

IN RE: PETITION FOR ZONING VARIANCE
N/S Reynolds Road, 750' E
c/l of Bradshaw Road
11122 Reynolds Road
11th Election District
5th Councilmanic District
Ralph W. Norton, Legal Owner
Charles D. Shott, et ux
Contract Purchasers
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3 to allow 39 foot front yard setback in lieu of the required 50 foot in an R.C.5 zone, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Ralph W. Norton, Legal Owner, appeared and testified. Testimony indicated that the subject property, known as 11122 Reynolds Road consists of 1.03 acres +/-, zoned R.C.5 and is currently improved with a single family dwelling.

The Petitioner testified that a mistake had been made when his home was placed on the subject lot creating a 39 foot front yard setback in lieu of the required 50 foot. Mr. Norton testified that the house had been completed prior to him being advised of the setback problem.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R.

would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of April, 1990 that a variance to permit a 39 foot front yard setback in lieu of the required 50 foot in an R.C.5 zone, in accordance with Petitioners' Exhibit 1, is hereby GRANTED.

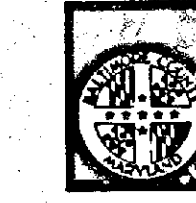
JRH:mmm
cc: Peoples Counsel

J. Robert Haines
Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 897-3553

J. Robert Haines
Zoning Commissioner

April 3, 1990



Dennis F. Hutchinson
County Executive

Mr. Ralph Warren Norton
11122 Reynolds Road
Bradshaw, Maryland 21021

RE: Petition for Zoning Variance
Case No. 90-320-A

Dear Mr. Norton:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mmm

cc: Peoples Counsel
cc: Mr. and Mrs. Charles D. Shott
3403 Esther Place
Baltimore, Maryland 21224

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-320-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 1A04.3 of the Baltimore County Zoning Regulations (1987 Edition) for RC-5. To allow 39' front yard setback in lieu of the required

50' in an R.C.-5 zone.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See Attachment "1" incorporated herein.

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
Legal Owner(s): (Type or Print Name) Signature

Address: (Type or Print Name) Signature

City and State: (Type or Print Name) Signature

Attorney for Petitioner: (Type or Print Name) Signature

Address: (Type or Print Name) Signature

City and State: (Type or Print Name) Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State: (Type or Print Name) Signature

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

Address: (Type or Print Name) Signature

City and State: (Type or Print Name) Signature

Ordered By The Zoning Commissioner of Baltimore County, this 12th day of April, 1990, 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 12th day of April, 1990, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

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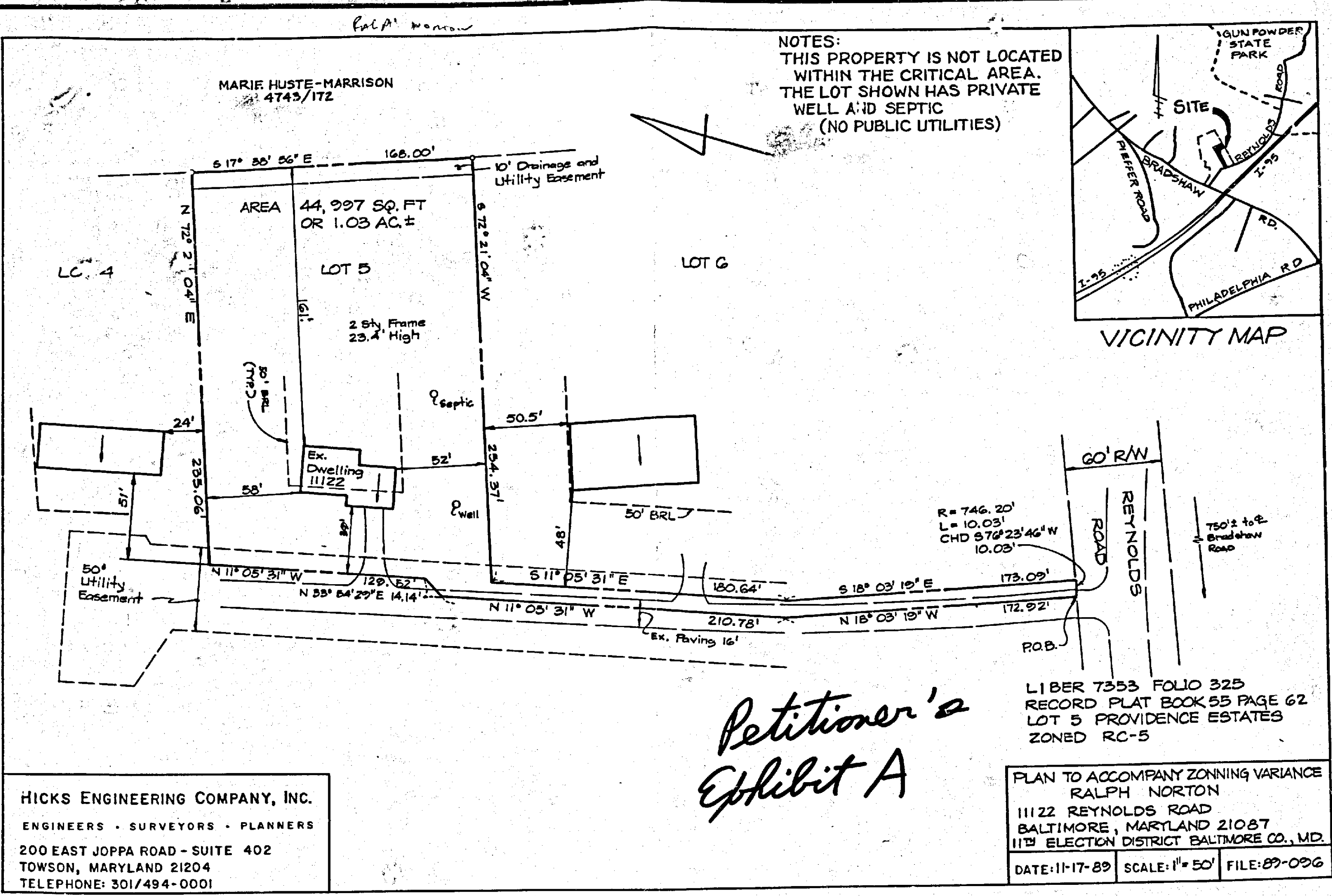
(over)

(over)

90-320 #170

ZONING DESCRIPTION

BEGINNING at a point on the North side of Reynolds Road which is sixty (60) feet wide, at the distance of 750 feet East of the centerline of the nearest improved intersecting street, Bradshaw Road which is a variable width right-of-way. Being Lot 5 in the subdivision of Providence Estates as recorded in Baltimore County Plat Book 55 at Fol. 62, containing 1.03 acres of land more or less. Also known as 11122 Reynolds Road and located in the 11th Election District.



HICKS ENGINEERING COMPANY, INC.
ENGINEERS - SURVEYORS - PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21204
TELEPHONE: 301/494-0001

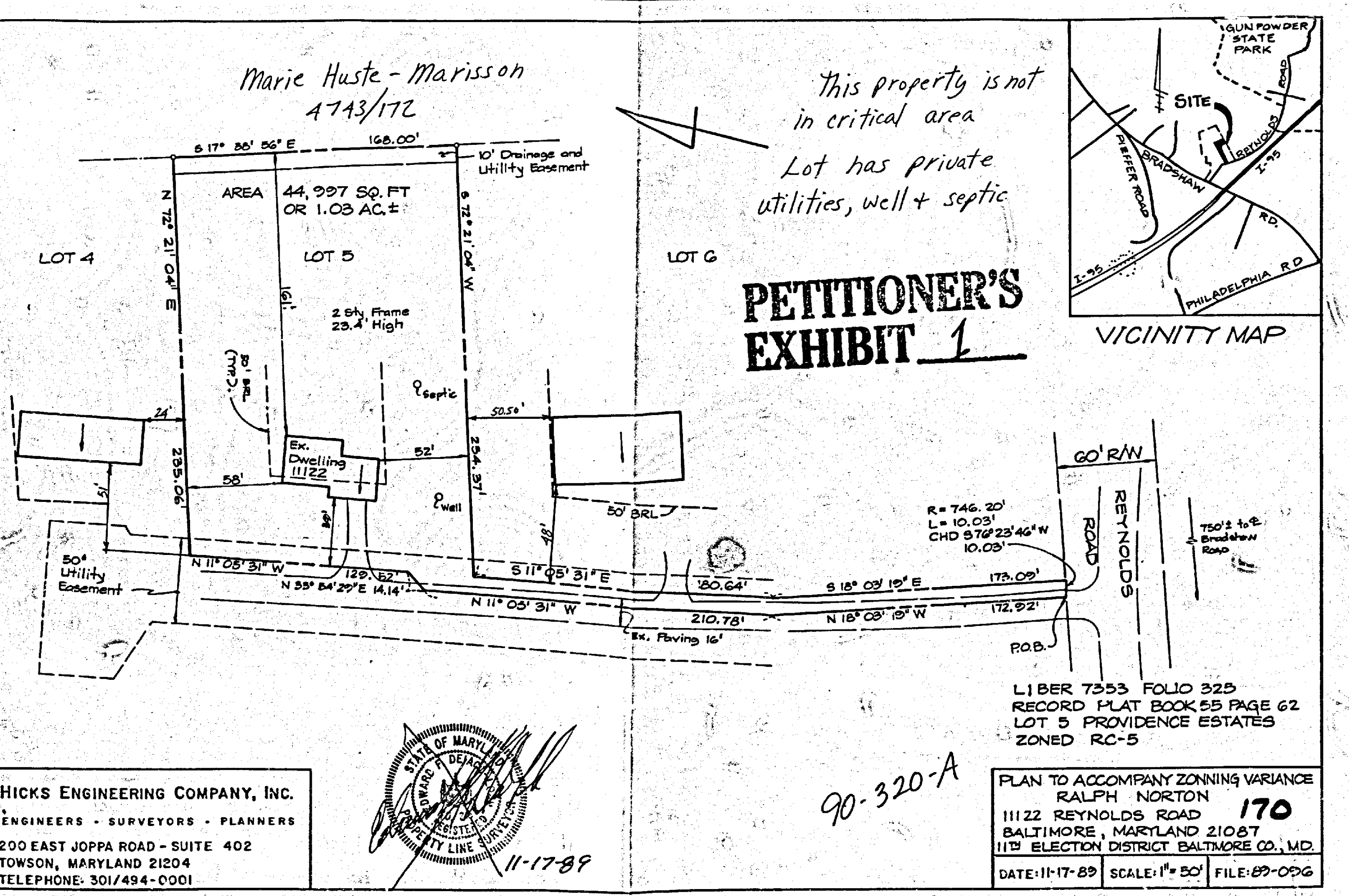
Petitioner's Exhibit A

LIBER 7353 FOLIO 325
RECORD PLAT BOOK 55 PAGE 62
LOT 5 PROVIDENCE ESTATES
ZONED RC-5
PLAN TO ACCOMPANY ZONING VARIANCE
RALPH NORTON
11122 REYNOLDS ROAD
BALTIMORE, MARYLAND 21087
11th ELECTION DISTRICT BALTIMORE CO., MD.
DATE: 11-17-89 SCALE: 1" = 50' FILE: 89-036

Marie Huste-Marissou
4743/172

This property is not in critical area
Lot has private utilities, well + septic

PETITIONER'S EXHIBIT 1



HICKS ENGINEERING COMPANY, INC.
ENGINEERS - SURVEYORS - PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21204
TELEPHONE: 301/494-0001

LIBER 7353 FOLIO 325
RECORD PLAT BOOK 55 PAGE 62
LOT 5 PROVIDENCE ESTATES
ZONED RC-5
PLAN TO ACCOMPANY ZONING VARIANCE
RALPH NORTON
11122 REYNOLDS ROAD
BALTIMORE, MARYLAND 21087
11th ELECTION DISTRICT BALTIMORE CO., MD.
DATE: 11-17-89 SCALE: 1" = 50' FILE: 89-036

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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-320-A
N/S Reynolds Road, 750' E of c/l of Bradshaw Road
11122 Reynolds Road
11th Election District - 5th Councilmanic
Legal Owner(s): Ralph Warren Norton
Contract Purchaser(s): Charles D. Shott, et ux
HEARING: MONDAY, FEBRUARY 12, 1990 at 9:30 a.m.

Variance to allow a 39 front yard setback in lieu of the required 50 feet.

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.

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Ralph Warren Norton
Mr. & Mrs. Shott
File

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 25, 1990
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Jan 25, 1990.

THE JEFFERSONIAN
S. Zake Orban
Publisher

PUBLICATION NEWS

25, 1990

Advertisement of
Shott, in
variance,
138153.

is a weekly newspaper

or 1

January 1990

January 25, 1990

Avenue Inc.
per publisher
Blairwell

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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
P. 11122 Reynolds Road, 750' E of c/l of Bradshaw Road
11th Election District - 5th Councilmanic
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Contract Purchaser(s): Charles D. Shott, et ux
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(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)
J. ROBERT HAINES
Zoning Commissioner of Baltimore County, Maryland

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Post for: Variance
Petitioner: Ralph Warren Norton & Charles D. Shott, et ux
Location of property: N/S Reynolds Rd, 750' E of Bradshaw Rd
Location of signs: 11122 Reynolds Rd
Remarks: 39' front yard setback in lieu of 50' front yard setback
Posted by: [Signature]
Number of signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
No. 1333

Date: 2/12/90

Public Hearing Fees: \$100.00
Posting Signs: \$100.00
Last Name of Owner: NORTON

90-320-A
1975

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Ralph Warren Norton
11122 Reynolds Road
Bridgetown, Maryland 21021

Re: Petition for Zoning Variance
CASE NUMBER: 90-320-A
N/S Reynolds Road, 750' E of c/l of Bradshaw Road
11122 Reynolds Road
11th Election District - 5th Councilmanic
Legal Owner(s): Ralph Warren Norton
Contract Purchaser(s): Charles D. Shott, et ux
HEARING: MONDAY, FEBRUARY 12, 1990 at 9:30 a.m.

Dear Mr. Norton:

Please be advised that \$128.21 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 7:00 P.M. LATER SHALL NOT BE ISSUED. 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.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

cc: Mr. & Mrs. Shott
File

NOTE:
(If "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

Dennis F. Rasmussen
County Executive



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

January 29, 1990

Mr. Ralph W. Norton
11122 Reynolds Road
Bridgetown, MD 21021

RE: Item No. 170, Case No. 90-320-A
Petitioner: Ralph W. Norton
Petition for Zoning Variance

Dear Mr. Norton:

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 WINKANSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES R. DYER
Chairman
Zoning Plans Advisory Committee

JRD:jw

Enclosures

cc: Mr. & Mrs. Charles D. Shott
3403 Esther Place
Baltimore, MD 21224



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 12th day of December, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James R. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Ralph W. Norton
Petitioner's Attorney:

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3354

January 11, 1990

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 175, 176, 179, 180 and 181.

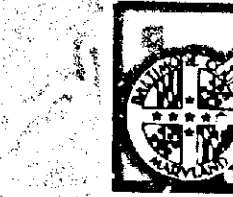
Very truly yours,

Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/Lab

RECEIVED
JAN 26 1990

ZONING OFFICE



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: January 18, 1990

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

SUBJECT: Ralph Warren Norton, Item 170

The Petitioner requests a Variance to allow a 39 ft. front yard setback in lieu of the required 50 ft. in an R.C.-5 zone.

In reference to the Petitioner's request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4500

Paul H. Reincke
Chief

DECEMBER 8, 1989

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

RE: Property Owner:

RALPH WARREN NORTON

Location:

411122 REYNOLDS ROAD

Item No.: 170

Zoning Agenda: DECEMBER 12, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

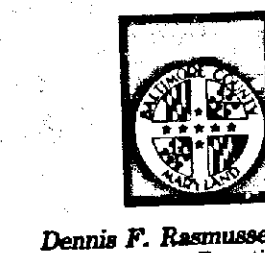
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: [Signature] 1/18/90
Planning Group
Special Inspection Division

Noted and Approved

[Signature]
Fire Prevention Bureau

JK/KER



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for December 12, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 175, 176, 179 and 180.

For Items 181 the CRG comments remain valid.

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

RWB:s

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 21, 1990

Mr. Ralph Warren Norton
11122 Reynolds Road
Bridgetown, Maryland 21021

RE: Petition for Zoning Variance
Case No. 90-320A

Dear Mr. Norton:

Upon review of the above captioned matter, it has come to my attention that there are significant inconsistencies between the Petitioner's Exhibit No. 1 (Plan accompanying the zoning variance) and Petitioner's Exhibit No. 2 (Plan of Subdivision of Providence Estates). Before I can consider your request for a zoning variance, it is necessary that you submit to my office a new survey for lot No. 5. If this new survey is not consistent with the Final Development Plan, then you must also submit a corrected Final Development Plan. Also, you must file a Petition for Special Hearing to amend the original Final Development Plan before I can consider a request for a zoning variance.

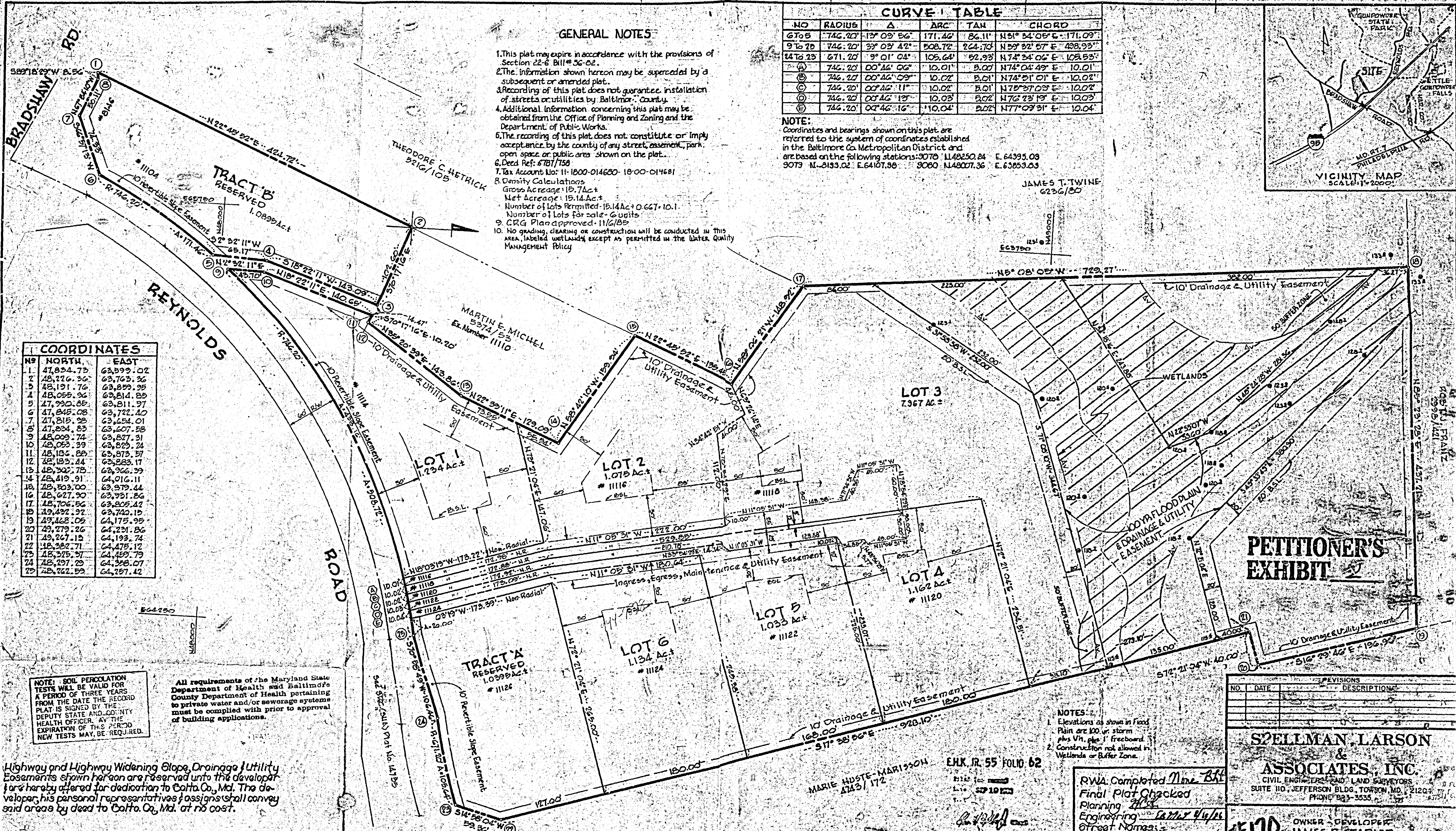
If you have any questions, please contact my assistant, Joseph Herrey at 887-3313.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:mmm

cc: Mr. & Mrs. Charles D. Shott
3403 Esther Place
Baltimore, Maryland 21224



GENERAL NOTES

- 1. This plat may expire in accordance with the provisions of Section 22-6, Bill # 56-02.
- 2. The information shown hereon may be superseded by a subsequent or amended plat.
- 3. Recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
- 4. Additional information concerning this plat may be obtained from the Office of Planning and Zoning and the Department of Public Works.
- 5. The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park, open space or public area shown on the plat.
- 6. Deed Ref: 6781/758
- 7. Tax Account No: 11-1800-014600-18-00-014681
- 8. Density Calculations:
Gross Acreage: 15.74 Ac.
Net Acreage: 15.14 Ac.
Number of Lots Permitted: 15.14 Ac. / 0.667 = 10.1
Number of Lots for sale: 6 units
- 9. CRG Plan approved: 11/6/85
- 10. No grading, clearing or construction will be conducted in this area, labeled wetlands, except as permitted in the Water Quality Management Policy

CURVE TABLE					
NO	RADIUS	Δ	ARC	TAN	CHORD
6705	746.20	12° 09' 56"	171.46	86.11	N51° 34' 05" E - 171.09
9705	746.20	32° 02' 42"	508.72	254.70	N59° 32' 57" E - 488.93
14705	671.20	9° 01' 04"	105.64	52.93	N74° 34' 06" E - 105.53
14706	746.20	00° 46' 06"	10.01	5.07	N74° 04' 49" E - 10.01
14707	746.20	00° 46' 09"	10.02	5.01	N74° 31' 01" E - 10.02
14708	746.20	00° 46' 11"	10.02	5.01	N75° 37' 03" E - 10.02
14709	746.20	00° 46' 12"	10.03	5.02	N76° 23' 19" E - 10.03
14710	746.20	00° 46' 16"	10.04	5.02	N77° 09' 31" E - 10.04

NOTE:
Coordinates and bearings shown on this plat are referred to the system of coordinates established in the Baltimore Co. Metropolitan District and are based on the following stations: 3070 N. 1148250.84 E. 64395.09
3079 N. 2133.02 E. 64107.98 3080 N. 148007.36 E. 63853.03

JAMES T. TWINE
6236/80

COORDINATES		
NO	NORTH	EAST
1	47,834.73	63,899.02
2	48,176.36	63,763.36
3	48,121.76	63,899.99
4	48,055.96	63,814.89
5	47,990.88	63,811.97
6	47,845.08	63,722.40
7	47,815.28	63,654.01
8	47,834.83	63,607.58
9	48,009.74	63,827.31
10	48,055.39	63,829.24
11	48,136.88	63,873.57
12	48,182.44	63,883.17
13	48,302.78	63,966.39
14	48,419.91	64,016.11
15	48,503.00	63,979.44
16	48,627.90	63,991.86
17	48,706.56	63,825.42
18	48,432.92	63,742.15
19	48,468.05	64,175.95
20	48,279.26	64,221.86
21	48,267.15	64,193.74
22	48,382.71	64,475.12
23	48,325.57	64,459.79
24	48,297.29	64,398.07
25	48,262.59	64,287.42

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DEPUTY STATE AND COUNTY HEALTH OFFICER. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

Highway and Highway Widening Slope, Drainage & Utility Easements shown hereon are reserved unto the developer for use hereafter for dedication to Calto Co., Md. The developer, his personal representatives & assigns shall convey said areas by deed to Calto Co., Md. at no cost.

Approved: DEPT OF PUBLIC WORKS:
[Signature] DATE: *6/10/86*

Approved: CALTO CO. HEALTH DEPARTMENT:
[Signature] DATE: *6/10/86*

Approved: OFFICE OF PLANNING AND ZONING:
[Signature] DATE: *6/10/86*

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 3-103 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Robert E. Spellman 6/10/86
PROFESSIONAL LAND SURVEYOR DATE

OWNERS CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

James F. Stadler 6/5/86
OWNER DATE

NOTE

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

REVISIONS

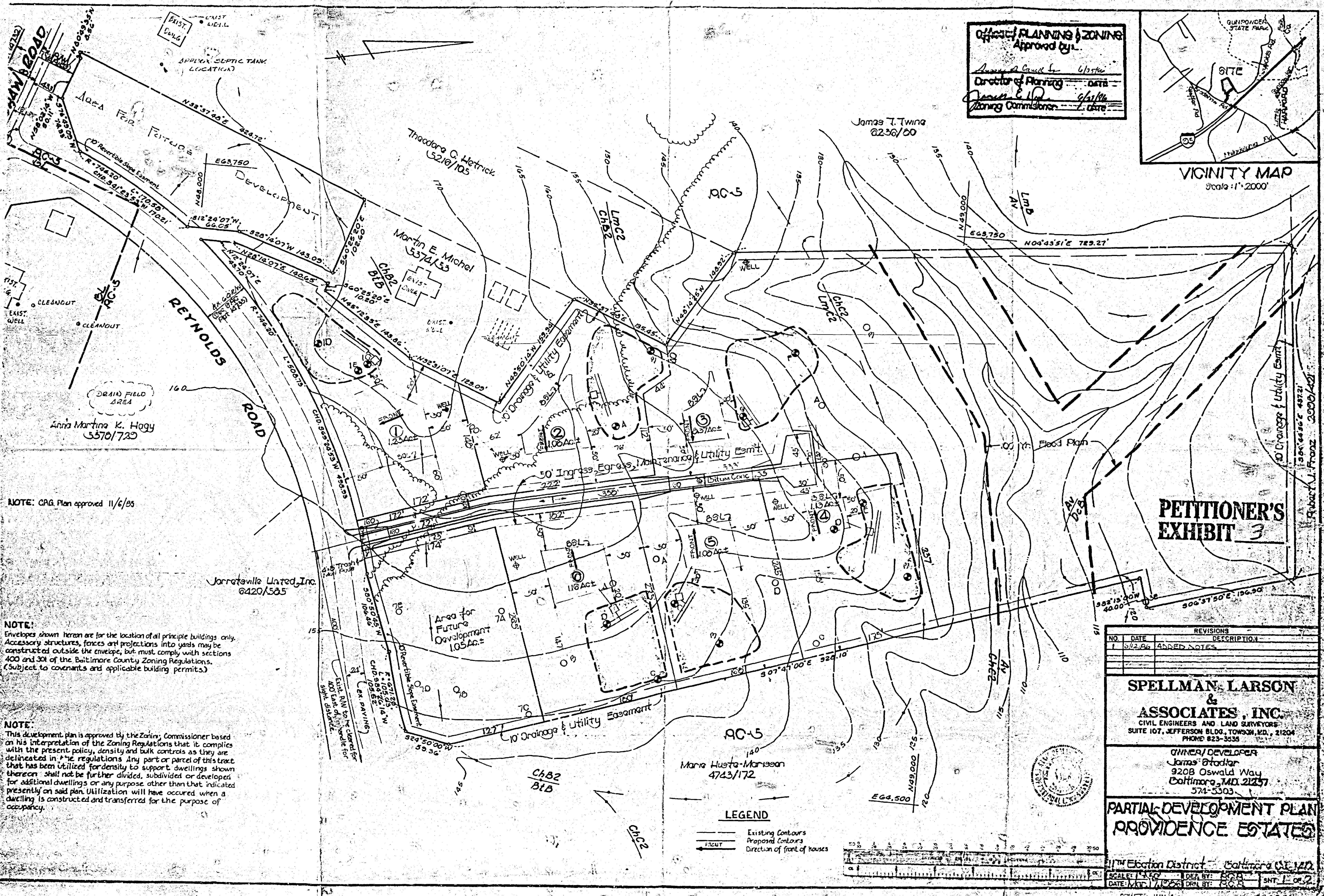
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD. 21204
PHONE: 843-3535

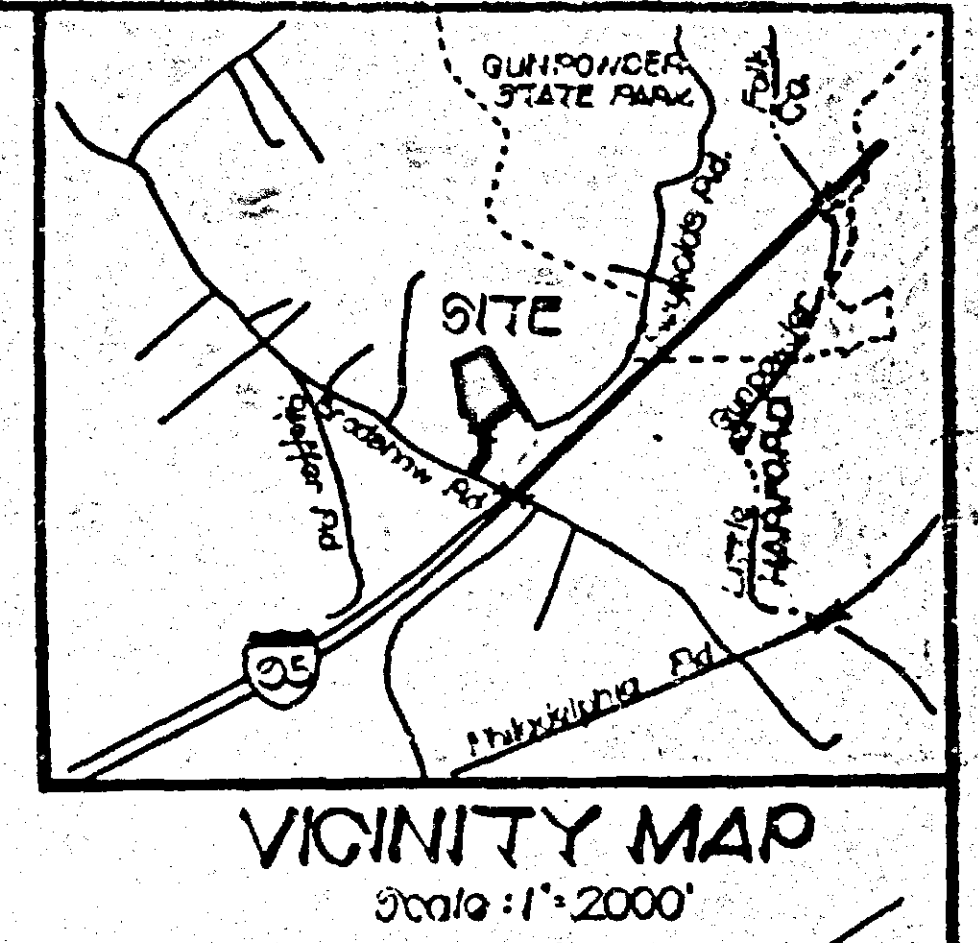
JAMES F. STADLER
OWNER/DEVELOPER
APT. 25-9208 OSWALD WAY
BALTIMORE, MD. 21205

PLAN OF SUBDIVISION
PROVIDENCE ESTATES

11th ELECTION DIST. BALTIMORE CO., MD.
SCALE: 1" = 50' DES: BY: JH
DATE: AUGUST 27, 1986 DPN: BY: JH
SHT. 1 OF 1



Official PLANNING & ZONING
Approved by:
James E. Larson
Director of Planning
James T. Twine
Planning Commission



NOTE: CRG Plan approved 11/6/85

NOTE:
Envelopes shown herein are for the location of all principle buildings only. Accessory structures, fences and projections into yards may be constructed outside the envelope, but must comply with sections 400 and 301 of the Baltimore County Zoning Regulations. (Subject to covenants and applicable building permits.)

NOTE:
This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations that it complies with the present policy, density and bulk controls as they are delineated in the regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a dwelling is constructed and transferred for the purpose of occupancy.

LEGEND

- Existing Contours
- Proposed Contours
- Direction of front of houses

REVISIONS		
NO.	DATE	DESCRIPTION
1	6/12/86	ADDED NOTES

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG., TOWSON, MD., 21204
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OWNER/DEVELOPER
James E. Larson
9208 Oswald Way
Baltimore, MD. 21227
574-5303

**PARTIAL DEVELOPMENT PLAN
PROVIDENCE ESTATES**

11th Election District - Baltimore City, MD.
SCALE: 1" = 100' DES. BY: J.E.L. DATE: MAY 17, 1986 DWN. BY: J.E.L. SHT. 1 OF 2
CONTR. JUN 16 1986

