

IN THE MATTER OF THE APPLICATION OF FAUST HOMES, INC. FOR A ZONING VARIANCE ON PROPERTY LOCATED ON THE SOUTH SIDE OF CROMWELL BRIDGE ROAD, 287' FROM THE EDGE OF BEAVER BANK CIRCLE (803 CROMWELL BRIDGE ROAD) 9th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. 90-20-A

ORDER OF DISMISSAL

This matter comes before the Board as an appeal of the decision of the Zoning Commissioner dated October 10, 1989 which denied the Petition for Variance on property located in the Ninth Election District of Baltimore County.

WHEREAS, the Board is in receipt of a letter of dismissal of appeal filed by Newton A. Williams, Esquire, Counsel for Faust Homes, Inc., Appellant/Petitioner herein, on December 09, 1989 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, Newton A. Williams, Esquire on behalf of Faust Homes, Inc. requests that the appeal filed by him in this matter be withdrawn and dismissed as of December 29, 1989.

IT IS THEREFORE THIS 4th day of January, 1990 by the County Board of Appeals of Baltimore County ORDERED that the appeal filed in Case No. 90-20-A be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Lawrence E. Schmidt, Acting Chairman

Michael B. Sauer

John G. Disney

IN RE: PETITION FOR ZONING VARIANCE 90-20-A BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 90-20-A Faust Homes, Inc. Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances from Section 1801.2.C.2.a., to permit a window to tract boundary setback of 23 feet in lieu of the required 35 feet and a building to tract boundary of 23 feet in lieu of the required 30 feet; and to amend the Development Plan, as more particularly described on Petitioners' Exhibit 2.

The Petitioner, Faust Homes, Inc., was represented by Newton A. Williams, Esquire, who appeared and testified. Appearing on behalf of the Petitioner was R. Bruce Alderman, Vice President. Also appearing on behalf of the Petitioner was Mark C. Robel, Registered Land Surveyor. Nineteen (19) Protestants appeared.

Testimony and evidence indicate that the subject property known as lot No. 5, Goucher Woods, 803 Cromwell Bridge Road, is zoned D.R. 3.5 and is currently unimproved. The Petitioner desires placing "luxury" homes in the \$100,000.00 price range on each of the five (5) lots indicated on Petitioner's Exhibit 2. Lot No. 5 will require the requested variances to accommodate such a large home. Testimony indicated that the Petitioner proposes to move the house slated for lot No. 5 to the southern side of the lot to provide an adequate turnabout area for the attached garage.

ORDER RECEIVED FOR FILING

Date 1/10/90

By [Signature]

testimony presented by the Petitioner was in support of a matter of a preference rather than of the necessity for the variance. The Petitioner has failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variances requested must be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of Oct., 1989 that a variance to permit a window to tract boundary setback of 23 feet in lieu of the required 35 feet and a building to tract boundary of 23 feet in lieu of the required 30 feet; and to amend the Development Plan, in accordance with Petitioner's Exhibit 2, be and is hereby DENIED.

ORDER RECEIVED FOR FILING

Date 12/10/89

By [Signature]

- JRH/mm cc: Peoples Counsel cc: Newton A. Williams, Esquire R. Bruce Alderman, Esquire Mark C. Robel, Registered Land Surveyor cc: Nineteen (19) Protestants

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-20-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.2.a, 504 and V.B.5. (C)P to permit a window to tract boundary setback of 23 feet in lieu of the required 35 feet; and to amend the Development Plan.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) 1. The requested variance for a modest window to tract boundary the rearward side of Lot 5. 2. In actuality, the small rear addition to the house will leave a more than adequate distance to tract boundary, particularly since the abutting rear yard is offset, and quite deep. 3. That without the requested variance the Petitioners will sustain practical difficulty and unreasonable hardship; and the requested variances are in harmony with the spirit and intent of the Regulations.

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: Faust Homes, Inc. Thomas J. Faust, President (Type or Print Name) Signature: Thomas J. Faust, President Address: Suite 1105, Hampton Plaza 300 E. Joppa Road Towson, Maryland 21204 City and State: [Blank] Signature: [Blank]

Attorney for Petitioner: Newton A. Williams, Esquire (Type or Print Name) Address: 1615 York Road, Suite 300, Lutherville, Maryland 21093 City and State: [Blank] Signature: [Blank] Name, address and phone number of legal owner, tract purchaser or representative to be contacted: Name: [Blank] Address: [Blank] Phone No.: [Blank]

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of [Blank] 1989, 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 108, County Office Building in Towson, Baltimore County, on the 2nd day of August, 1989, at 9:30 o'clock A.M.

Mr. Mark Robel, Registered Land Surveyor, testified that absent the requested variances, the Petitioner will be unable to locate the proposed "Telbot" type home on lot No. 5 (see Petitioner's Exhibit 3). Mr. Robel also testified that, in his opinion, if the requested variances are denied, the Petitioner will suffer an undue hardship and practical difficulty.

Mr. Alderman testified that, in his opinion, the Petitioner will suffer an undue hardship and practical difficulty should the requested variances be denied.

Numerous Protestants appeared in opposition to the Petitioner's proposal. Mr. Carl P. Tresselt, testified that he was concerned that the Petitioner's current development plan comes extremely close to the existing 42 inch watermain indicated on Petitioner's Exhibit 2, and stated that should said watermain be ruptured in construction, his property stands to be flooded.

Mrs. Ruth C. Wylie, a Protestant, testified that she is concerned that the Petitioner's proposed construction would cause irreparable damage to her foliage, indicated on Protestants' Exhibit No. 3, both by causing damage to the foliage root system and by depleting the overhead canopy which provides needed shade for her hemlocks.

Mrs. Anna Sirageldin, President of the local commit. association, appeared and testified in general opposition to the Petitioner's request.

Mrs. L. Fleming testified that, in her opinion, the hardship alleged by Petitioner is self-inflicted and if there is any hardship to be incurred by anyone, it will be by the existing residents.

ORDER RECEIVED FOR FILING

Date 12/10/89

By [Signature]

Vin. Robel & Associates, Inc. Engineering & Surveying 1717 York Road, Suite 205 Lutherville, Maryland 21093 282-4882

DEED DESCRIPTION LOT 5 GOUCHER WOODS 5TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being 275.70 feet Northwesterly from the intersection formed by the South side of Cromwell Bridge Road 70 feet wide and the West side of Beaverbank Circle 50 feet wide as shown on the plat of Section One, "Cromwell Heights" as recorded in the Land Records of Baltimore County, Maryland in Liber GLB 25, Folio 16, on May 1, 1958. Said point of beginning also being Northwesterly 102.51 feet from the Northeasternmost corner of Lot 1 as shown on the plat of "Goucher Woods" recorded among the Land Records of Baltimore County in Plat Book S.H. 59, Folio 126 on January 26, 1989, said point also being at the common lot corner of Lots 4 and 5 as shown on the aforementioned plat, thence, 1) For a curve to the right having a radius of 70.78 feet, for a length of 77.46 feet with a chord bearing and distance of South 80 degrees 54 minutes 08 seconds West, 73.85 feet to a point, thence, 2) For a curve to the left having a radius of 91.50 feet, for a length of 114.78 feet with a chord bearing and distance of South 57 degrees 27 minutes 32 seconds West, 107.84 feet to a point, thence,

REVISED 5/12/89 #477

Dr. Helen Kaufman indicated that this area currently experiences water runoff problems, and is concerned that should additional foliage be removed by the Petitioner, that the problem will only be exacerbated.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome; 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

ORDER RECEIVED FOR FILING

Date 1/10/90

By [Signature]

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

The Maryland Courts have made clear the fact that the burden is on the Petitioner to carry the burden of showing that he would be deprived of all reasonable use of his property if he were not granted relief from the particular ordinance at issue. Franko v. Mayor and City Council of Maryland, 223 Md. 98 (1959) (emphasis added).

In the case at bar, it is the opinion of the Zoning Commissioner that the Petitioner has not met this burden.

In reviewing the evidence, there is insufficient evidence to allow a finding that the Petitioner would experience practical difficulty or unreasonable hardship if the requested variances were denied. The

- 3) South 22 degrees 40 minutes 08 seconds West, 150.84 feet to a point, thence, 4) South 67 degrees 15 minutes 55 seconds East, 10.00 feet to a point, thence, 5) For a curve to the left having a radius of 60.00 feet, for a length of 15.93 feet with a chord bearing and distance of South 13 degrees 09 minutes 08 seconds West, 15.84 feet to a point, thence, 6) South 03 degrees 38 minutes 08 seconds West, 74.80 feet to a point, thence, 7) South 56 degrees 23 minutes 25 seconds East, 88.77 feet to a point, thence along the tract boundary of "Goucher Woods" as shown on the plat, 8) South 33 degrees 36 minutes 31 seconds West, 106.62 feet to a point, thence, 9) North 56 degrees 23 minutes 25 seconds West, 82.11 feet to a point, thence, 10) North 14 degrees 35 minutes 52 seconds East, 21.21 feet to a point, thence, 11) North 29 degrees 01 minutes 23 seconds East, 53.38 feet to a point, thence, 12) North 03 degrees 38 minutes 08 seconds East, 96.45 feet to a point, thence, 13) For a curve to the right having a radius of 80.00 feet, for a length of 26.58 feet with a chord bearing and distance of North 13 degrees 09 minutes 07 seconds East, 26.45 feet to a point,

REVISED 5/12/89 #477

(3)

thence,
 14) North 22 degrees 40 minutes 00 seconds East, 190.84 feet to a point, thence,
 15) For a curve to the right having a radius of 104.50 feet, for a length of 128.91 feet with a chord bearing and distance of North 57 degrees 27 minutes 32 seconds East, 119.25 feet to a point, thence,
 16) For a curve to the left having a radius of 60.75 feet, for a length of 66.47 feet with a chord bearing and distance of North 80 degrees 55 minutes 18 seconds East, 63.21 feet to a point, thence,
 17) For a curve to the left having a radius of 1035.00 feet, for a length of 10.00 feet with a chord bearing and distance of South 60 degrees 40 minutes 47 seconds East, 10.00 feet to the place of beginning.

Containing 0.360 Acres of land, more or less, and being known and designated as Lot 5 on the plat of "Goucher Woods", recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 56, Folio 128 on January 26, 1989. Said parcel of ground being also known as 8803 Cromwell Bridge Road.

Subject to any and all easements and restrictions as shown on the plat of "Goucher Woods".



CERTIFICATE OF PUBLICATION

TOWSON, MD. July 7, 1989
 THIS IS TO CERTIFY that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 6, 1989.

THE JEFFERSONIAN
 TOWSON TIMES,

S. Zeke Olson
 Publisher

PO 13660
 reg #130999
 ca 90-20-A
 price \$100.05

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3363

J. Robert Haines
 Zoning Commissioner

DATE 7/21/89

Faust Homes, Inc.
 1615 York Road, Suite 300
 Lutherville, Maryland 21093

ATTN: THOMAS J. FAUST

Re: Petition for Zoning Variance
 CASE NUMBER: 90-20-A
 55 Cromwell Bridge Road, 287' NEly from edge of Beaver Bank Circle
 803 Cromwell Bridge Road
 9th Election District - 4th Councilmanic
 Petitioner(s): Faust Homes, Inc.
 HEARING SCHEDULED: WEDNESDAY, AUGUST 2, 1989 at 9:30 a.m.

Continued
 Please be advised that \$125.05 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

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

DATE 8-2-89 ACCOUNT 801615000

RECEIVED FROM [Signature] \$125.05

FOR 90-20-A

071*****125053*53024F

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th
 Posted for: 11/9/89
 Date of Posting: 11/21/89
 Petitioner: Faust Homes, Inc.
 Location of property: 55 Cromwell Bridge Rd., 287' from edge of Beaver Bank Circle
 Location of sign: 55 Cromwell Bridge Rd., same 10' from driveway, ex. property ident. list on Goucher Woods
 Remarks:
 Posted by: [Signature]
 Date of return: 12/1/89
 Number of Signs: 1

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3363

J. Robert Haines
 Zoning Commissioner

June 25, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
 CASE NUMBER: 90-20-A
 55 Cromwell Bridge Road, 287' NEly from edge of Beaver Bank Circle
 803 Cromwell Bridge Road
 9th Election District - 4th Councilmanic
 Petitioner(s): Faust Homes, Inc.
 HEARING SCHEDULED: WEDNESDAY, AUGUST 2, 1989 at 9:30 a.m.

Variance to permit a window to tract boundary setback of 23 feet in lieu of the required 35 feet to permit a building to tract boundary of 23 feet in lieu of the required 30 feet and to amend the Development Plan.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

ZONING COMMISSIONER
 OF BALTIMORE COUNTY, MARYLAND

cc: Faust Homes, Inc.
 Newton A. Williams, Esq.
 File

County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING
 111 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204
 (301) 887-3180

December 11, 1989
NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 90-20-A
 FAUST HOMES, INC.
 5/5 Cromwell Bridge Road, 287' from edge of Beaver Bank Circle (803 Cromwell Bridge Road)
 9th Election District
 4th Councilmanic District
 VAR - setbacks - window to tract boundary 23' in lieu of required 35'; building to tract boundary 23' in lieu of required 35'.

10/10/89 - Z.C.'s Order DENYING Petition

ASSIGNED FOR: WEDNESDAY, JUNE 6, 1990 at 10:00 a.m.

- cc: Thomas J. Faust, Petitioner/Appellant
 Faust Homes, Inc.
 Newton A. Williams, Esquire, Counsel for Petitioner/Appellant
 R. Bruce Alderman, Esquire, Faust Homes, Inc.
 Mark C. Robel-Vitti, Robel and Associates, Inc.
 Hertha Krotkoff
 Ruth C. Wylie
 Carl P. Tresselt
 John Schwanky
 Janet DeSoto
 William B. Fogle
 Helen W. Kaufman
 Olive Westbrooke Quinn
 Margaret Buschman
 Lucy Fleming
 Louis F. Spriggs
 Marshall Feato
 George E. Edlund
 Charles S. Rhoten
 Donato R. Telesca
 Theresa Browning
 Palmina Butler
 Paul F. Fitzgerald
 Hans Stragoldin
 People's Counsel for Baltimore County
- P. David Fields
 Pat Keller
 J. Robert Haines
 Ann M. Wastarowicz
 James E. Dyer
 W. Carl Richards, Jr.
 Docket Clerk - Zoning
 Arnold Jablon, County Attorney
- LindaLee M. Kusznau

NEWTON A. WILLIAMS, JR.
 WILLIAM M. DESSON, JR.
 THOMAS J. BEINER
 WILLIAM F. ENGLISH, JR.
 ROBERT E. CARROLL, SR.
 ROBERT S. HANLEY, JR.
 ROBERT S. GUSHAKOV
 STEPHEN W. SCHENNING
 DOUGLAS L. BURGESS
 ROBERT E. CARROLL, JR.
 LOUIS O. COLE, III
 E. BRUCE JONES
 THOMAS F. ALDERMAN
 HELEN L. POSTUM
 ALSO ADMITTED IN N.C.
 ALSO ADMITTED IN NEW JERSEY

LAW OFFICES
 NOLAN, PLUMHOFF & WILLIAMS
 C. SARTWELL
 SUITE 700 COURT TOWERS
 210 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204-5340
 301.887.8900
 TELEFAX 301.286.3746

EARLE PLUMHOFF
 10-11-1988
 JAMES D. NOLAN
 RECIDED 1987
 OF COURSE
 RALPH E. DEITZ
 9026 LIBERTY ROAD
 BANGOR, MARYLAND 21013
 301.922.2.21
 WRITER'S DIRECT DIAL 823

October 20, 1989

Honorable J. Robert Haines
 Zoning Commissioner
 1st Floor, County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

Re: Petition for Zoning Variance
 Case No. 90-20-A
 Faust Homes, Inc. - Goucher Woods

Dear Commissioner Haines:

Please note an appeal to the County Board of Appeals from your Findings of Fact and Conclusions of Law and Order thereon dated October 5, 1989 and each and every part thereof in the above-entitled matter.

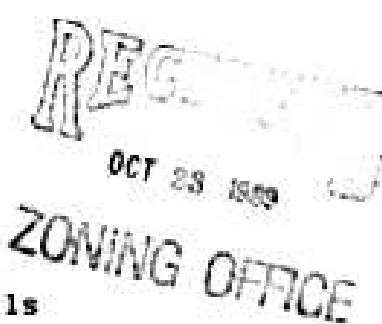
Of course, we are appealing your denial of the two requested variances.

Finally, please find enclosed with this letter our check in the amount of Two Hundred Dollars (\$200.00), representing the appeal fee for a single individual lot variance. If this is not the correct amount, please notify us immediately, and a corrected check will be brought over.

Thanking you and your staff for your kind attention to this appeal, I am,

Respectfully,
 Newton A. Williams

NAM:med
 c.c.s. Honorable William T. Hackett
 Chairman, Baltimore County Board of Appeals
 People's Counsel for Baltimore County
 R. Bruce Alderman, Esquire
 Vice President, Faust Homes, Inc.



Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3363

J. Robert Haines
 Zoning Commissioner

November 16, 1989

Baltimore County Board of Appeals
 County Office Building, Room 315
 Towson, Maryland 21204

RE: Petition for Zoning Variance
 55 Cromwell Bridge Road, 287' from edge of Beaver Bank Circle
 (803 Cromwell Bridge Road)
 9th Election District, 4th Councilmanic District
 FAUST HOMES, INC. - Petitioner
 Case No. 90-20-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on October 21, 1989 by Newton A. Williams, Attorney on behalf of Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

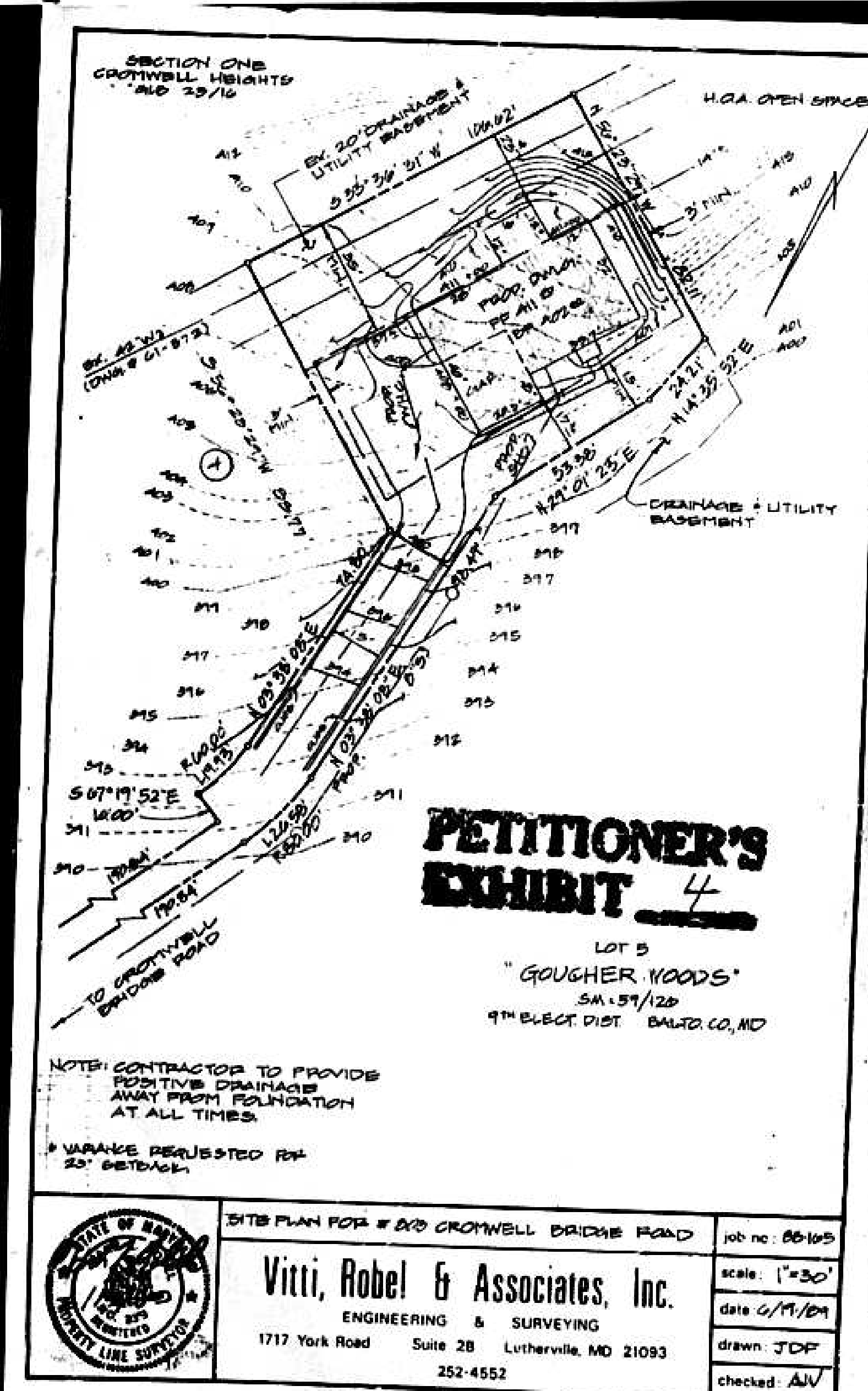
Very truly yours,
 J. Robert Haines

J. ROBERT HAINES
 Zoning Commissioner

JRH:cer

Enclosures

- cc: Thomas J. Faust, Faust Homes, Inc.
 1615 York Road, Suite 300, Lutherville, MD 21093
 Newton A. Williams, Nolan, Plumhoff & Williams
 Suite 700, 210 West Pennsylvania Ave., Towson, MD 21204
 R. Bruce Alderman, Esquire - Vice President, Faust Homes, Inc.
 1615 York Road, Suite 300, Lutherville, MD 21093



STATE OF MARYLAND
 DEPARTMENT OF THE STATE
 OFFICE OF THE SURVEYOR GENERAL

DATE PLAN FOR 803 CROMWELL BRIDGE ROAD job no: 86103

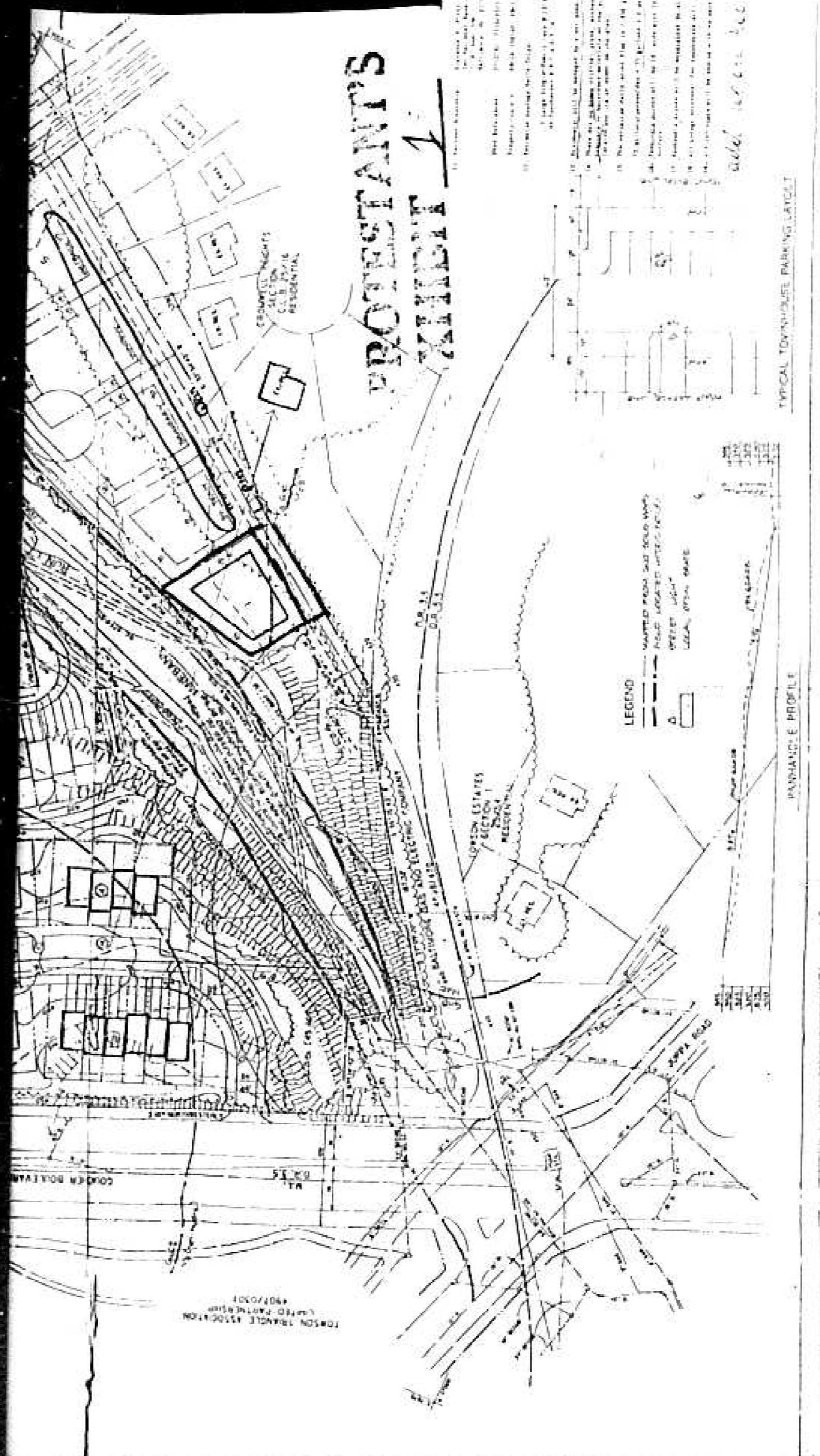
Vitti, Robel & Associates, Inc.
 ENGINEERING & SURVEYING
 1717 York Road Suite 2B Lutherville, MD 21093
 252-4552

scale: 1"=30'
 date 6/19/89
 drawn JDF
 checked AV



Notes about the planting of the boundary between the lot at 804 Beaverbank Circle and 604 Providence in 1959. Specifically, the boundary between the lot at 804 Beaverbank Circle and 604 Providence in 1959. The boundary was established by a line of trees, including a locust tree, a white pine, and a maple tree. The trees were planted by the current owner of 804 Beaverbank Circle, and the boundary was established by a line of trees, including a locust tree, a white pine, and a maple tree. The trees were planted by the current owner of 804 Beaverbank Circle, and the boundary was established by a line of trees, including a locust tree, a white pine, and a maple tree.

PROTESTANT'S EXHIBIT 3



PROTESTANT'S EXHIBIT 1



P. Looking SW in front of Lot 203



C. Rear of blue lot looking SE toward Beaverbank Circle



B. Looking SW at head of Providence to view site



A. Looking Woods Lake Office 515 of Cromwell Bridge Rd.



F. End of Providence looking SE up hill at 5 on left

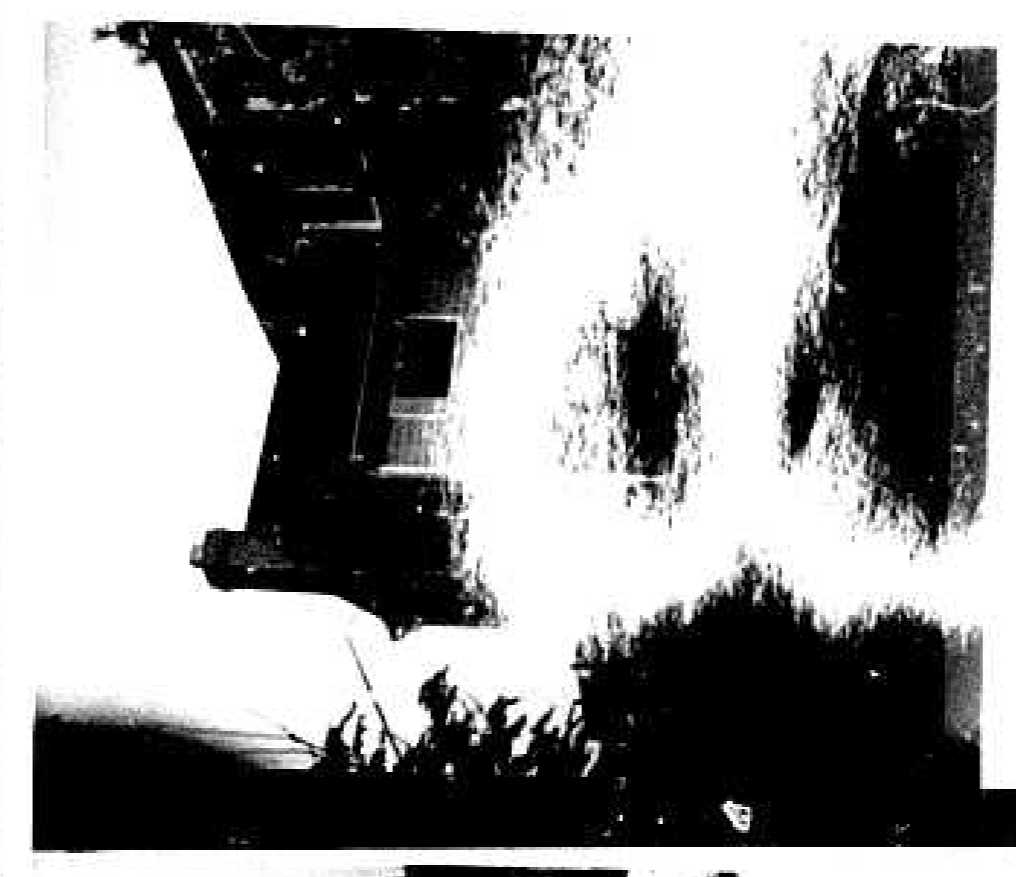


E. Looking toward Cromwell Bridge Rd. W. P from Lot 2

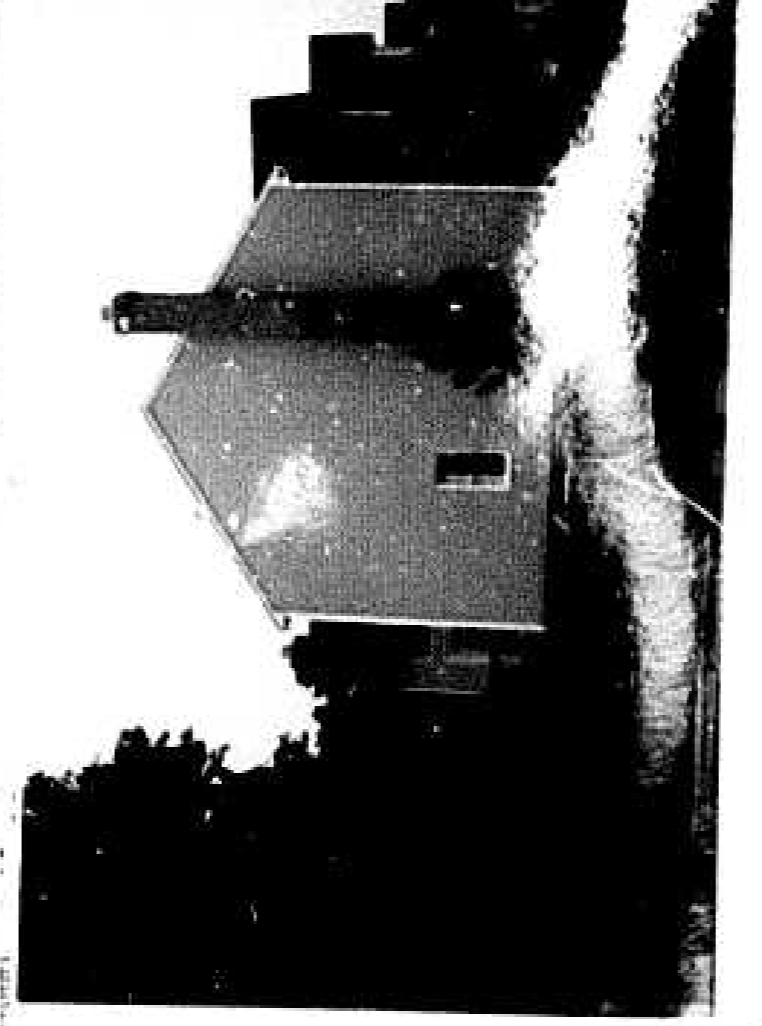
PROTESTANT'S EXHIBIT 2



P. Rear with Deck.



C. Rear with Deck.



B. End.

The Tallott

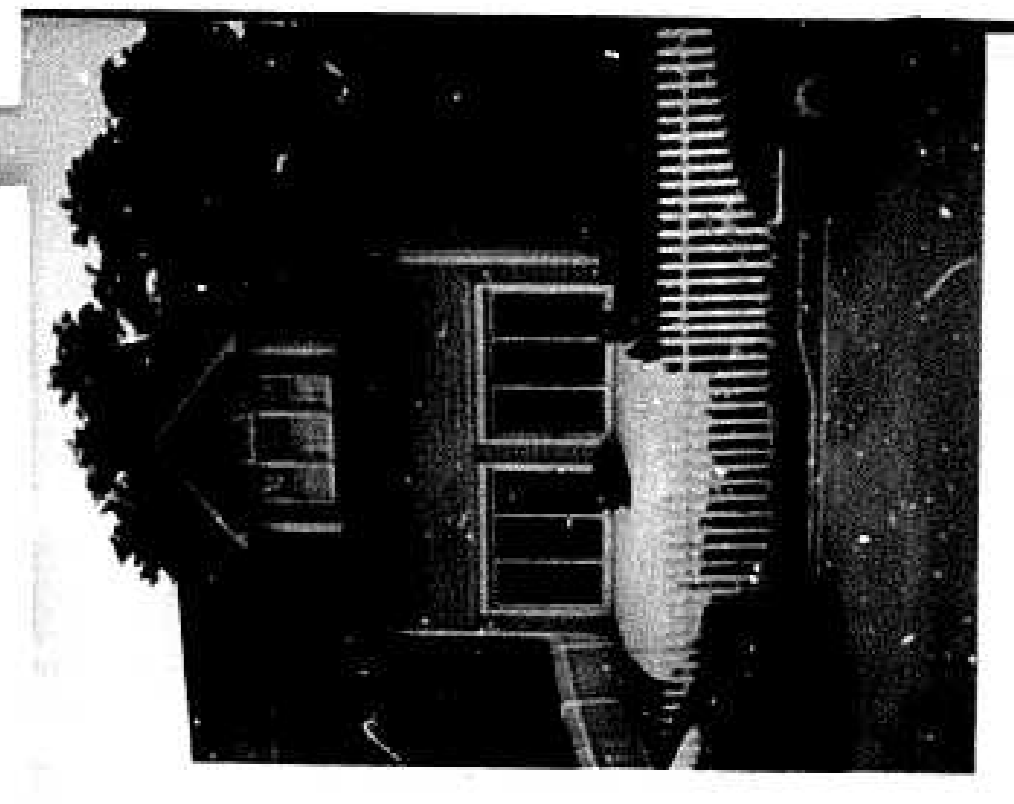
PROTESTANT'S EXHIBIT 5



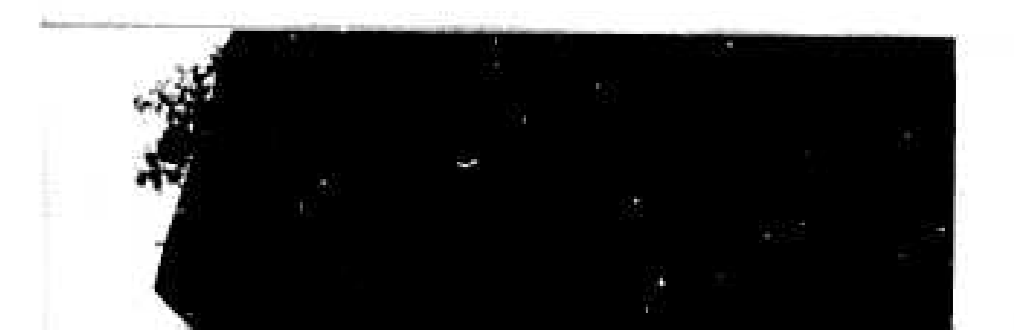
J. Looking SE on Cromwell Bridge in front of site(s)



I. Looking NW on Cromwell Bridge toward Providence in front of site(s)



F. Free limit across



K. Looking N across stream Reamerton toward private barn house.



L. Looking N at stream Reamerton and Providence from Lot 5

PROTESTANT'S EXHIBIT

PROTESTANT'S EXHIBIT 5

Notes about the planting near the boundary between the lot at 804 Beaverback Circle and Goucher Woods, especially Lots 5 and 4 on the revised plan (as of May, 1969)

Beginning at the southwest corner of the lot at 804 Beaverback Circle, and going southward along the tract boundary between 804 Beaverback Circle and Goucher Woods, one finds numerous trees and shrubs which are at the line or within the boundary of the Goucher Woods. After a careful inspection of the woods, but many others were planted by the current owner after she verified that a 35-foot minimum setback would be required when the property was eventually developed on the other side of the boundary.

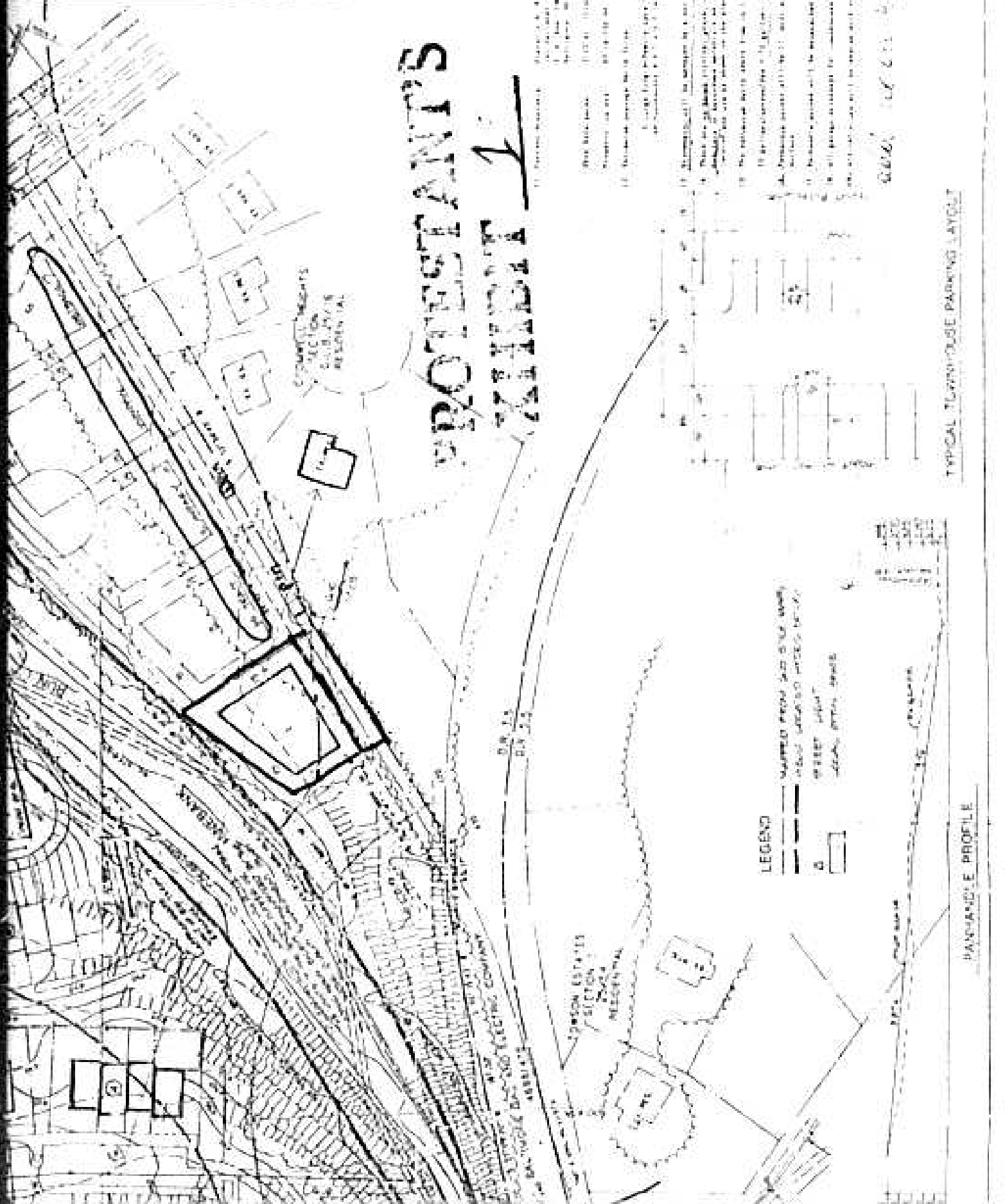
Specifically, going from the north to a point directly opposite the residence at the Beaverback Circle, there are four white pine (tree 6). The girth of these trees at a point 18 inches above the ground are respectively 45 inches, 48 inches, 48 inches, and 48 inches. All except the pine equal or exceed 30 feet in height. Photos A and A' for trees 1-4, and Photo B for trees 5 (mulberry) and 6 (white pine).

Next comes a very large locust tree, girth about 80 inches, about 5 feet inside the line (tree 7, Photo B).

The next locust and twin-trunked maple tree to the left of tree 7 (here called trees 8 and 9) may be seen in Photos C and D, but they are not near the line. Photo 10) another large twin-trunked maple (here labeled Photo 10) which is also near the line. Photos C and D are by the masser twin-trunked maple, tree 9.

Also just inside the tract boundary are 22 hemlock trees planted in a high front lot to 25-30 feet, and several pododendrons, one about 8 feet in height. These were planted close inside by boundary on the basis of the fact that the adjacent tract (now called Goucher Woods) on the northwesterly of the 22 hemlocks (tree 11) appears at the left edge of Photo 11, and these 22 hemlocks run just inside the boundary of the lot at 804 to the south end of what is now called Goucher Woods Lot 2.

PROTESTANT'S EXHIBIT 3



PROTESTANT'S EXHIBIT 1



C. Rear of Blue lot looking SE toward Beaverback Circle



D. Looking SW in front of Lots 2 & 3

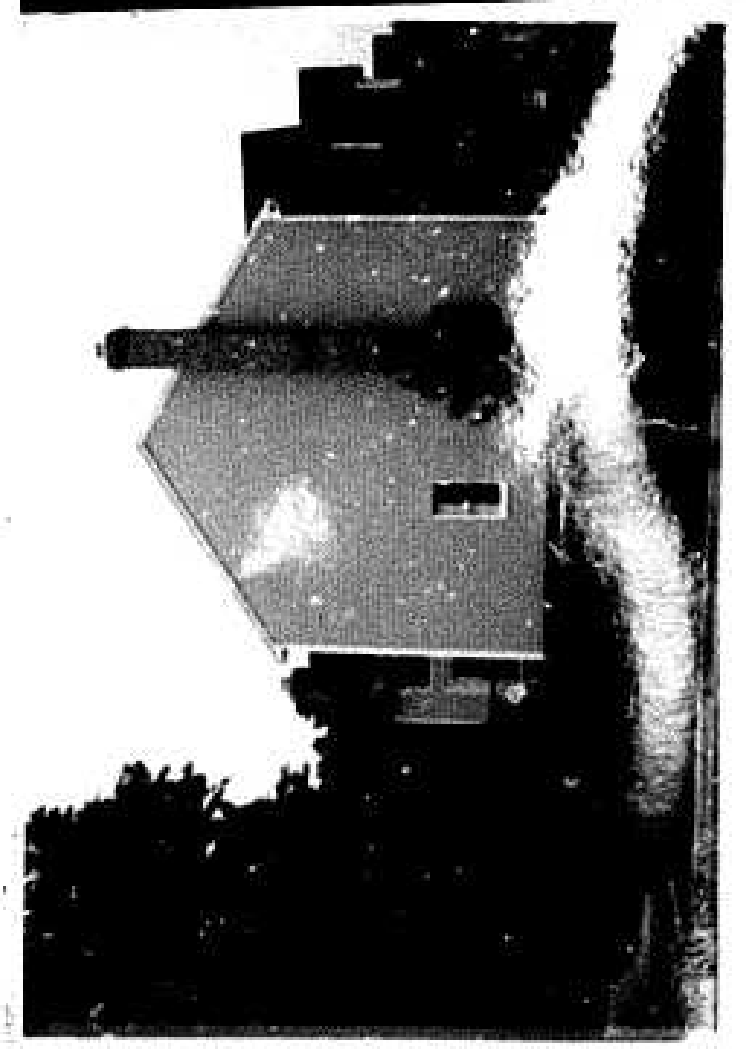


A. Lumber Woods Sales Office S/S of Cromwell Bridge Rd.

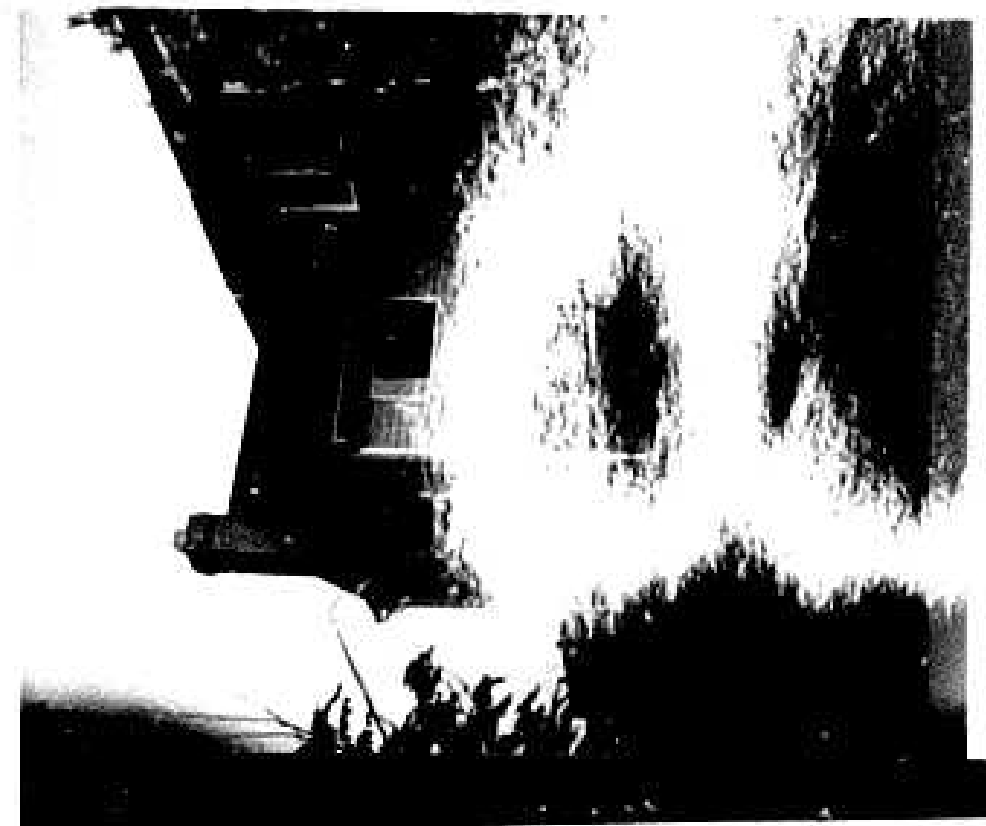


B. Looking SW at head of Parkville to curve S 220

PETITIONER'S EXHIBIT



End.



C. Rear with Deck



D. Rear with Deck

PETITIONER'S EXHIBIT 5



F. Five foot gauge



I. Looking NW on Cromwell Bridge toward Providence in front of site (d)



J. Looking SE on Cromwell Bridge in front of site (c)



E. Looking toward Cromwell Bridge Rd. W. of from Lot 2

PETITIONER'S EXHIBIT



L. Looking N across Steam River station toward Private torn house



M. Looking N at Steam River station and Parkville from Lot 5

PETITIONER'S EXHIBIT 5

PETITIONER'S EXHIBIT 6

PETITIONER'S EXHIBIT



Notes about the plantings near the boundary at 804 Beaverbank Circle and Goucher Woods, 5 and 4, on the revised plan (as of May, 1959).

Beginning at the northeast corner of the Beaverbank Circle and going southward along the boundary line, one finds numerous trees and shrubs which are only 1 or 2 feet within it. Many are part of woods, but many others were planted by the owner when the property was eventually developed on of her boundary.

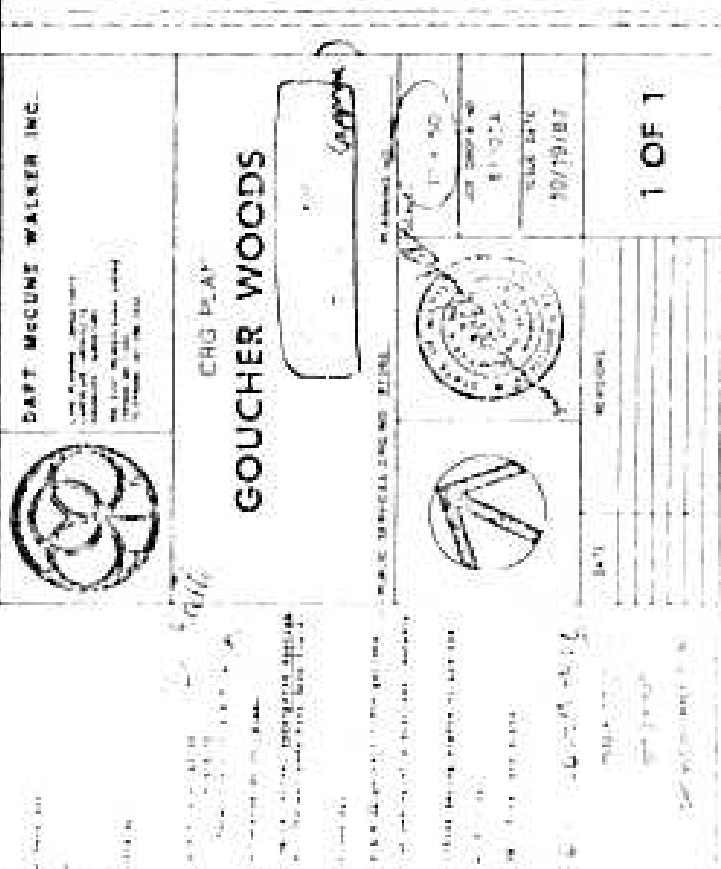
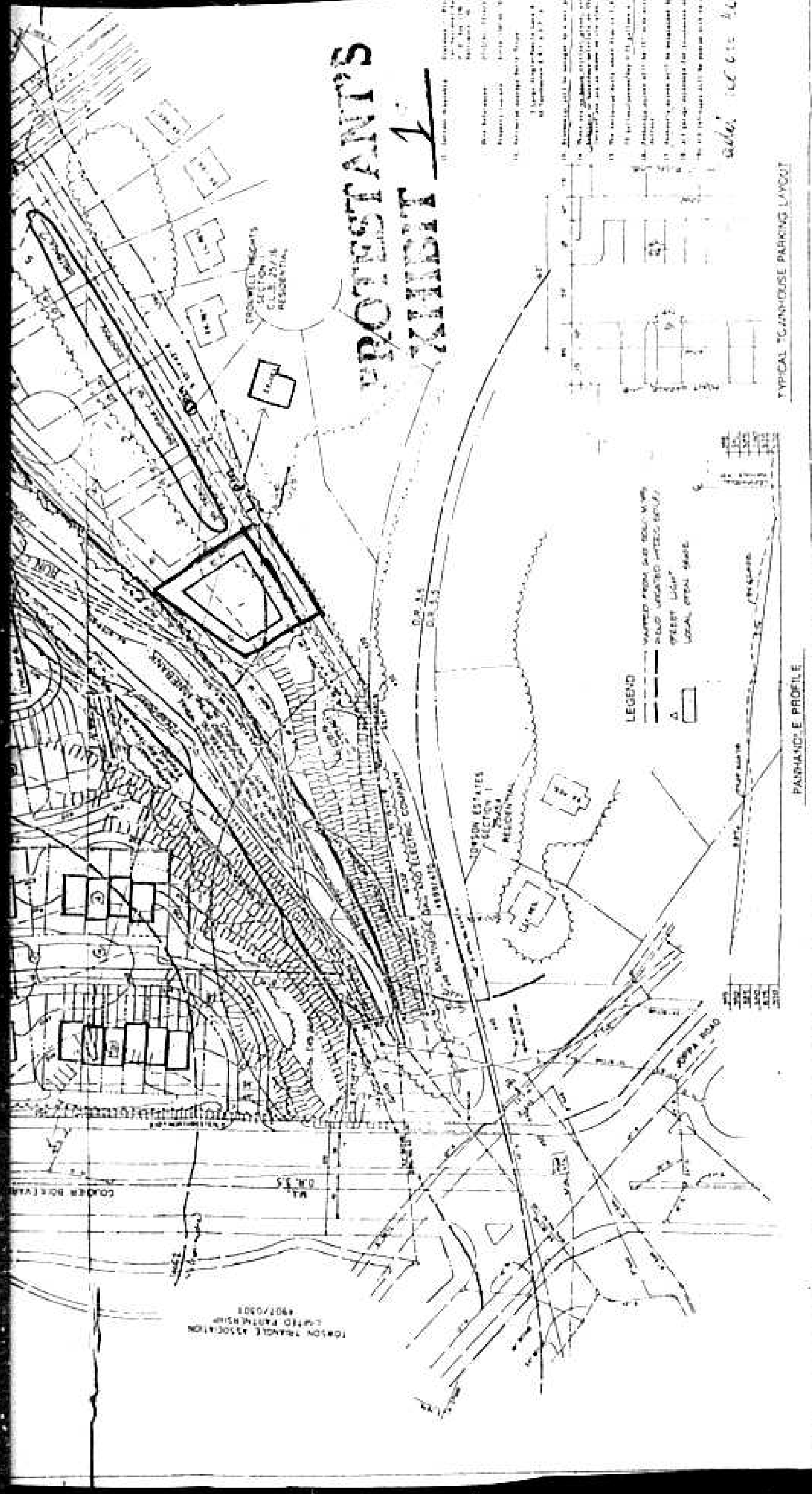
Specifically, going from the north to a opposite the residence at 804 Beaverbank Circle locust trees (trees 1-4), then a mulberry tree (tree 5), a white pine (tree 6). The circle of these trees is about 10 feet in diameter. The trees are 60 inches, 37 inches, 48 inches, 98 inches, and 60 inches. All except the pine equal or exceed 50 feet in height. Photos A and A' for trees 1-4, and photo B for berry) and C (white pine).

Next comes a very large locust tree, (tree 7), fringes, about 5 feet inside the line (tree 7).

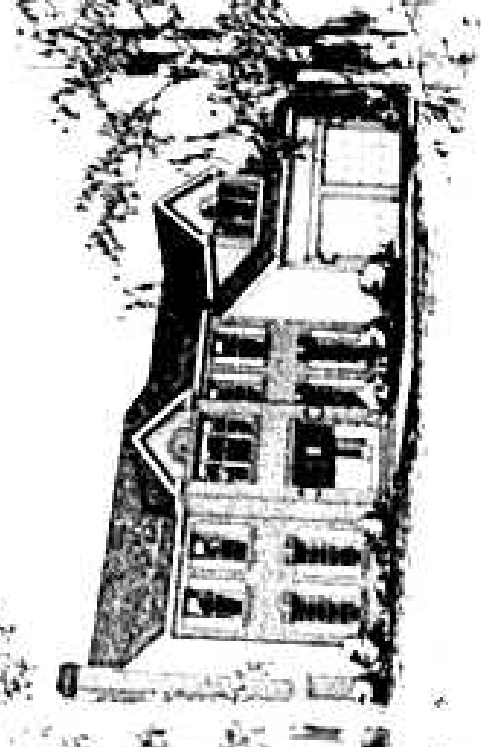
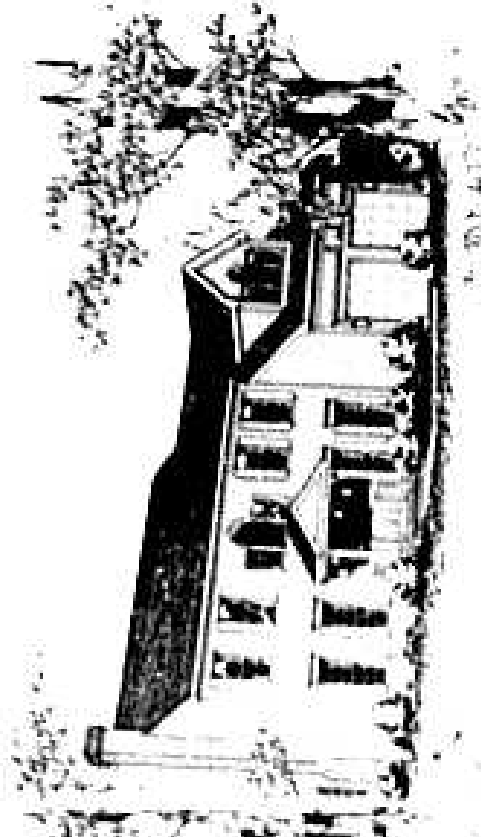
The next locust and twin-trunked maple tree in Photos C and D, but they are not near the line. The next tree is a white pine (tree 10) is at the line. It is almost obscured by the nearer twin-trunked maple, tree C and D.

Also just inside the tract boundary are to trees ranging in height from about 6 feet to and several deciduous, one about 8 feet tall. These were planted close inside by boundary on the adjacent tract (now called Goucher Woods) on the northwesterly of the 22 hemlocks (tree 1) on the left edge of Photo 3, and these 22 hemlocks are also within the boundary. The tree on the right is now called number 10004, set 2.

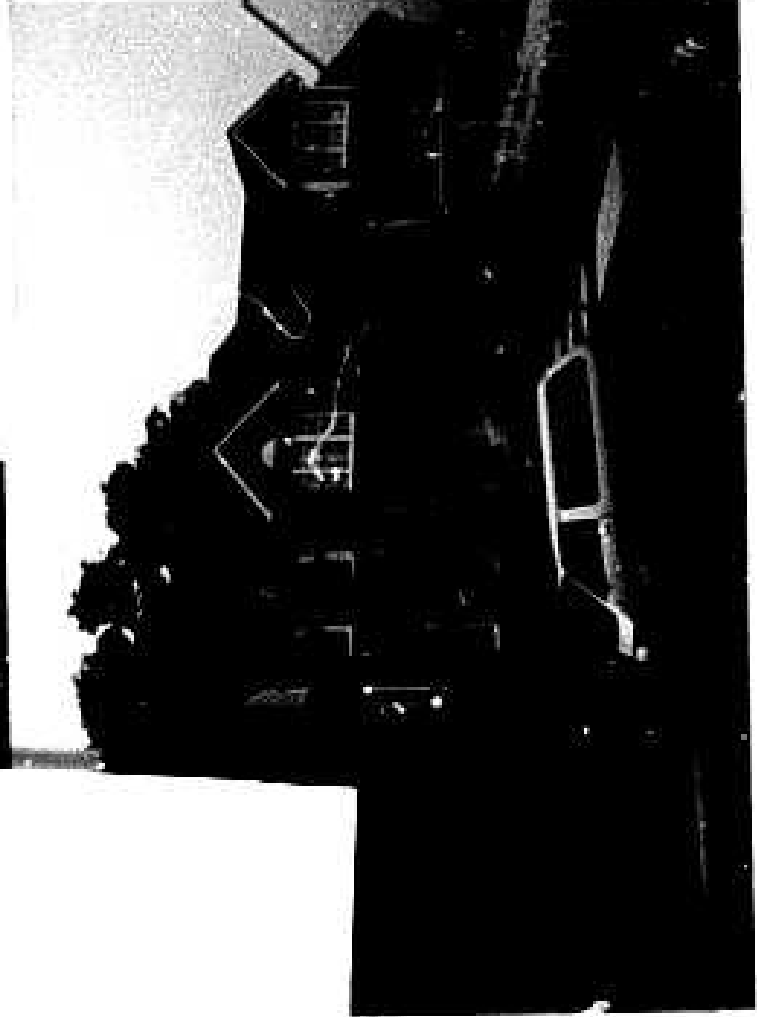
PROTESTANT'S EXHIBIT 3



The Talbot



PETITIONER'S EXHIBIT 3



A. Front.



B. End.

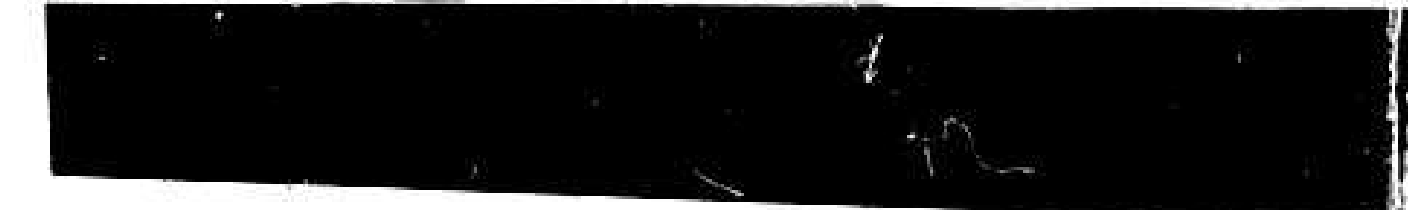
The Talbot



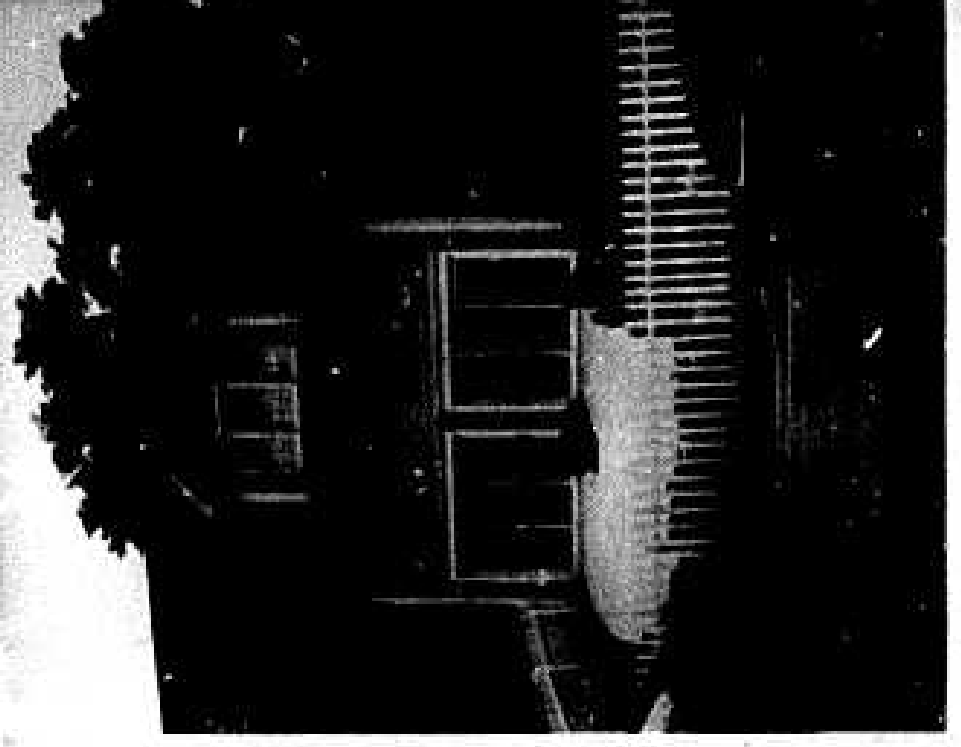
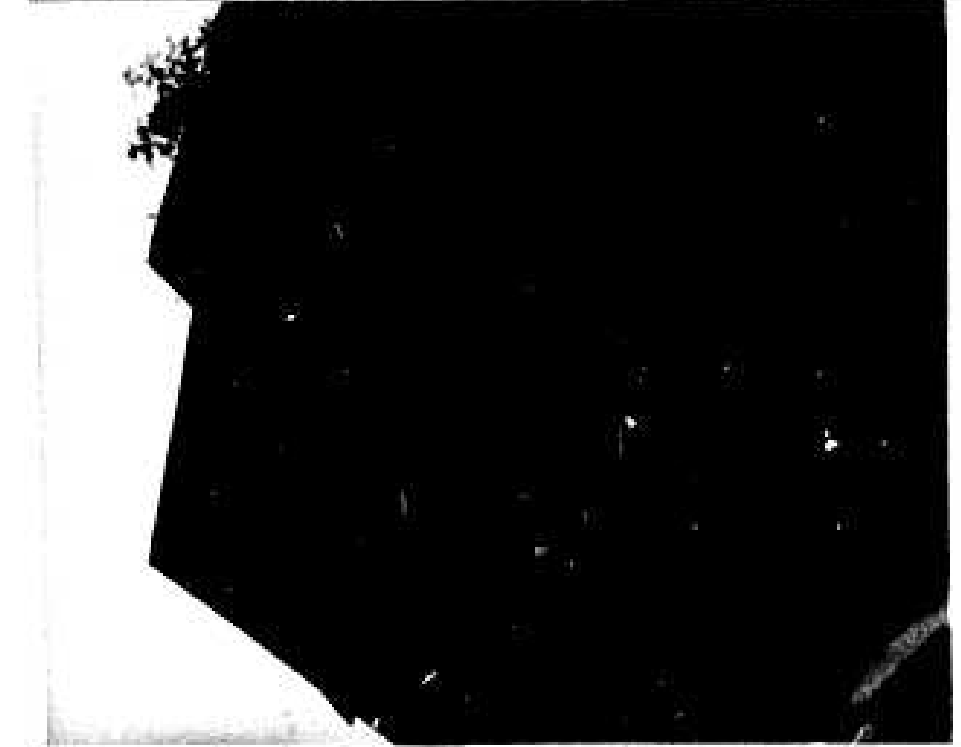
C. Rear with Deck.



D. Rear with Deck.



E. End of Talbot



F. Full front garage

PETITIONER'S EXHIBIT 5



G. Looking NW on Cornwall Bridge toward Providence in front of site(s).



H. Looking SE in front of site(s).

PETITIONER'S EXHIBIT 5

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
17th day of May, 1989

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Faust Homes, Inc. Received by: James E. Dyer
Petitioner's Attorney: Newton A. Williams Chairman, Zoning Plans Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

June 6, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 253, 313, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, and 486.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSP/lw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1989

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chartered
Suite 1105, Hampton Plaza
300 E. Joppa Road
Towson, MD 21204

RE: Item No. 477, Case No. 90-20-A
Petitioner: Faust Homes, Inc. et al
Petition for Zoning Variance

Dear Mr. Williams:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Thomas J. Faust
Faust Homes, Inc.
1615 York Road, Suite 300
Luthersville, MD 21093

RECEIVED
JUL 28 1989

BALTIMORE COUNTY, MARYLAND ZONING OFFICE
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner DATE: July 25, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Faust Homes, Inc., Item 477
Zoning Petition No. 90-20-A

The petitioner requests a variance to permit a rear yard set back of 23 feet in lieu of the permitted 30 or 35 feet. In reference to this request, staff offers the following comments:

- The subject site is in the subdivision known as "Goucher Woods," which obtained CRG approval on November 16, 1987 (File No. IX-508).
- This office has some concerns regarding the requested variance. The lot configurations should have been designed to reflect the proposed house type. It appears that the lack of planning has resulted in the developer creating his own hardship.
- The adjacent residents in Cromwell Heights are concerned that the subject request may set a precedent for variances on other lots.

PK/sf

Baltimore County
Fire Department
Towson, Maryland 21204-2588
494-4500

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Faust Homes, Inc.

Location: SS Cromwell Bridge Road, 287' NELY from edge of Beaver Bank Circle

Item No.: 477 Zoning Agenda: May 16, 1989

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: *Pat Keller* 5-11-89 Noted and Approved: *Capt Tom Bradley*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 1, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 16, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 466, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, and 486.

For Item 253 the previous County Review Group Comments still apply.

For Item 313 contact the State Highway Administration for right-of-way requirements for Reisterstown Road.

For Item 467 contact the State Highway Administration for the necessary improvements for Reisterstown Road.

For Item 472 the previous County Review Group Comments for Festival at Woodholme still apply.

For Item 473 the building being in a revertible slope easement must be addressed prior to approval.

For Item 477 the previous County Review Group Comments still apply.

For Item 479 the previous County Review Group Comments still apply.

For Item 483 contact the State Highway Administration for right-of-way requirements on Park Heights Avenue.

For Item 484 the previous County Review Group Comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

90-20-A

NAME	ADDRESS
HERTHA KROTKOFF	803 BEAVERBANK CIRCLE
RUTH C. WYLIE	TOWSON 21204
CARL P. TRESSALT	804 BEAVERBANK CIRCLE 21204
JOHN SCHWANKY	800 BEAVERBANK CIRCLE 21204
Janet DeSoto	723 Beaverbank Circle 21204
Wm. B. Eagle	801 PROVIDENCE RD 21204
John W. Kaufman	804 Cromwell Bridge Rd 21204
Oliver Mathews Covert	222 Range Ct 21204
Wayne Buschman	808 Beaverbank Circle 21204
Lucy Fleming	905 Beaverbank Circle 21204
Janet DeSoto	748 Beaverbank Circle 21204
Marshall Feste	750 Beaverbank Circle 21204
George E. Edlund	734 Beaverbank Circle 21204
Charles S. Rusten	709 BEAVERBANK Cir. 21204
DONATO R. TOLESKA	911 BEAVERBANK CIR 21204-3314
Theresa Browning	910 Cromwell Blvd 21204
Palmina Butler	917 Beaverbank Cir 21204
Paul F. Fitzgerald	805 Providence Rd 21204
Hana Sirageldin	806 Beaverbank Cir

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
TEL: (301) 296-2765

J. CARL PLUMHOFF
1940-1988
JAMES D. NOLAN
1918-1988
ROBERT W. WILLIAMS
1918-1988
STEPHEN W. SCHWANKY
DOUGLAS S. BURGESS
ROBERT E. SPINALE, JR.
THOMAS J. ALDERMAN
KURT A. KOSTER

9026 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
301-921-2211 7856
WRITER'S DIRECT DIAL 873

December 27, 1989

The Honorable William T. Hackett, Chairman
County Board of Appeals of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Dismissal of Case
Case No: 90-20-A
Faust Homes, Inc.
Southside of Cromwell Bridge Road
Scheduled for Wednesday, June 6 1990
at 10:00 a.m.

We have just recently received the Board's Notice of December 11, 1989, setting this case for June 6, 1990 at 10:00 a.m.

We are informed by our clients at Faust Homes, Inc., that they are dropping their variance request, and that the lot will be used according to the Zoning Regulations for a single family home without the need for a variance.

Accordingly, please accept this letter as an Order of Dismissal, and please do not reserve June 6, 1990, for this dismissed appeal.

Thanking you and your staff for your attention to this matter, I am with best regards of the Holiday Season.

Sincerely,
Newton A. Williams
Newton A. Williams

cc: R. Bruce Alderman, Esquire
Mark C. Robel, Esquire
Vitti-Robel & Associates
People's Counsel for Baltimore County

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

January 4, 1990

Newton A. Williams, Esquire
Nolan, Plumhoff & Williams, Chtd.
Suite 700, Court Towers
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Case No. 90-20-A
Faust Homes, Inc.

Dear Mr. Williams:
Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals in the subject case.

Sincerely,
Linda Lee M. Kusznau
Linda Lee M. Kusznau
Legal Secretary

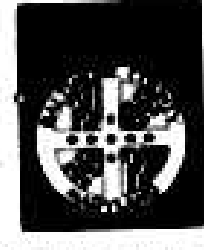
Enclosure

cc: Faust Homes, Inc.
R. Bruce Alderman, Esquire
Mark C. Robel
Hertha Krotkoff
Ruth C. Wylie
Carl P. Tressalt
John Schwanky
Janet DeSoto
William B. Fogle
Helen W. Kaufman
Oliver Westbrooke Quinn
Margaret Buschman
Lucy Fleming
Louis F. Spriggs
Marshall Feste
George E. Edlund
Charles S. Rhoten
Donato R. Tolesca
Theresa Browning
Palmina Butler
Paul F. Fitzgerald
Hana Sirageldin
People's Counsel for Baltimore County

P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nasterowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

November 16, 1989



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Townson, Maryland 21204

RE: Petition for Zoning Variance
5/5 Cromwell Bridge Road, 287' from edge of Beaver Bank Circle
(803 Cromwell Bridge Rd.)
9th Election District, 4th Councilmanic District
FAUST HOMES, INC. - Petitioner
Case No. 90-20-A

Dear Board:

Please be advised that an appeal of the above-referenced case was filed in this office on October 23, 1989 by Newton A. Williams, Attorney on behalf of Petitioner. All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines

J. ROBERT HAINES
Zoning Commissioner

JRH:cer

Enclosures

cc: Thomas J. Faust, Faust Homes, Inc.
1615 York Road, Suite 300, Lutherville, MD 21093

Newton A. Williams, Nolan, Plumhoff & Williams
Suite 700, 210 West Pennsylvania Ave., Towson, MD 21204

R. Bruce Alderman, Esquire - Vice President, Faust Homes, Inc.
1615 York Road, Suite 300, Lutherville, MD 21093

RECEIVED
OCT 20 11:14 AM '89

RE: PETITION FOR VARIANCE : BEFORE THE COUNTY BOARD OF APPEALS
5/5 Cromwell Bridge Rd., 287' : OF BALTIMORE COUNTY
from Edge of Beaver Bank :
Circle (803 Cromwell Bridge Rd.) :
9th Election District :
4th Councilmanic District :
FAUST HOMES, INC., Petitioner : Case No. 90-20-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
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Townson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 30th day of October, 1989, a copy of the foregoing Entry of Appearance was mailed to Newton A. Williams, Esquire, Nolan, Plumhoff & Williams, Chartered, Suite 700, Court Towers, 210 West Pennsylvania Ave., Towson, MD 21204-5340, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

69 OCT 29 PM 9:11

RECEIVED
BALTIMORE COUNTY BOARD OF APPEALS

NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. REINER
WILLIAM R. ENGLEHART, JR.
STEPHEN J. NOLAN
ROBERT E. CAMILL, SR.
ROBERT L. HANLEY, JR.
ROBERT S. GUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAMILL, JR.
LOUIS G. CLOSE, III
E. BRUCE JONES
THOMAS A. ALDERMAN
KERA L. KOSTUN
ALSO ADMITTED IN D.C.
ALSO ADMITTED IN NEW JERSEY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(301) 823-7800
TELEFAX: (301) 296-2765

J. EARLE PLUMHOFF
1940-1988
JAMES D. NOLAN
RET. 1980
OF COUNSEL
RALPH E. DEITZ
9028 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2121
WRITER'S DIRECT DIAL 023

October 20, 1989

Honorable J. Robert Haines
Zoning Commissioner
1st Floor, County Office Building
111 West Chesapeake Avenue
Townson, Maryland 21204

Re: Petition for Zoning Variance
Case No. 90-20-A
Faust Homes, Inc. - Goucher Woods

Dear Commissioner Haines:

Please note an appeal to the County Board of Appeals from your Findings of Fact and Conclusions of Law and Order thereon dated October 5, 1989 and each and every part thereof in the above-entitled matter.

Of course, we are appealing your denial of the two requested variances.

Finally, please find enclosed with this letter our check in the amount of Two Hundred Dollars (\$200.00), representing the appeal fee for a single individual lot variance. If this is not the correct amount, please notify us immediately, and a corrected check will be brought over.

Thanking you and your staff for your kind attention to this appeal, I am,

Respectfully,

Newton A. Williams

Newton A. Williams

NAN:med

c.c.s. Honorable William T. Hackett
Chairman, Baltimore County Board of Appeals
People's Counsel for Baltimore County
R. Bruce Alderman, Esquire
Vice President, Faust Homes, Inc.

RECEIVED
OCT 28 1989
ZONING OFFICE

NEWTON A. WILLIAMS
WILLIAM M. HESSON, JR.
THOMAS J. REINER
WILLIAM R. ENGLEHART, JR.
STEPHEN J. NOLAN
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OF COUNSEL
RALPH E. DEITZ
9028 LIBERTY ROAD
RANDALLSTOWN, MARYLAND 21133
(301) 922-2121
WRITER'S DIRECT DIAL 023

October 20, 1989

Honorable J. Robert Haines
Zoning Commissioner
1st Floor, County Office Building
111 West Chesapeake Avenue
Townson, Maryland 21204

Re: Petition for Zoning Variance
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Faust Homes, Inc. - Goucher Woods

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Thanking you and your staff for your kind attention to this appeal, I am,

Respectfully,

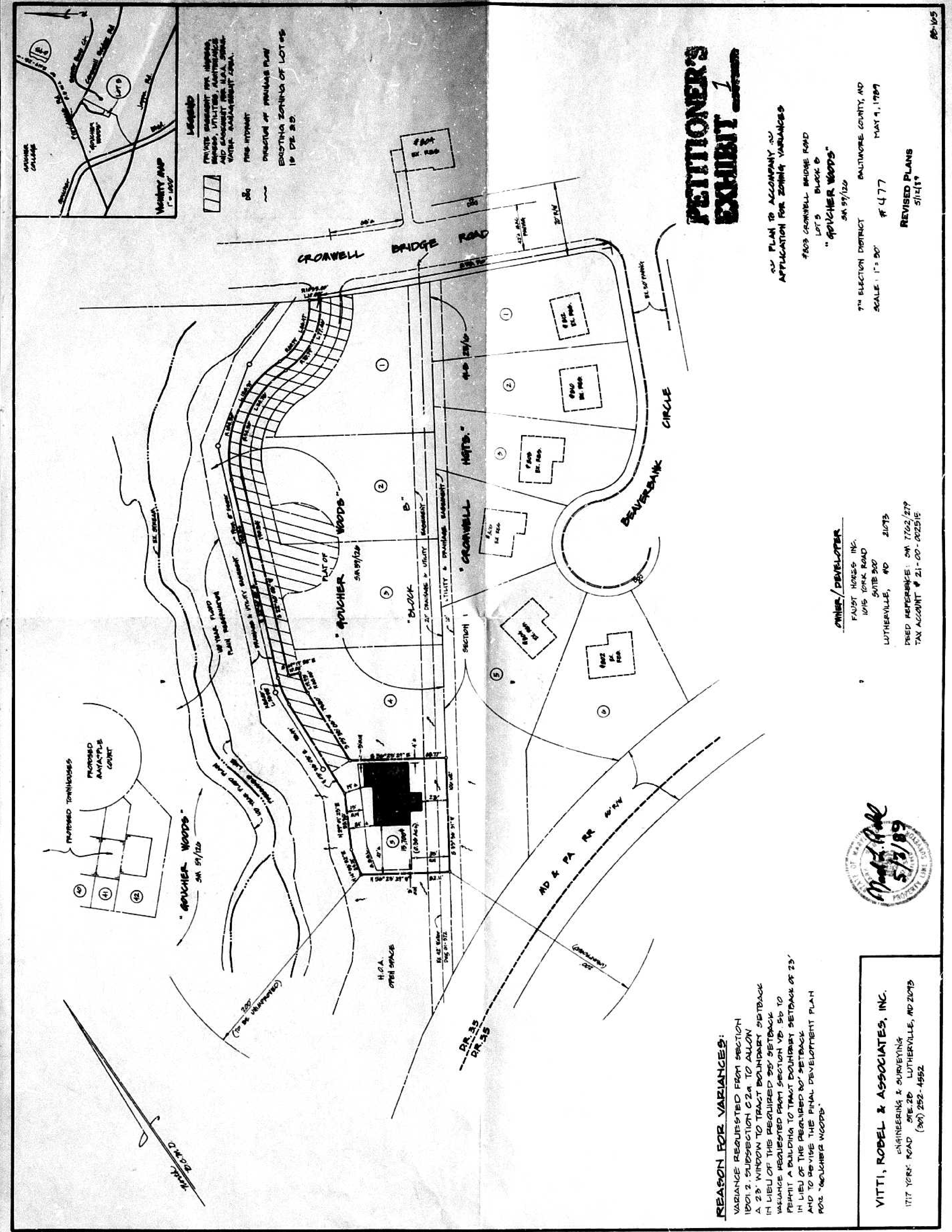
Newton A. Williams

Newton A. Williams

NAN:med

c.c.s. Honorable William T. Hackett
Chairman, Baltimore County Board of Appeals
People's Counsel for Baltimore County
R. Bruce Alderman, Esquire
Vice President, Faust Homes, Inc.

RECEIVED
OCT 24 11:11:53



PETITIONER'S
EXHIBIT 1

AS PLAN TO ACCOMPANY AND
APPLICATION FOR ZONING VARIANCES

#803 CROMWELL BRIDGE ROAD
LOT 5 BLOCK 6
"GOUCHER WOODS"
SM 97/120

7th ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE: 1" = 30'
477 MAY 7, 1989

REVISED PLANS
5/1/87

OWNER/DEVELOPER
FAUST HOMES, INC.
1615 YORK ROAD
SUITE 300
LUTHERVILLE, MD 21093
DEED REFERENCE: SM 1702/277
TAX ACCOUNT # 21-00-002516

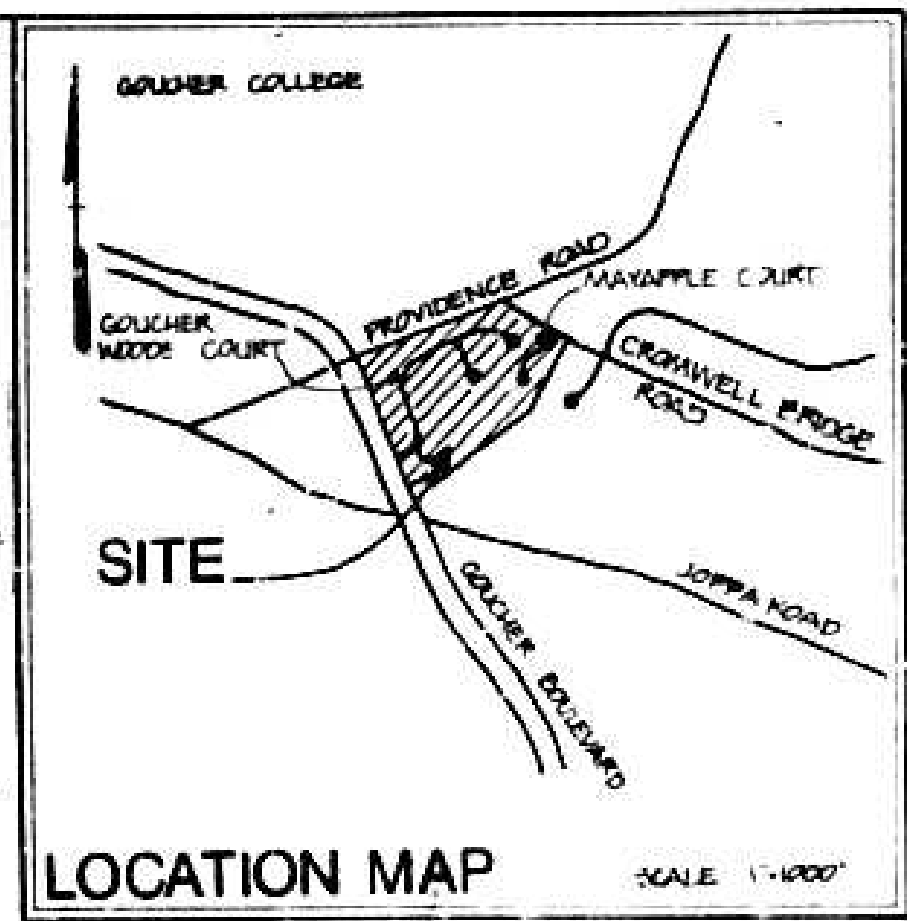


VITTI, ROBEL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
1717 YORK ROAD
LUTHERVILLE, MD 21093
(301) 292-4952

REASON FOR VARIANCES:
VARIANCE REQUESTED FROM SECTION
1801.2, SUBSECTION C2A TO ALLOW
A 28' WINDOW TO TRAIL BOUNDARY SETBACK
IN LIEU OF THE REQUIRED 95' SETBACK
VARIANCE REQUESTED FROM SECTION 1801.2
PERMIT A BUILDING TO TRAIL BOUNDARY SETBACK OF 23'
IN LIEU OF THE REQUIRED 80' SETBACK
AND TO REVISE THE FINAL DEVELOPMENT PLAN
FOR "GOUCHER WOODS"

CAMPUS HILLS SECTION II - A
△ 22/66

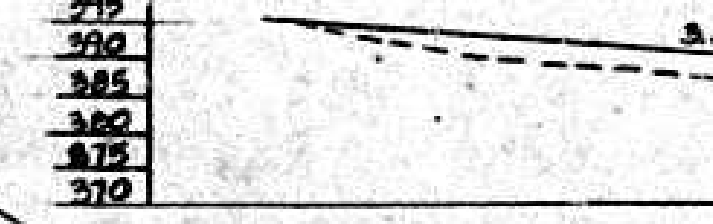
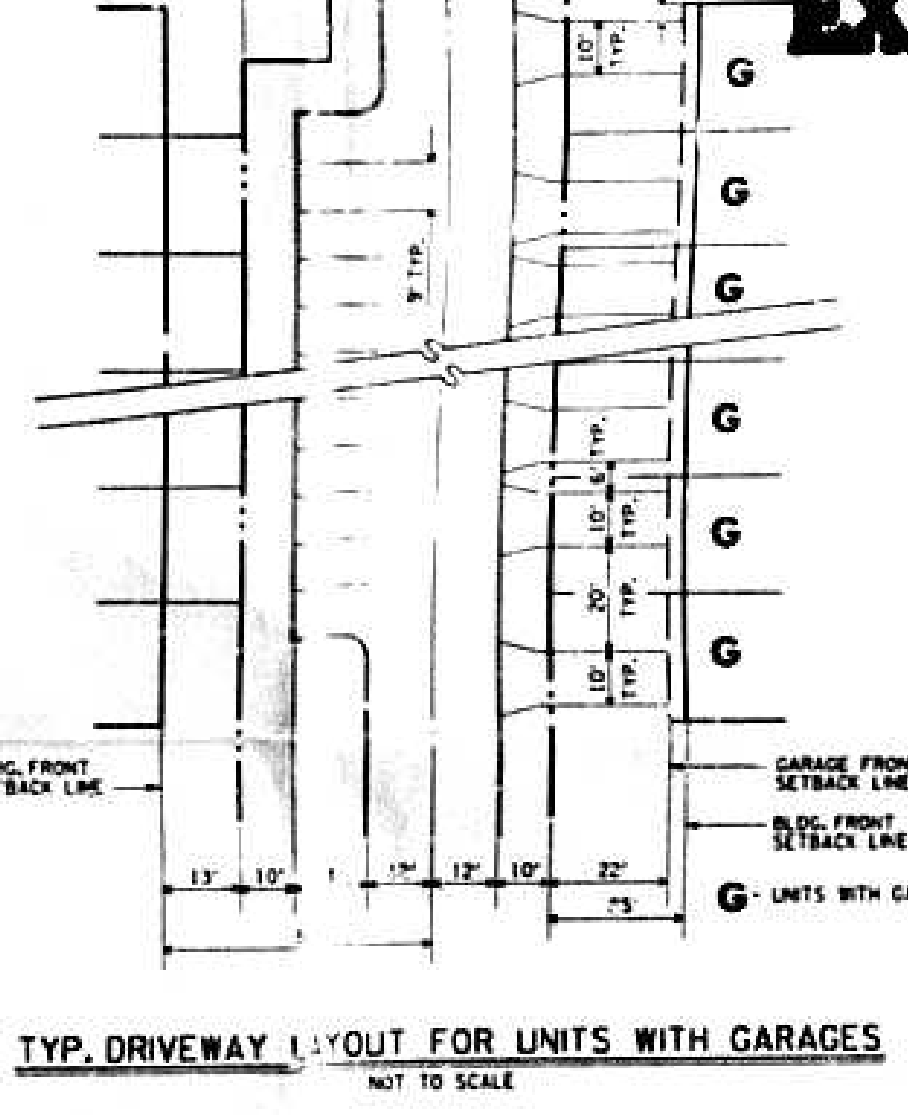
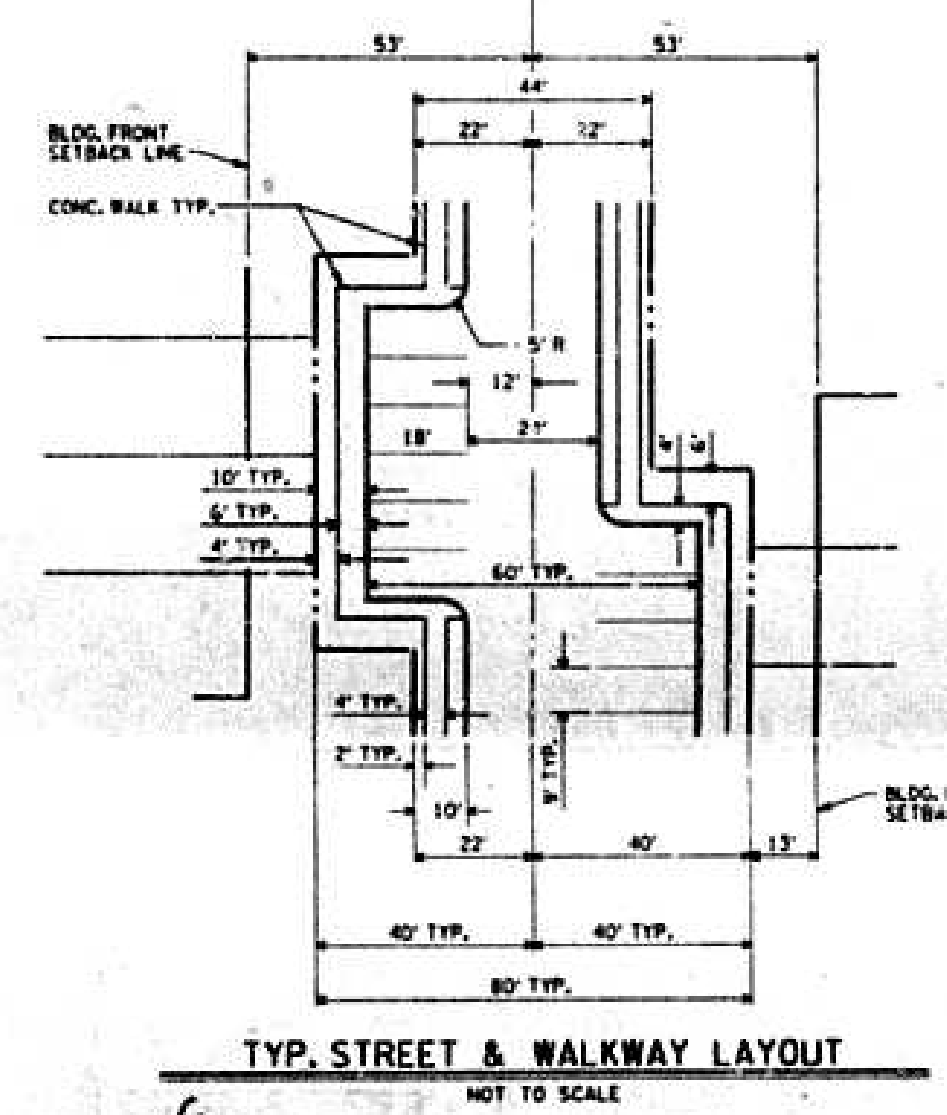
CAMPUS HILLS SECTION II - A
△ 22/66



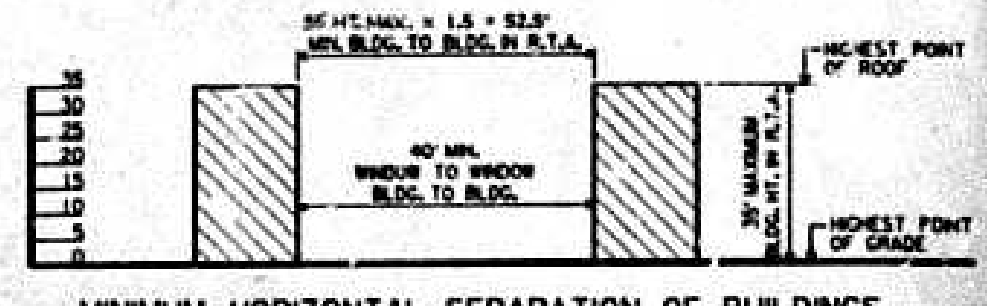
- NOTES:**
- General Notes:
 - 1. All notes and specifications shall be read in conjunction with the plans and specifications.
 - 2. All work shall conform to the latest editions of the Uniform Code of Building Regulations (UCBR) and the Baltimore County Ordinance (BCO) unless otherwise specified.
 - 3. All materials and workmanship shall be in accordance with the specifications.
 - 4. All work shall be completed within the time specified.
 - 5. All work shall be done in accordance with the approved plans.
 - 6. All work shall be done in accordance with the approved specifications.
 - 7. All work shall be done in accordance with the approved details.
 - 8. All work shall be done in accordance with the approved standards.
 - 9. All work shall be done in accordance with the approved practices.
 - 10. All work shall be done in accordance with the approved methods.
 - 11. All work shall be done in accordance with the approved techniques.
 - 12. All work shall be done in accordance with the approved procedures.
 - 13. All work shall be done in accordance with the approved processes.
 - 14. All work shall be done in accordance with the approved systems.
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PETITIONER'S EXHIBIT 2

- KTA BUFFER
- LOCAL BUFFER SPACE
- LIMIT OF EXISTING UNDERGROUND SOILS
- 100 YEAR FLOODPLAIN LINE
- 100 YEAR FLOODPLAIN RESERVATION
- LIGHT POLE
- UNITS WITH GARAGES
- 50' STREAM BUFFER



ABOVE GRADE ELEVATION OF HIGHER POINT	MINIMUM HORIZONTAL DISTANCE TO VERTICAL PROJECTOR OF POINT ON BUILDING NOT MATERIALLY ATTACHED
20' OR LESS	16 FEET
MORE THAN 20' BUT NOT MORE THAN 25'	21 FEET
MORE THAN 25' BUT NOT MORE THAN 30'	30 FEET
MORE THAN 30' BUT NOT MORE THAN 40'	40 FEET
MORE THAN 40' BUT NOT MORE THAN 50'	60 FEET



DAFT McCUNE WALKER INC.
 LAND PLANNING CONSULTANTS
 ARCHITECTS
 ENGINEERS
 SURVEYORS
 200 EAST PENNSYLVANIA AVENUE
 PHILADELPHIA, PA. 19104
 TELEPHONE 215-261-3100

PRINTED
 MAR 29 1988
 DAFT-McCUNE-WALKER, INC.

GOUCHER WOODS 1st AMENDED FINAL DEVELOPMENT PLAN

ELECTION DISTRICT 9

OFFICE OF PLANNING AND ZONING
 APPROVED BY:

DATE: 5/20/88

REVISIONS:

DATE	REVISIONS
7-11-88	REVISED 2, 3 & 24
8-22-88	NOTICE OF RESUBMISSION
11-2-88	ADDED 9 UNDERGROUND SWM FACILITIES - UNIT ABOVEGROUND SWM

1 OF 1

70.0%
20x #2

BLUE CROSS AND BLUE SHIELD OF MARYLAND, INC.
4959/0713

TOWSON TRIANGLE ASSOCIATION
LIMITED PARTNERSHIP
4907/0301

TOWSON ESTATES SECTION I
25/54

CROMWELL HEIGHTS SECTION I
G.L.B. 25/16

CROMWELL VALLEY SECTION SOUTH I
G.L.B. 24/45