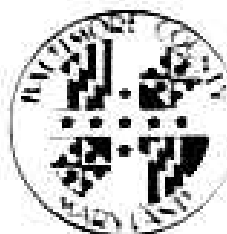


NOTE:
1. Subdivision includes lots #1-17 LARCHMONT Subdivision Plat B4.12/85
2. L.O.S. will be dedicated to Baltimore County PUBLIC SERVICES CRG No. 26000 PLANNING & D.

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3836

STREAMWOOD 496
PLAT TO ACCOMPANY
ZONING PETITION
FOR
VARIANCES
19th Election District Baltimore Co.
SCALE: 1" = 100' DES. BY: [Signature] DATE: [Date]
DRN. BY: [Signature] [Signature]

PETITIONER'S
EXHIBIT



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1 1995

John G. Noppinger Esquire
1524 Fidelity Building
210 North Charles Street
Baltimore MD 21201-4076

RE: Zoning Verification
Re-subdivision of Amended
Plat of Streamwood
Block A, Lots 1-17 and 25-45
Zoning Case #88-91-A
1st Election District

Dear Mr. Noppinger:

Your letter of November 29, 1995 has been referred to me for reply. Based upon the information provided therein and our research of the zoning records, the following has been determined:

The property known as Streamwood, Block A, Lots 1-17 and 25-45, is zoned D R -5.5 (Density Residential, 5.5 dwelling units per acre). Please be advised that, based upon the recorded plat SM 68, Folio 18, the property, as approved, represents a conforming use and meet all applicable zoning ordinances.

Further, Baltimore County Code Enforcement has advised that there are no current or outstanding zoning violations on the subject property, as of this date. This property has had a previous zoning hearing (#88-91-A) for variances and it is suggested that you come into the zoning office to review this file.

Enclosed please find a copy of the Baltimore County zoning map #NW-2E, pertaining to the above referenced property.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

Jun R. Fernando

Jun R. Fernando
Planning & Zoning Associate III
Zoning Review

JRF:scj

OFFICE
(410) 539-3818

JOHN G. NOPPINGER, P.A.
ATTORNEY AT LAW
1524 FIDELITY BUILDING
210 NORTH CHARLES STREET
BALTIMORE, MD 21201-4076

5638-95
11/24/95
To: Jun
11/30/95 u.a.
Cable
(410) 825-9386

November 29, 1995

Mr. Arnold Jablon, Director
Zoning Administration and Development
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

Request is hereby made on behalf of Della Ratta, Inc., contract purchaser of the property owned by Fair Harbor Properties, Inc., fronting on Windsor Mill Road, Baltimore County, as shown on the Resubdivision of the Amended Plat of "Streamwood" formerly recorded in SM 60/27, Block "A" Lots 1-17 and 25-45, for a letter representing that the property is properly zoned for the purpose of developing and construction of residential properties; that the use of the property complies with the provisions of the zoning ordinance; that any variances, special exceptions, etc., have been validly issued and are in full force and effect; and that no zoning enforcement action has been commenced with respect to the subject property.

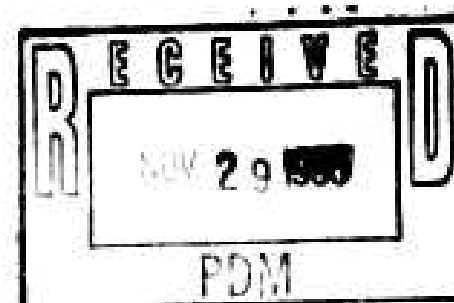
A copy of the Resubdivision Plat as recorded among the Land Records of Baltimore County on November 24, 1995 is enclosed for your reference. Also is enclosed a check in the amount of \$40.00 to cover the cost of such representations.

As closing for this property is imminent, your prompt reply will be most appreciated.

Very truly yours,

John G. Noppinger
John G. Noppinger

JGN/aea



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

No. 013401

DATE 12/1/95 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JRF)

RECEIVED FROM John G. Noppinger

#710 - VERIFICATION
Windsor Mill Road
Streamwood, Lots 1-17 & 25-45

01A00H0171MICHRC \$40.00
BA C011:21AM12-01-95

VALIDATION OR SIGNATURE OF CASHIER
GREEN - CASHIER PUR - AGENT YELLOW - CUSTOMER

COORDINATES		
NO	NORTH	WEST
1	7873.75	28228.43
2	7174.32	28548.93
3	7237.62	28530.45
4	7075.14	29076.32
5	7080.52	29083.06
6	7106.41	29115.50
7	7143.99	29162.58
8	7180.54	29208.59
9	7450.26	28562.45
10	7535.13	29061.40
11	7553.82	28607.70
12	8097.66	28504.63
13	7546.86	28724.76
14	7546.02	28736.88
15	7576.60	28775.61
16	7597.20	28764.02
17	7547.33	28836.24
18	7541.80	28806.79
19	7508.61	28772.06
20	7454.90	28771.22
21	7188.17	29201.93
22	7151.80	29156.34
23	7126.36	29124.49
24	7128.87	29095.59

SITE DATA:

SITE AREA: 60.45 - 84.70 AC.
 NET: 24.87 AC.
 EXISTING ZONING: DR 55 (1982 AC.)
 PLAT: 1.00 AC.
 PLANNING CALCULATIONS: DR 55 - 55 = 29.82 - 109.80
 - 1/2 of lots allowed = 129
 - 1/2 of lots proposed = 76
 C.O.G. APPROVAL: 7/10/04
 DED. REFERENCE: 7403/006
 TAX ACCOUNT NUMBER(S): (SEE ADDITIONAL LOTS BELOW)
 LOCAL OPEN SPACE: 76 LOTS @ 400 SQ FT / LOT = 30,400 SQ FT
 LOCAL OPEN SPACE PROVIDED: 1,194 AC.
 57,143 SQ FT
 1.312 AC.

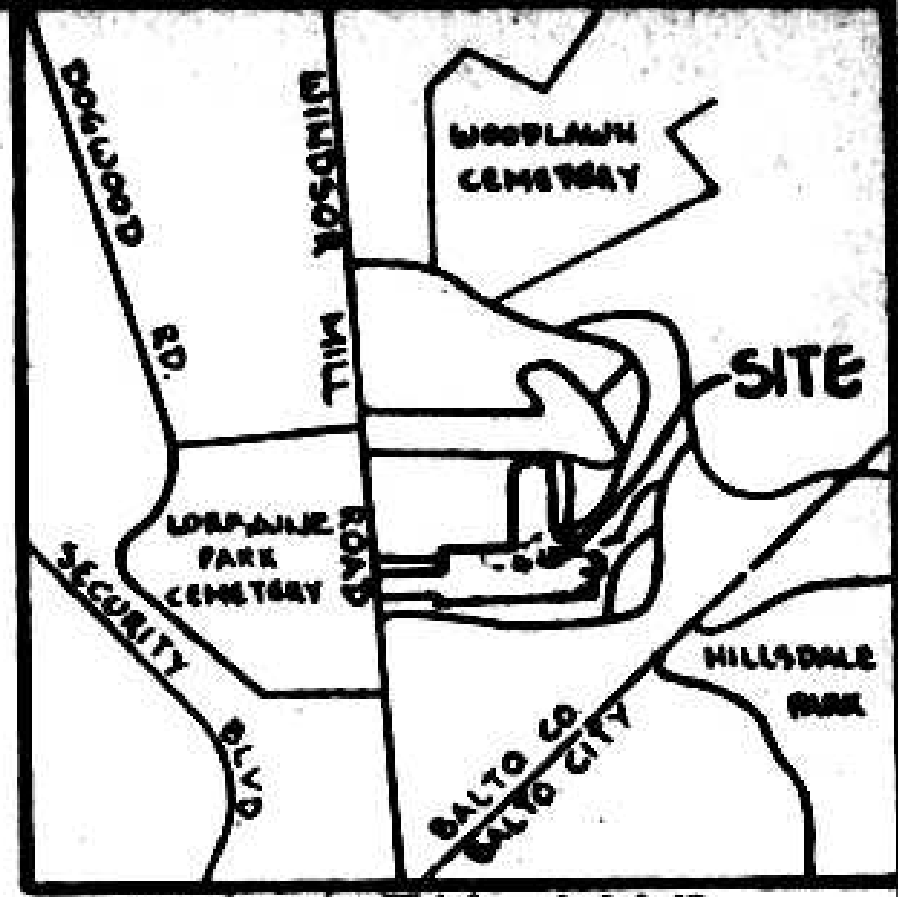
PROPERTY TAX ACCOUNT NUMBER NOTE:

THIS PLAT COMPRIDES TAX ACCOUNT
 No. 22-00-000471 THRU 22-00-000588

CURVE TABLE					
FROM	TO	RADIUS	Δ	ARC	TAN
4	5	2077.64'	00° 01' 26"	8.62'	433.00'
7	8	5352.62'	00° 37' 37"	59.04'	29.38'
21	28	25.00'	48° 11' 23"	21.03'	11.16'
28	29	50.00'	27° 22' 43"	24.18'	—
29	30	25.00'	48° 11' 23"	21.03'	11.16'
33	34	5402.62'	00° 37' 07"	98.34'	29.17'
				CHORD	
				S 51° 24' 10" E - 8.62'	
				S 51° 43' 02" E - 99.04'	
				N 24° 15' 39" W - 20.41'	
				S 31° 45' 40" W - 66.67'	
				S 72° 31' 00" E - 20.41'	
				S 91° 25' 06" E - 58.34'	

Map (For Resubdivision)

The purpose of this resubdivision is to subdivide the property shown on the map into lots of approximately 1/4 acre each. The property is located in the City of Baltimore, Maryland, and is subject to the provisions of the Baltimore City Code, Title 21-100, and the provisions of the Baltimore City Code, Title 21-101. The property is located in the City of Baltimore, Maryland, and is subject to the provisions of the Baltimore City Code, Title 21-100, and the provisions of the Baltimore City Code, Title 21-101. The property is located in the City of Baltimore, Maryland, and is subject to the provisions of the Baltimore City Code, Title 21-100, and the provisions of the Baltimore City Code, Title 21-101.



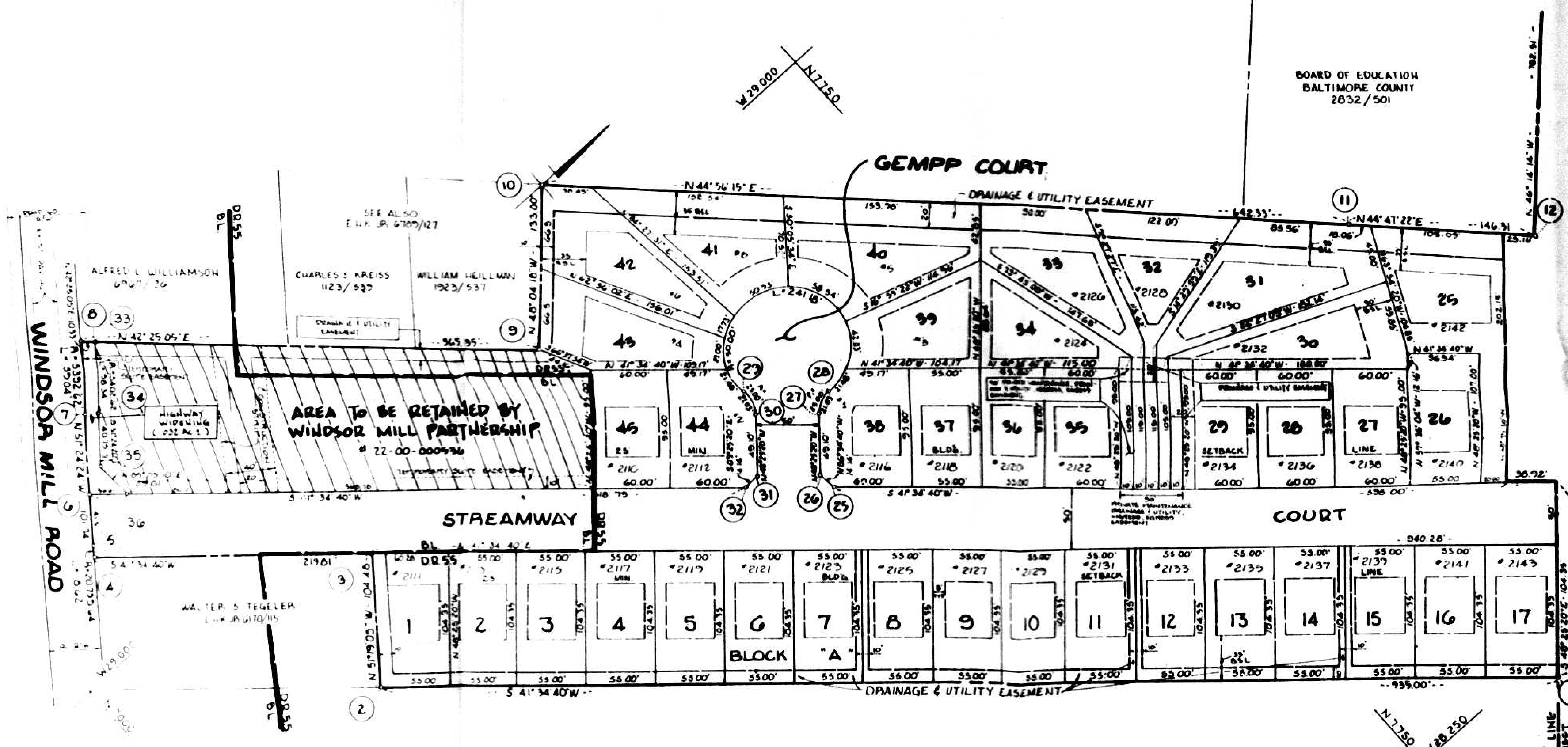
VICINITY MAP
 SCALE: 1" = 2,000'

HEBREW YOUNG MEN'S SICK RELIEF ASSOC.
 C.W.B. 58 959/171

BOARD OF EDUCATION
 BALTIMORE COUNTY
 2832/501

GENERAL NOTES:

1. HIGHWAYS: A HIGHWAY WIDENING, SLOPE EASEMENT, DRAINAGE AND UTILITY EASEMENT, ACCESS AND EASEMENT, FOREST BUFFER AREAS, WETLANDS, AND EASEMENTS ARE SHOWN ON THE PLAT. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
2. EASEMENTS: EASEMENTS ARE SHOWN ON THE PLAT. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
3. THE PLAT MAY BE USED IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
4. THE RECORDS OF THIS PLAT DO NOT CONSTITUTE THE WHOLE OF THE RECORDS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE CITY OFFICE OF PLANNING AND ZONING.
7. THE RECORDS OF THIS PLAT DO NOT CONSTITUTE THE WHOLE OF THE RECORDS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
8. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
9. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
10. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
11. EXCEPT AS OTHERWISE NOTED, ALL BUILDING RESTRICTIONS, INCLUDING BUT NOT LIMITED TO, HEIGHT, AREA, SETBACK, AND LOT COVERAGE, SHALL BE IN ACCORDANCE WITH THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
12. THERE SHALL BE NO CLEARING, GRADING, OR CONSTRUCTION OF ANY KIND ON THE PLAT WITHOUT THE APPROVAL OF THE BALTIMORE CITY OFFICE OF PLANNING AND ZONING.
13. THE PLAT IS SUBJECT TO THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-100, AND THE PROVISIONS OF THE BALTIMORE CITY CODE, TITLE 21-101.
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NOTE:
 COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING STATIONS:
 - 0719 - 111007.75 - 18443.62
 - 0720 - 111014.66 - 18197.41

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS & THE OFFICE OF PLANNING AND ZONING
 Thomas A. Klemmer
 Director of Public Works
 4/14/95
 DATE

APPROVED FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
 [Signature]
 Director
 4/14/95
 DATE

SURVEYORS CERTIFICATE
 THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN Laid OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-100 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY IN- SO FAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
 Robert E. Spellman
 PROFESSIONAL LAND SURVEYOR
 5/10/95
 DATE

OWNERS CERTIFICATE
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF IT'S KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-100 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 SETTING OF THE MARKERS.
 MARK J. DANHEER AND JAMES B. PRINCE, SUBSTITUTION TRUSTEES APPOINTED BY DECREE IN CASE NO. 21 CO 0000 IN THE CIRCUIT COURT FOR BALTIMORE COUNTY (PROPERTY OWNER)
 5/10/95
 DATE

PWA Completed 10-09-1995
 Final Plat Checked
 Planning
 Engineering
 Street Names
 House Nos
 [Signature]
 4/14/95
 DATE

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 109, JEFFERSON BLDG., TOWSON, MD., 21204
 PHONE 823-3535

OWNER / DEVELOPER
 FAIR HARBOR PROPERTIES, INC.
 100 FEDERAL STREET
 MAIL STOP 01-34-06
 BOSTON, MA 02110

RESUBDIVISION OF THE AMENDED PLAT OF
"STREAMWOOD"
 FORMERLY RECORDED IN 6160/87
 BLOCK 'A' LOTS 1-17 AND 25-45
 ELECTION DISTRICT NO. 1
 BALTIMORE COUNTY, MD
 SCALE: 1" = 50'
 DES. BY: J.L.L.
 DATE: APRIL 1, 1995
 DRN. BY: J.M.B. MGC
 SHT. 1 OF 2