

Item 267

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **90-425-SPHA**

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 Special Hearing under Section 500.1 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____

As Applicant of the Final Development Plan of Patapsco Woods _____
Sections 3, 4, 5, 6, 7, and 8 _____

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

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
Robert A. Hoffman, Esquire (301) 656-7270
(Type or Print Name) Address Phone No.
Bethesda, Maryland 20814
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Robert A. Hoffman, Esquire
Name
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 301-494-9162

ORDERED By The Zoning Commissioner of Baltimore County, this 27 day of March 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 had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 27 day of April, 1990, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING: _____
REVIEWED BY: DATE: 5/15/90
Item 267 + 268 + a final section

Item 267

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **90-425-SPAA**

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 500.1 attached _____

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

To be determined at hearing.

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

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
John B. Howard, Esquire (301) 656-7270
(Type or Print Name) Address Phone No.
Bethesda, Maryland 20814
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
210 Allegheny Avenue
Address
Towson, Maryland 21204
City and State
Attorney's Telephone No.: 301-494-9162

ORDERED By The Zoning Commissioner of Baltimore County, this 27 day of March 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 had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 27 day of April, 1990, at 9:30 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

(over)

Variance from Section 1801.2.C.1 for Building Separations as follows, all in lieu of the required 30':

Section 1: Lot 47, 14' separation; Lot 48, 14' and 18' separations; Lot 49, 18' separation; Section 2: Lot 81, 20' separation; Lot 82, 20' separations; Lot 83, 20' separations; Lot 84, 20' separations; Lot 85, 20' separations; Lot 86, 20' separations; Lot 87, 16' and 20' separations; Lot 88, 16' and 20' separations; Lot 89, 20' separations; Lot 90, 20' separation; Lot 91, 20' separation; Lot 92, 20' separation; Lot 110, 20' separation; Lot 111, 20' separations; Lot 112, 15' and 20' separations; Lot 113, 15' separation; Lot 114, 20' separation; Lot 115, 20' separation; Lot 116, 20' separation; Lot 117, 20' separation; Section 3: Lot 146, 18' separation; Lot 147, 18' separations; Lot 148, 18' separations; Lot 149, 18' separation; Lot 150, 16' separation; Lot 151, 16' separations; Lot 152, 16' separations; Lot 153, 16' separations; Lot 154, 16' separation; Lot 155, 18' separation; Lot 156, 18' separation; Lot 157, 20' separation; Lot 158, 20' separations; Lot 159, 20' separation; Lot 162, 16' separation; Lot 163, 12' and 16' separations; Lot 164, 12' separations; Lot 165, 12' and 15' separations; Lot 166, 15' separation; Lot 172, 16' separation; Lot 173, 16' separations; Lot 174, 16' separation; Lot 176, 16' separations; Lot 177, 16' separations; Lot 178, 16' and 20' separations; Lot 179, 20' separation.

January 30, 1990

DESCRIPTION TO ACCOMPANY VARIANCE PETITION
PATAPSCO WOODS, PHASE TWO

Beginning for the same at a point on the easterly right-of-way line of Hilton Avenue, a 60 foot ultimate right-of-way, which point is southeasterly 5,050 feet, more or less, from the intersection of Rolling Road and Hilton Avenue; thence, leaving the said point of beginning and running with and binding upon lines of the Record Plats of Patapsco Woods, Sections Five through Eight, recorded among the land Records of Baltimore County, Maryland in Plat Book S.M. 57, folios 100, 101, 102 and 103, the following 57 courses and distances:

1. North 09 42'10" West 128.88 feet to a point;
2. North 33 14'25" East 20.44 feet to a point;
3. North 07 57'01" West 70.37 feet to a point;
4. North 56 45'35" West 21.96 feet to a point;
5. North 09 42'10" West 8.14 feet to a point;
6. North 09 11'10" West 158.63 feet to a point;
7. 362.70 feet by a curve to the right, having a radius of 670.00 feet and a chord of North 06 19' 20" East 358.29 feet to a point;
8. North 21 49'50" East 278.23 feet to a point;
9. South 70 57'35" East 1,003.92 feet to a point;
10. North 77 09'44" East 183.69 feet to a point;
11. South 27 59'33" East 123.36 feet to a point;
12. South 69 45'08" East 364.00 feet to a point;
13. South 85 57'58" East 205.26 feet to a point;
14. North 05 27'41" East 203.00 feet to a point;

Item 267

90-425-SPHA

January 31, 1990

DESCRIPTION TO ACCOMPANY VARIANCE PETITION

PATAPSCO WOODS, PHASE ONE, SECTIONS ONE THROUGH FOUR

Beginning for the same at a point on the easterly right-of-way line of Hilton Avenue, a 60 foot right-of-way, which point is southeasterly 5,050 feet, more or less, from the intersection of Rolling Road and Hilton Avenue; thence, leaving said point of beginning and running with and binding upon lines of the Record Plats of Patapsco Woods, Part of Section One and Sections Two, Three, and Four, with the Resubdivision of Part of Section One intended to be recorded and Sections Two, through Four recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 60 folio 40, Plat Book S.M. 60 folio 41, Plat Book S.M. 60 folio 42, and Plat Book S.M. 57 folio 85, the following 32 courses and distances:

1. North 80 17'50" East 904.79 feet to a point;
2. South 16 22'23" East 128.24 feet to a point;
3. South 38 20'17" East 85.16 feet to a point;
4. South 17 26'51" West 140.15 feet to a point;
5. South 07 45'05" East 8.56 feet to a point;
6. South 32 19'53" East 50.02 feet to a point;
7. South 05 06'28" West 55.75 feet to a point;
8. South 13 13'12" East 84.42 feet to a point;
9. South 16 42'12" East 182.65 feet to a point;
10. South 08 50'02" East 222.13 feet to a point;
11. South 11 25'18" East 228.16 feet to a point;
12. South 47 28'05" East 119.59 feet to a point;
13. South 05 26'18" East 71.66 feet to a point;

14. South 12 21'10" West 149.43 feet to a point;
15. South 30 59'13" East 130.36 feet to a point;
16. South 23 05'45" East 79.08 feet to a point;
17. South 43 33'14" East 65.43 feet to a point;
18. North 87 01'30" East 367.35 feet to a point;
19. North 09 42'10" West 442.46 feet to a point;
20. South 80 17'50" West 695.17 feet to a point;
21. North 09 42'10" West 1,535.05 feet to a point;
22. North 09 11'10" West 353.00 feet to a point;
23. North 21 49'50" East 471.00 feet to a point;
24. North 70 57'35" West 30.04 feet to a point;
25. South 21 49'50" West 278.23 feet to a point;
26. 362.70 feet by a curve to the left, having a radius of 670.00 feet and a chord of South 06 19'20" West 358.29 feet, to a point;
27. South 09 11'10" East 158.63 feet to a point;
28. South 09 42'10" East 8.14 feet to a point;
29. South 56 45'35" East 21.96 feet to a point;
30. South 07 57'01" East 70.37 feet to a point;
31. South 33 14'25" West 20.44 feet to a point;
32. South 09 42'10" East 128.88 feet to the point of beginning.

Containing 32.37 acres of land, more or less.



15. North 26 52'19" East 21.69 feet to a point;
16. South 86 22'41" East 167.50 feet to a point;
17. South 80 22'42" East 33.25 feet to a point;
18. South 10 31'30" East 214.22 feet to a point;
19. South 27 20'30" East 150.00 feet to a point;
20. South 53 59'30" West 83.00 feet to a point;
21. South 00 30'30" East 121.00 feet to a point;
22. South 48 59'30" West 57.00 feet to a point;
23. South 04 52'20" West 131.65 feet to a point;
24. South 12 59'30" West 80.00 feet to a point;
25. South 47 26'30" West 120.00 feet to a point;
26. South 11 30'30" East 111.00 feet to a point;
27. South 10 29'30" West 270.00 feet to a point;
28. South 32 59'30" West 114.00 feet to a point;
29. South 45 29'30" West 102.00 feet to a point;
30. South 56 59'30" West 108.00 feet to a point;
31. South 33 29'30" West 112.00 feet to a point;
32. South 74 50'20" West 45.73 feet to a point;
33. South 03 08'30" West 122.31 feet to a point;
34. South 34 38'40" East 91.00 feet to a point;
35. South 09 38'40" East 152.88 feet to a point;
36. South 50 19'30" West 44.00 feet to a point;
37. South 26 49'30" West 119.00 feet to a point;
38. South 02 11'20" East 105.08 feet to a point;
39. South 29 30'47" East 127.54 feet to a point;
40. South 87 01'30" West 243.84 feet to a point;
41. North 43 33'14" West 65.43 feet to a point;
42. North 23 05'45" West 79.08 feet to a point;
43. North 30 59'13" West 130.36 feet to a point;

44. North 12 21'10" East 149.43 feet to a point;
45. North 09 29'08" East 71.96 feet to a point;
46. North 47 28'05" West 119.59 feet to a point;
47. North 11 23'08" West 308.17 feet to a point;
48. North 08 50'02" West 222.13 feet to a point;
49. North 16 42'00" West 182.65 feet to a point;
50. North 13 13'12" West 84.43 feet to a point;
51. North 05 08'28" East 55.75 feet to a point;
52. North 32 19'53" West 50.02 feet to a point;
53. North 07 45'05" West 8.56 feet to a point;
54. North 17 26'51" East 140.15 feet to a point;
55. North 38 20'17" West 85.16 feet to a point;
56. North 16 10'21" West 128.25 feet to a point;
57. South 80 17'50" West 905.25 feet to the point of beginning.

Containing 54.16 acres of land, more or less.





515,500
W 35,750

A variance is requested for lot 132 for the following items:
1) 1 B01.2.C.2, Distance related to windows, request a 30' separation in lieu of the required 40'.
2) 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.

A variance is requested for Lot 133 for the following items:
1) V.B.S.B., Window to property line, request a 5' separation in lieu of the required 15'.
2) 1 B01.2.C.2, Distance related to windows, request a 30' separation in lieu of the required 40'.
3) 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.

A variance is requested for Lot 134 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
A variance is requested for Lot 135 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.

A variance is requested for lot 146 for the following items:
1) 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.
2) 1 B01.2.C.2, Distance related to windows, request a 35' separation in lieu of the required 40'.

A variance is requested for Lot 149 for the following items:
1) V.B.S.B., Window to property line, request a 5' separation in lieu of the required 15'.
2) 1 B01.2.C.2, Distance related to windows, request a 35' separation in lieu of the required 40'.
3) 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.

A variance is requested for lot 170 for the following items:
1) 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.

A variance is requested for lots 136 & 137 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.

A variance is requested for Lot 138 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' & 10' separation in lieu of the required 30'.

NOTES: 1. Site Zoning - DR-2
2. CRG No. 85314 Approved 2/19/88
Courts A & B 7/3/88
3. Single family homes are proposed for the site.
4. Site Acreage = 8.65 ac. (Lots 121-145)
0.795 ac. (Lots 168-170)
5. V.B.S.B., WINDOW TO PROPERTY LINE as per Section 504 of the BALTIMORE COUNTY ZONING REGULATIONS (CMRD)

PHASE TWO
PATAPSCO WOODS VARIANCE PLAT
SWEETGUM COURT & SCOTCH ELM COURT
SECTION SIX & EIGHT
BALTIMORE, COUNTY, MARYLAND
DATE: 5/10/88
THE PLAT HEREIN IS FROM PLAT OF PATAPSCO WOODS

CONTRACT/PURCHASER
DIVERSIFIED HOMES INC.
JOHN LOCKWOOD - TRUSTEE
8015 DORSEY RUN ROAD SUITE B
JESSUP, MARYLAND 20754
(301) 375-5115

"PATAPSCO WOODS" SECTION FIVE

A variance is requested for lots 123 & 124 for the following items:
1) V.B.S.B., Window to property line, request a 10' separation in lieu of the required 15'.
2) 1 B01.2.C.2, Distance related to windows, request a 35' separation in lieu of the required 40'.
3) 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.

A variance is requested for lots 128 & 129 for the following items:
1) 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.
2) 1 B01.2.C.2, Distance related to windows, request a 35' separation in lieu of the required 40'.

"PATAPSCO WOODS" SECTION SIX

A variance is requested for Lot 145 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.

A variance is requested for Lot 144 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
2) 1 B01.2.C.2, Distance related to windows, request a 35' separation in lieu of the required 40'.

A variance is requested for Lot 143 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
2) V.B.S.B., Window to property line, request a 5' separation in lieu of the required 15'.
3) 1 B01.2.C.2, Distance related to windows, request a 35' separation in lieu of the required 40'.

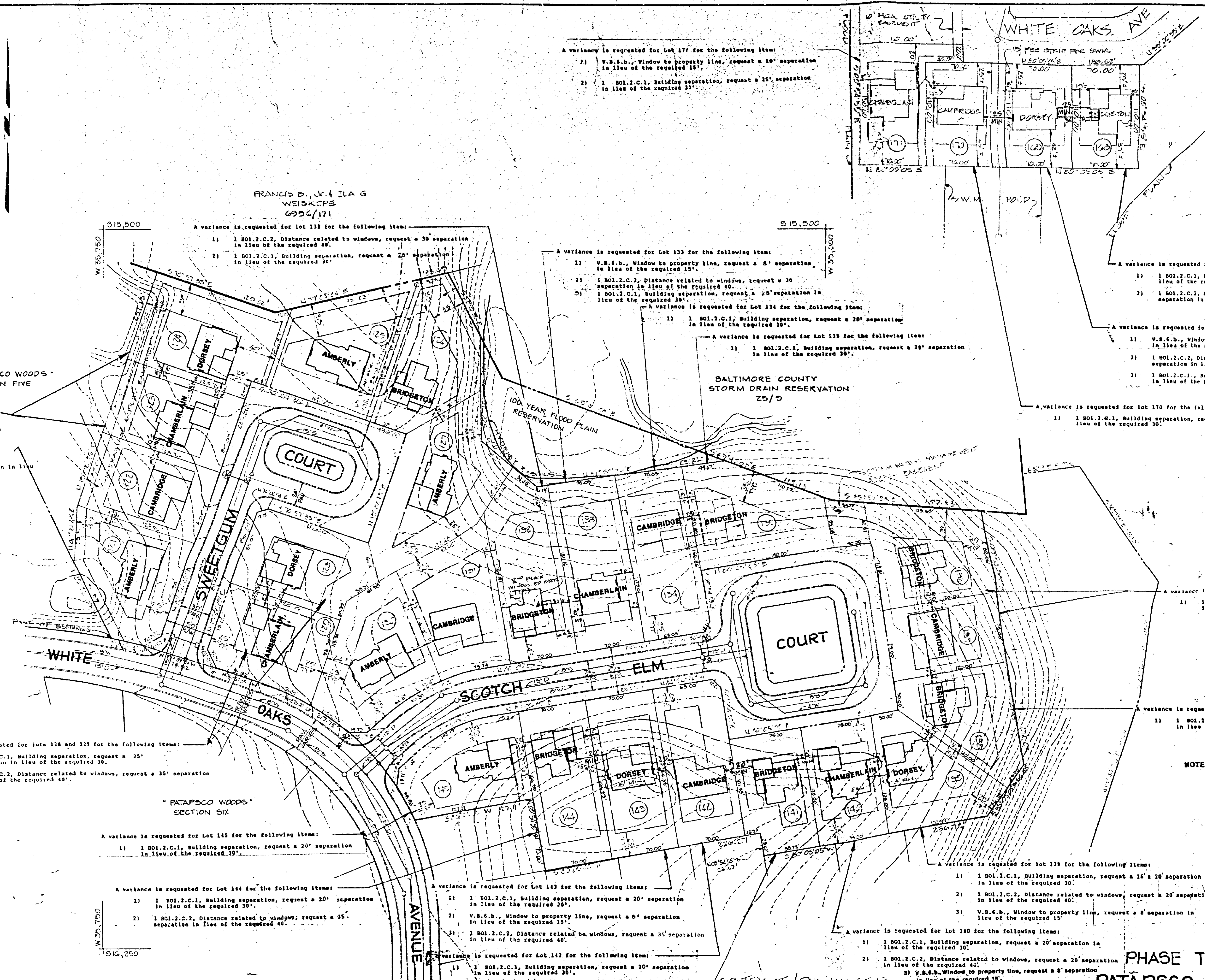
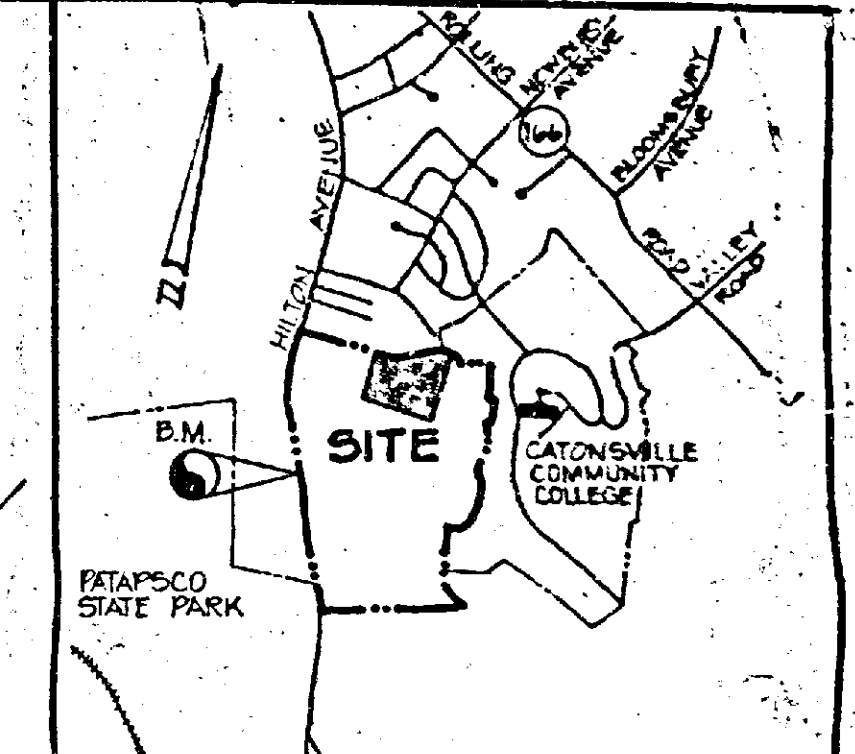
A variance is requested for Lot 142 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.

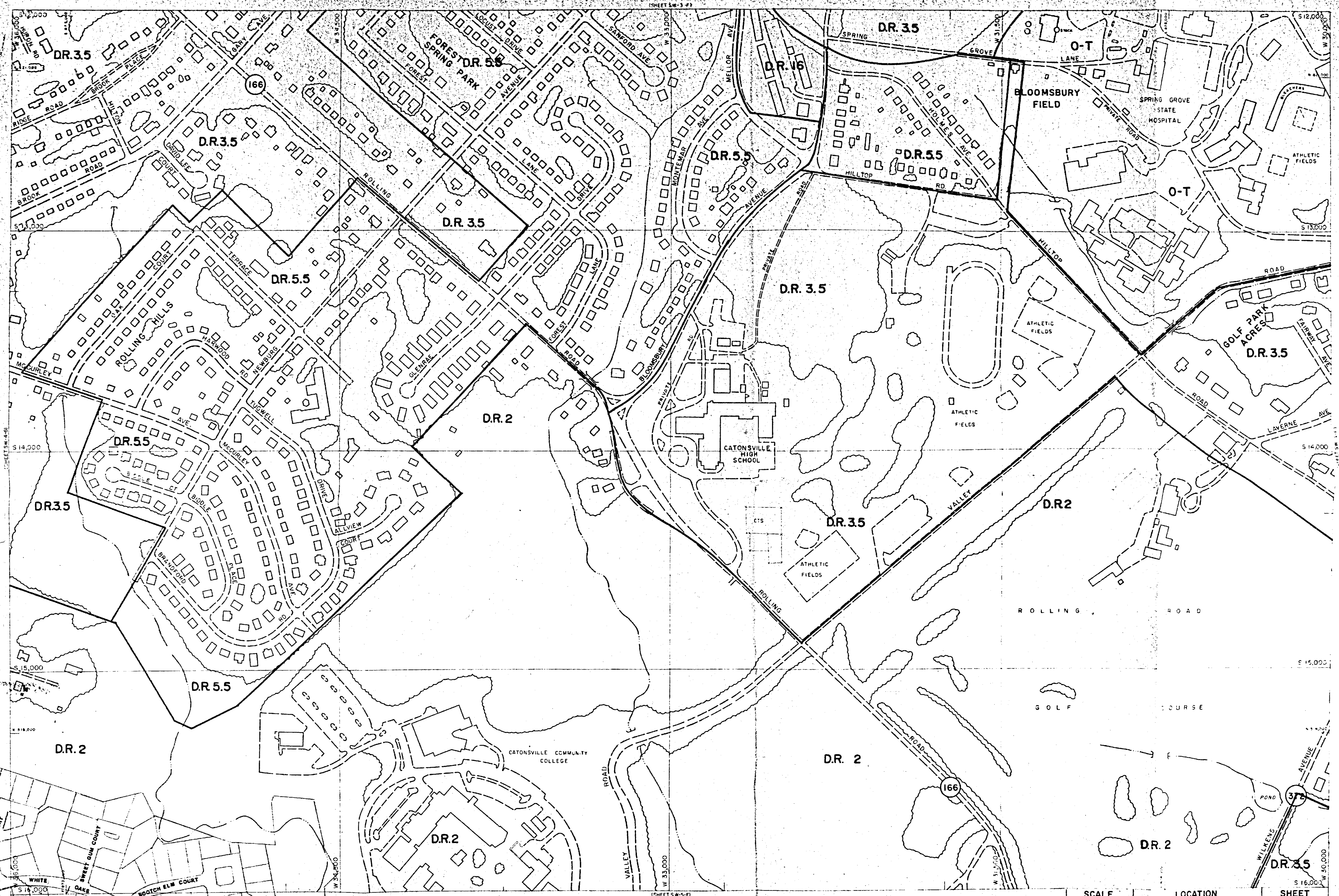
A variance is requested for Lot 141 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.

A variance is requested for lot 139 for the following items:
1) 1 B01.2.C.1, Building separation, request a 15' & 20' separation in lieu of the required 30'.
2) 1 B01.2.C.2, Distance related to windows, request a 20' separation in lieu of the required 40'.
3) V.B.S.B., Window to property line, request a 5' separation in lieu of the required 15'.

A variance is requested for lot 140 for the following items:
1) 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
2) 1 B01.2.C.2, Distance related to windows, request a 20' separation in lieu of the required 40'.
3) V.B.S.B., Window to property line, request a 5' separation in lieu of the required 15'.

LOCATION MAP SCALE: 1"=1000'
B.M. NE X-4041 GALV. SPKLE IN MACADAM,
EAST SIDE OF MILTON AVENUE
W 34,531.56, S 16,785.93, E 1,396.392





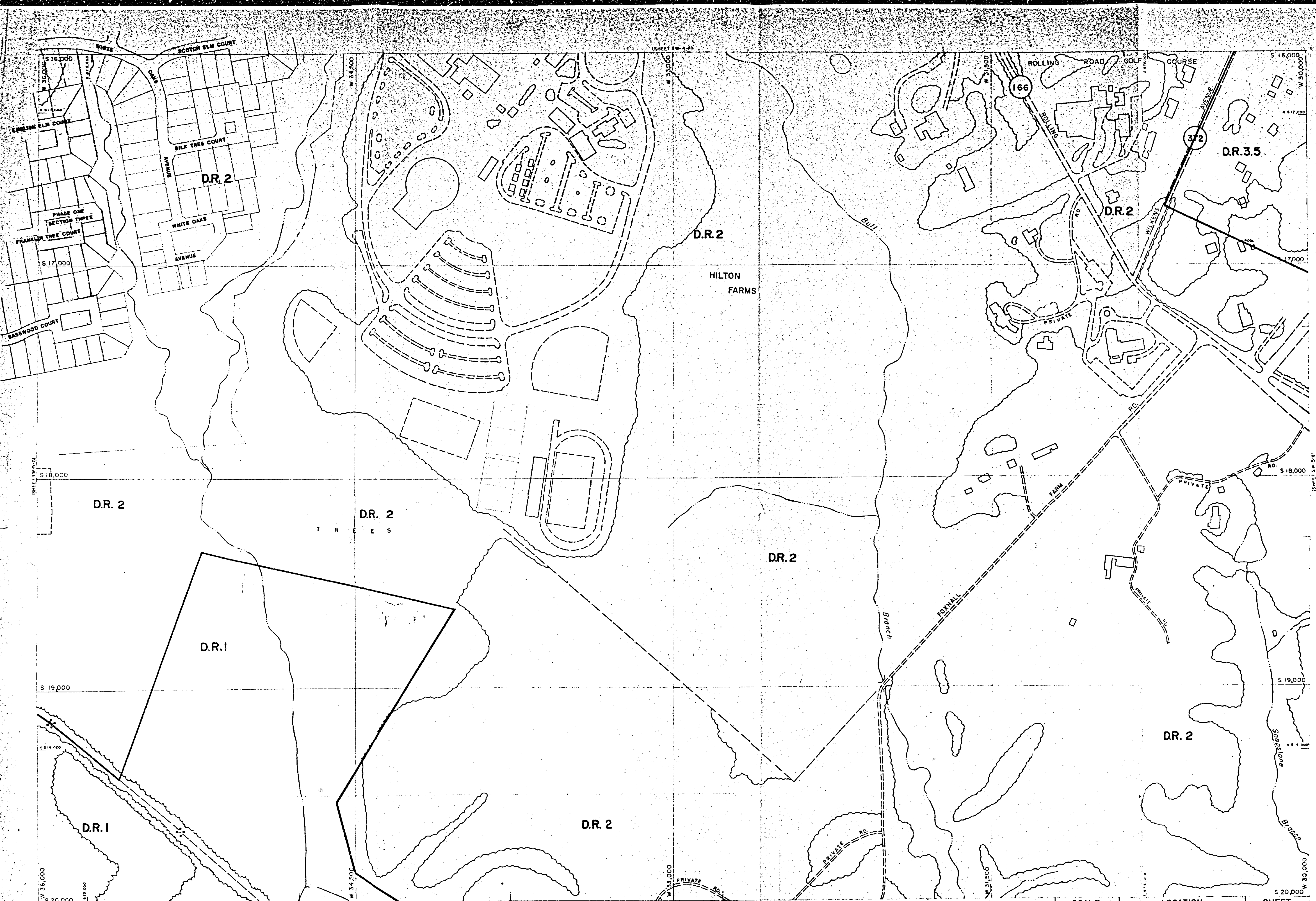
1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCIART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION CATONSVILLE	SHEET SW. 4-F
DATE OF PHOTOGRAPHY JANUARY 1986		

5-SPHA
Item #267



H - SE
D - NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
B.C. Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

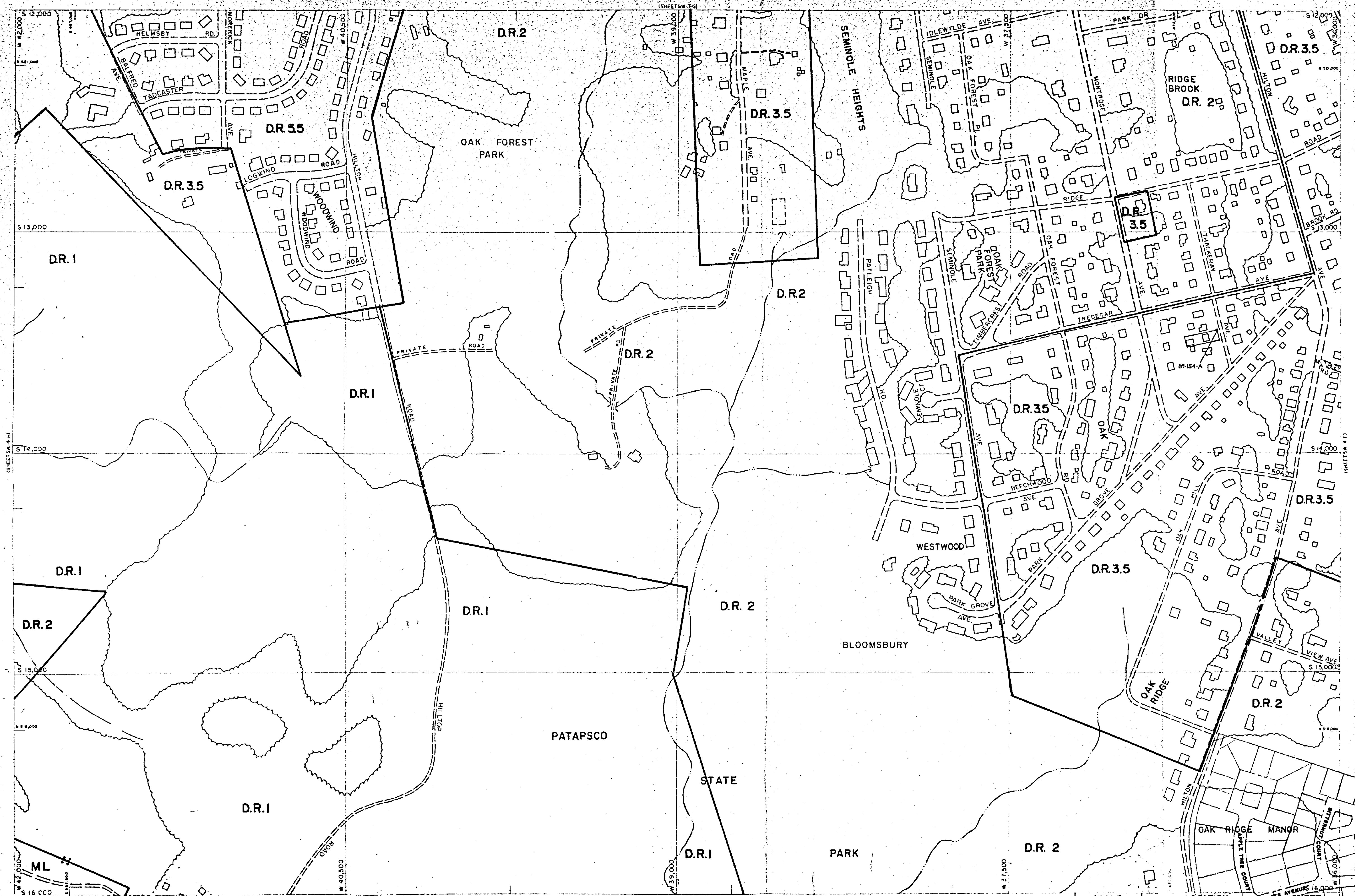
LOCATION
PATAPSCO
STATE PARK
VICINITY

SHEET
S.W.
5-F

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

[Signature]
Chairman, County Council

5-SPHA
Item #267



H-SE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
On 12/1/88

DR Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

[Signature]
Chairman, County Council

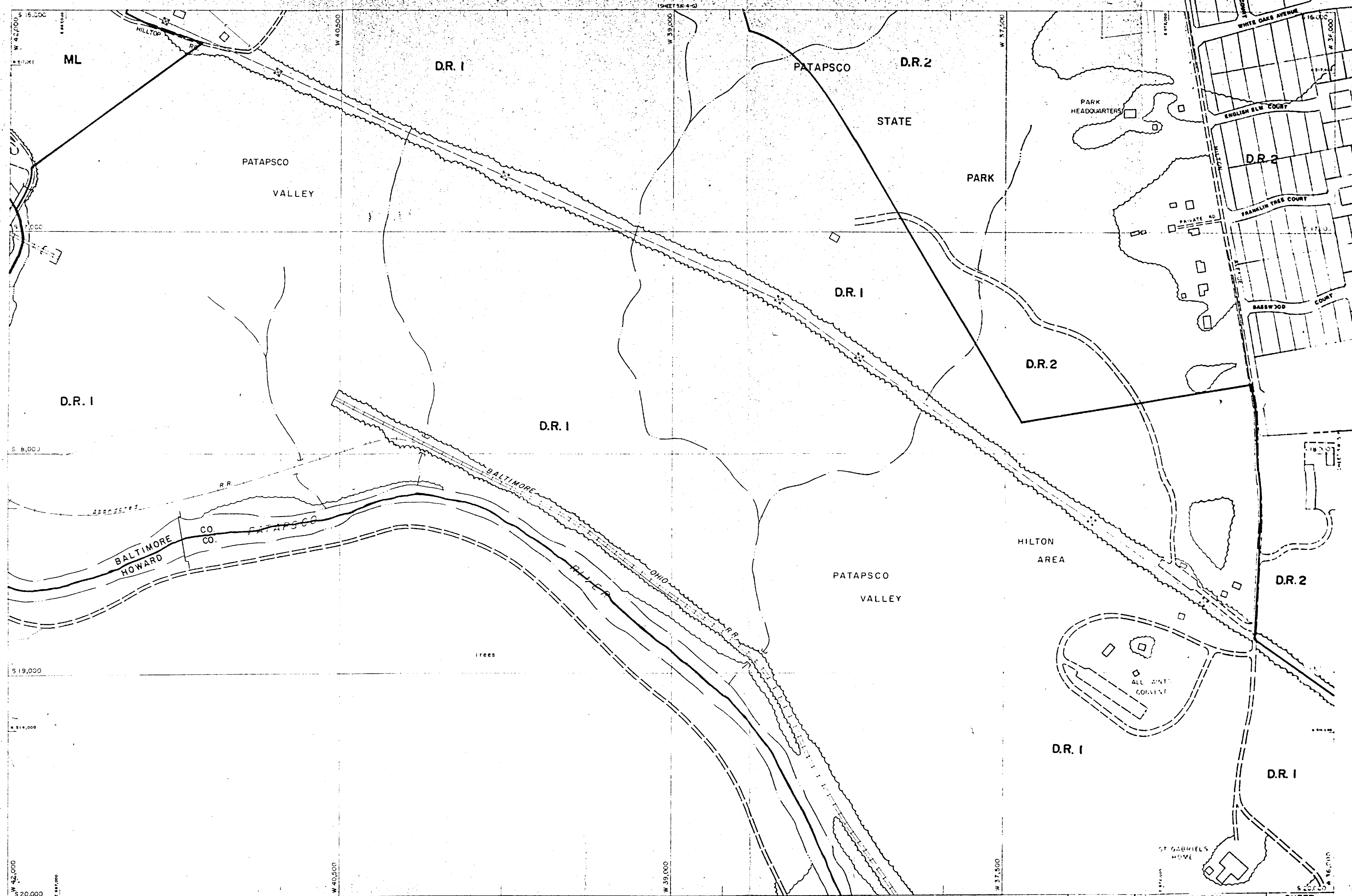
THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD 21218

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200'	LOCATION CATONSVILLE
DATE OF PHOTOGRAPHY JANUARY 1986	SHEET SW 4-G

5-SPHA

Item # 267



H-SE D-NE	1988 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 12, 1988 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88 Chairman, County Council	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP		SCALE 1" = 200' ±	LOCATION CATONSVILLE	SHEET SW 5-G
		DATE OF PHOTOGRAPHY JANUARY 1986				

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC., BALTIMORE, MD. 21210

90-4235 PHA
 Item # 267

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Date of Posting: April 5, 1990
District: 1st
Posted for: J & S Development Corporation
Petitioner: J & S Development Corporation
Location of property: 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204
Location of Sign: 111 W. Chesapeake Avenue, Room 106, Towson, Maryland 21204
Remarks: None
Posted by: J & S Development Corporation
Number of Signs: 2
Date of return: April 10, 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 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 March 27, 1990.

THE JEFFERSONIAN,

Publisher

CERTIFICATE OF PUBLICATION

March 30, 1990
THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 28, 1990.

CATONSVILLE TIMES

Publisher

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

DATE 4-90



Dennis F. Rasmussen
County Executive

J & S Development Corporation
c/o Porten Sullivan Corporation
3 Bethesda Metro Center #300
Bethesda, Maryland 20814

Re: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 90-425-SPHA
E/S Hilton Avenue, 800' S of Valley View Avenue
1st Election District - 1st Councilmanic
Petitioner(s): J & S Development Corporation
HEARING: FRIDAY, APRIL 27, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$ 189.17 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.

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

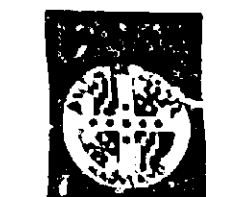
JRH:gs

cc: Robert A. Hoffman, Esq.

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

March 15, 1990

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

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 21204 as follows:

Petitions for Special Hearing and Zoning Variance
Case Number: 90-425-SPHA
E/S Hilton Avenue, 800' S of Valley View Avenue
1st Election District - 1st Councilmanic
Petitioner(s): J & S Development Corporation
HEARING: FRIDAY, APRIL 27, 1990 at 9:30 a.m.

Special Hearing to approve an amendment of the Final Development Plan of Patuxent Woods, Sections 3, 5, 6, 7 and 8.
Variance for building separations as follows, all in line of the required 30 feet: Section 3 - Lot 47, 14 feet; Lot 48, 14 feet and 18 feet; Lot 49, 18 feet; Section 5 - Lot 81, 20 feet; Lot 82, 20 feet; Lot 83, 20 feet; Lot 84, 20 feet; Lot 85, 20 feet; Lot 86, 20 feet; Lot 87, 16 feet 0 feet; Lot 88, 16 feet and 20 feet; Lot 89, 20 feet; Lot 90, 20 feet; Lot 91, 20 feet; Lot 92, 20 feet; Lot 110, 20 feet; Lot 111, 20 feet; Lot 112, 15 feet and 20 feet; Lot 113, 15 feet; Lot 114, 20 feet; Lot 115, 20 feet; Lot 116, 20 feet; Lot 117, 20 feet; Section 6, 7 & 8 - Lot 146, 18 feet; Lot 147, 18 feet; Lot 148, 18 feet; Lot 149, 18 feet; Lot 150, 15 feet; Lot 151, 16 feet; Lot 152, 16 feet; Lot 153, 16 feet; Lot 154, 16 feet; Lot 155, 18 feet; Lot 156, 18 feet; Lot 157, 20 feet; Lot 158, 16 feet; Lot 159, 20 feet; Lot 160, 16 feet; Lot 161, 12 feet and 16 feet; Lot 162, 12 feet; Lot 163, 12 feet; Lot 164, 12 feet; Lot 165, 12 feet and 15 feet; Lot 166, 15 feet; Lot 167, 16 feet; Lot 168, 16 feet; Lot 169, 16 feet; Lot 170, 16 feet; Lot 171, 16 feet; Lot 172, 16 feet; Lot 173, 16 feet; Lot 174, 16 feet; Lot 175, 16 feet; Lot 176, 16 feet; Lot 177, 16 feet; Lot 178, 16 feet and 20 feet; and Lot 179, 20 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.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: J & S Development Associates
Robert A. Hoffman, Esq.

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 21204 as follows:

Petitions for Special Hearing and Zoning Variance
Case Number: 90-425-SPHA
E/S Hilton Avenue, 800' S of Valley View Avenue
1st Election District - 1st Councilmanic
Petitioner(s): J & S Development Corporation
HEARING: FRIDAY, APRIL 27, 1990 at 9:30 a.m.

Special Hearing to approve an amendment of the Final Development Plan of Patuxent Woods, Sections 3, 5, 6, 7 and 8.
Variance for building separations as follows, all in line of the required 30 feet: Section 3 - Lot 47, 14 feet; Lot 48, 14 feet and 18 feet; Lot 49, 18 feet; Section 5 - Lot 81, 20 feet; Lot 82, 20 feet; Lot 83, 20 feet; Lot 84, 20 feet; Lot 85, 20 feet; Lot 86, 20 feet; Lot 87, 16 feet 0 feet; Lot 88, 16 feet and 20 feet; Lot 89, 20 feet; Lot 90, 20 feet; Lot 91, 20 feet; Lot 92, 20 feet; Lot 110, 20 feet; Lot 111, 20 feet; Lot 112, 15 feet and 20 feet; Lot 113, 15 feet; Lot 114, 20 feet; Lot 115, 20 feet; Lot 116, 20 feet; Lot 117, 20 feet; Section 6, 7 & 8 - Lot 146, 18 feet; Lot 147, 18 feet; Lot 148, 18 feet; Lot 149, 18 feet; Lot 150, 15 feet; Lot 151, 16 feet; Lot 152, 16 feet; Lot 153, 16 feet; Lot 154, 16 feet; Lot 155, 18 feet; Lot 156, 18 feet; Lot 157, 20 feet; Lot 158, 16 feet; Lot 159, 20 feet; Lot 160, 16 feet; Lot 161, 12 feet and 16 feet; Lot 162, 12 feet; Lot 163, 12 feet; Lot 164, 12 feet; Lot 165, 12 feet and 15 feet; Lot 166, 15 feet; Lot 167, 16 feet; Lot 168, 16 feet; Lot 169, 16 feet; Lot 170, 16 feet; Lot 171, 16 feet; Lot 172, 16 feet; Lot 173, 16 feet; Lot 174, 16 feet; Lot 175, 16 feet; Lot 176, 16 feet; Lot 177, 16 feet; Lot 178, 16 feet; Lot 179, 20 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.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
CJ 3-461 March 29

PHASE 1, 2, 3, 4, 5, 6, 7, 8
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account R 001-6150
Number N 1396

Date 2/15/90

DESCRIPTION	QTY	PRICE
PUBLIC HEARING FEES	1	\$175.00
020 - ZONING VARIANCE (OTHER)	1	\$175.00
040 - SPECIAL HEARING (OTHER)	1	\$175.00
LAST FEE OF 100.00	1	\$100.00
TOTAL	4	\$625.00

B 001-6150-350-000-015-F

Cashier Validation: Please make checks payable to Baltimore County

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

April 16, 1990



Dennis F. Rasmussen
County Executive

John B. Howard, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 267, Case No. 90-425-SPHA
Petitioner: J & S Development Assoc.
Petition for Special Hearing and Zoning Variance

Dear Mr. Howard:

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,

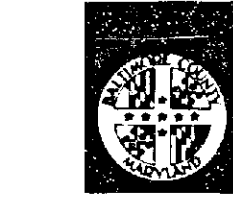
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: J & S Development Assoc.
3 Bethesda Metro Center
Suite 900
Bethesda, MD 20814

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



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 15th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: J & S Development Assoc.

Petitioner's Attorney: John B. Howard

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

March 9, 1990



Dennis F. Rasmussen
County Executive

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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 259, 261, 262, 263, 264, 265, 266, 267, 268, and 270.

Very truly yours,

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

MSF/lab

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4500
Paul H. Reincke
Chief

MARCH 14, 1990



Dennis F. Rasmussen
County Executive

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

RE: Property Owner: J & S DEVELOPMENT ASSOCIATES
Location: E/S OF HILTON AVENUE
Item No.: 267 Zoning Agenda: MARCH 6, 1990

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: *Paul H. Reincke* Noted and Approved
Planning Group
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for March 5, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, and, 266.

For Item 253 the previous County Review Group comments remain in effect.

For Item 261 the minimum width for a single panhandle frontage is 20 feet (12 feet is shown). The septic area on the opposite side of the road would require crossing of the public road R/W with private sewer line (which would require a franchise agreement).

For Items 265, 269 and 270, a County Review Group Plan may be required for each property.

For Items 267 and 268 the previous County Review Group comments remain in effect.

For Item #203 revised - Caves Valley Gold Club - the previous County Review Group comments still apply.

Amendment for 80-154A - No. 819 Ridgeleigh Road, we have no comments.

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

RWB:s

MAR 13 1990

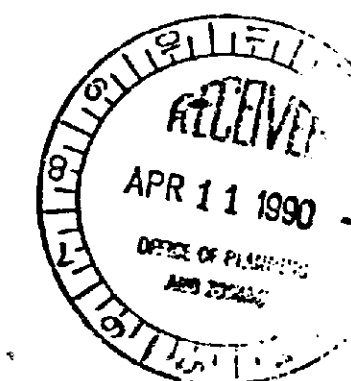
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 11, 1990

To: Frank H. Fischer
From: G. G. Stephens, Zoning Office, MS 1110
Re: Case No.: 90-425-SPHA (Item #267)
Patapsco Woods I-289
Owner/Developer - J & S Development
Case No.: 90-426-SPHA (Item #268)
Patapsco Woods
Owner/Developer - J & S Development
Contract Purchaser - Diversified Homes Master LTD Part.

Hearings of the above are set for April 27, 1990 and April 30, 1990. Please confirm whether these matters have been approved by the Baltimore County Planning Board.

G. G. Stephens
G. G. Stephens
X3391



VENABLE, BAETJER AND HOWARD
ATTORNEYS AT LAW

BALTIMORE, MD
WASHINGTON, D. C.
MCLEAN, VA
ROCKVILLE, MD
BEL AIR, MD

A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21285-5517
(301) 823-4111
FAX (301) 821-0147

April 23, 1990

WRITER'S DIRECT NUMBER IS
301-823-4111

HAND DELIVERY

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing and Zoning Variance
Case No. 90-425-SPHA

Dear Mr. Haines:

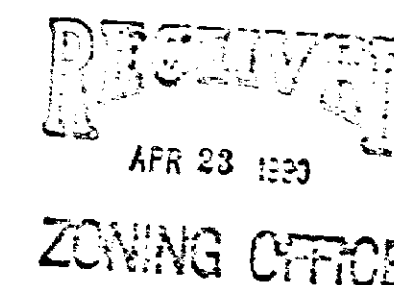
On behalf of the Petitioners, it is respectfully requested that the hearing scheduled to be held on April 27 at 9:30 a.m. be continued to the next available date.

Yours truly,

Robert A. Hoffman
Robert A. Hoffman

RAH/BAW/cns

cc: William Bruttischneider

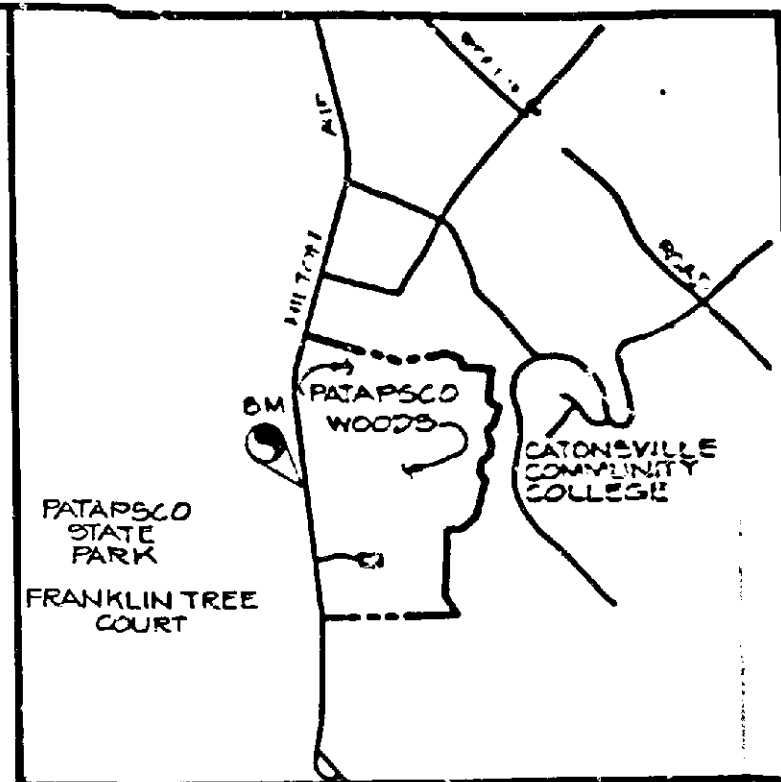


BALTIMORE COUNTY, MARYLAND
Inter-office Correspondence

TO: Memo to the file DATE: January 27, 1998
FROM: Lawrence E. Schmidt
Zoning Commissioner
SUBJECT: Case No. 90-425-SPHA
J & S Development Associates
Petitions for Special Hearing and Variance

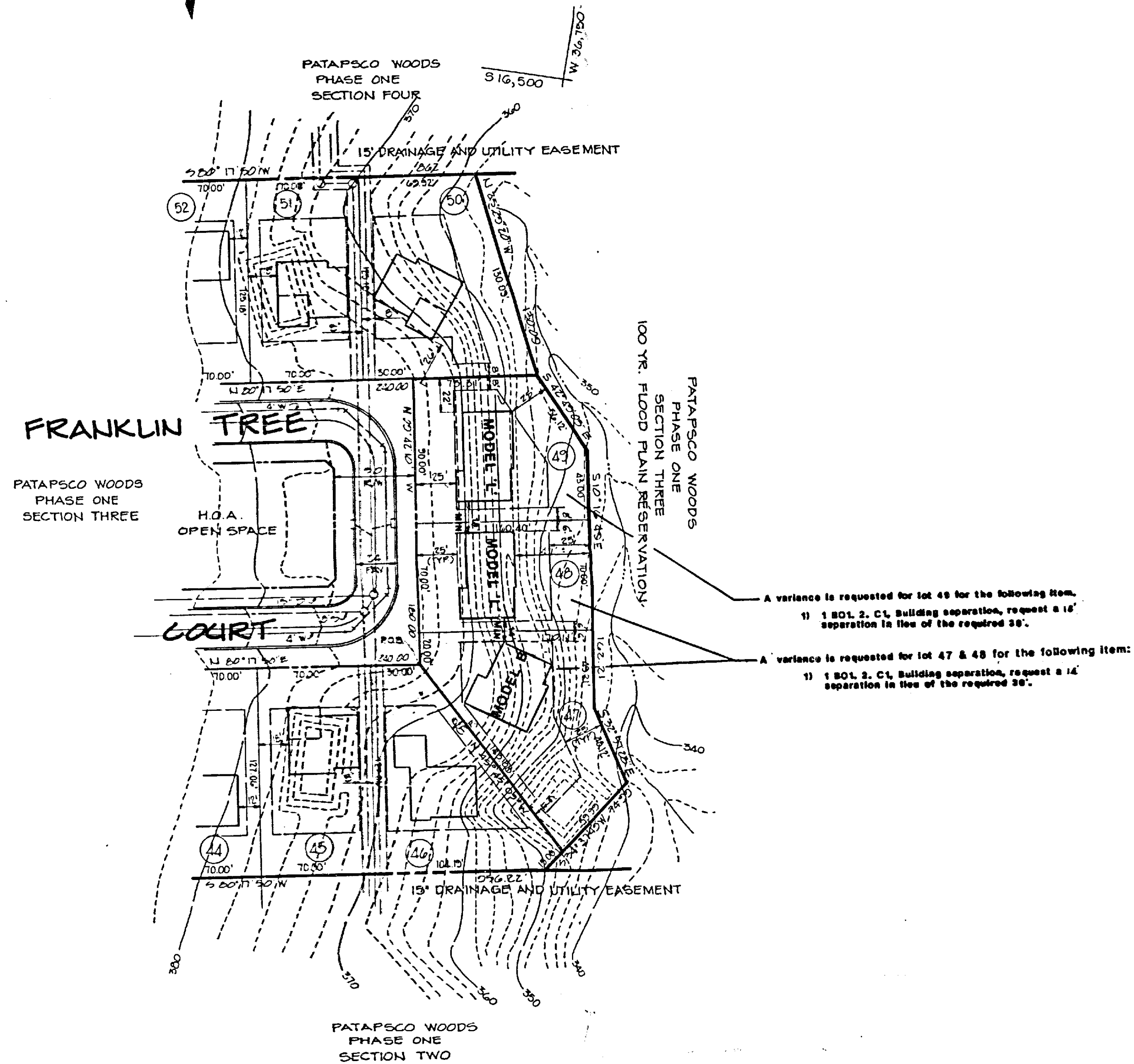
This file was referred to me by Sophia Jennings in the Office of Permits and Development Management. She advised that she had contacted Robert A. Hoffman, Esquire who is shown on the Petition as attorney for the Petitioner. Mr. Hoffman advised that the corporate Petitioner has been dissolved and that the case is inactive. Thus, I am placing this memorandum in the file reflecting the fact that the Petitions should be considered stale and that the file should, therefore, be closed.

LES:mmn



LOCATION MAP
SCALE: 1" = 2000'

B.M. NO. X-4041 ELEV. 396.352
GALV. SPIKE IN MACKOAK, EAST
SIDE OF HILTON AVENUE
S 16,785.53 W 36,531.56



NOTES:

1. SITE ZONING - DR-2
2. C.R.G. NO. 85314 APPROVED 2/19/86 COURTS A&3 7/3/86.
3. SINGLE FAMILY HOMES ARE PROPOSED FOR THE SITE.
4. SITE ACREAGE = 0.605 Ac.±

A variance is requested for lot 49 for the following item:
1) 1 B.O.L. 2. C1, Building separation, request a 10' separation in lieu of the required 20'.

A variance is requested for lot 47 & 48 for the following item:
1) 1 B.O.L. 2. C1, Building separation, request a 14' separation in lieu of the required 20'.

OWNER / DEVELOPER

**J. & S. DEVELOPMENT ASSOCIATES
PORTEN SULLIVAN, CORPORATION**

ATTN: MS. SANDRA GALLAGHER

3 BETHESDA METRO CENTER

SUITE 900

BETHESDA, MD. 20814

(301) 654-7270

**SECTION THREE
PATAPSCO WOODS
PHASE ONE
VARIANCE PLAT**

FIRST ELECTION DISTRICT

BALTIMORE, CO. MD.

SCALE: 1" = 50' DATE: 11/6/89

DEED REF. 7339 / 469 & 7339 / 472

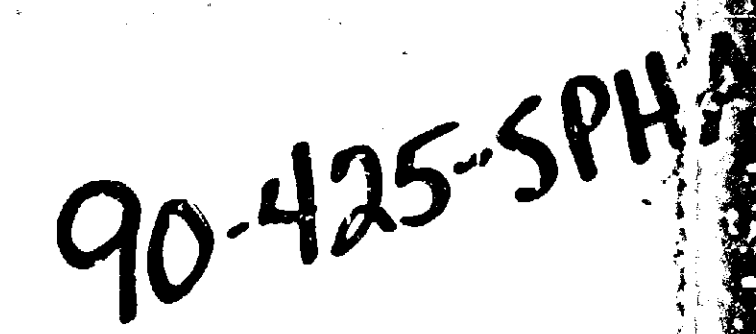
TAX ACCT. # 20-00-014424 THRU 014452

SM 57 / 63 DATED 10/21/87

CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
DST & A ASSOC. INC.
7115 AMBASSADOR ROAD BALTIMORE, MD 21207
(301) 944-ENGR 944-3647

[illegible]

DATE	TIME	IN/OUT	BY	TYPE	REMARKS	REMARKS
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					0- 0 0110 Lums 0- 0 0110 Lums	0.25
					0- 0 0110 Lums 0- 0 0110 Lums	0.25
13 30	0.30	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.30
					0- 0 0110 Lums 0- 0 0110 Lums	0.30
					0- 0 0110 Lums 0- 0 0110 Lums	0.30
					0- 0 0110 Lums 0- 0 0110 Lums	0.30
13 35	0.35	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.35
					0- 0 0110 Lums 0- 0 0110 Lums	0.35
					0- 0 0110 Lums 0- 0 0110 Lums	0.35
					0- 0 0110 Lums 0- 0 0110 Lums	0.35
13 40	0.40	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.40
					0- 0 0110 Lums 0- 0 0110 Lums	0.40
					0- 0 0110 Lums 0- 0 0110 Lums	0.40
					0- 0 0110 Lums 0- 0 0110 Lums	0.40
13 45	0.45	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.45
					0- 0 0110 Lums 0- 0 0110 Lums	0.45
					0- 0 0110 Lums 0- 0 0110 Lums	0.45
					0- 0 0110 Lums 0- 0 0110 Lums	0.45
13 50	0.50	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.50
					0- 0 0110 Lums 0- 0 0110 Lums	0.50
					0- 0 0110 Lums 0- 0 0110 Lums	0.50
					0- 0 0110 Lums 0- 0 0110 Lums	0.50
13 55	0.55	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.55
					0- 0 0110 Lums 0- 0 0110 Lums	0.55
					0- 0 0110 Lums 0- 0 0110 Lums	0.55
					0- 0 0110 Lums 0- 0 0110 Lums	0.55
14 00	0.00	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.00
					0- 0 0110 Lums 0- 0 0110 Lums	0.00
					0- 0 0110 Lums 0- 0 0110 Lums	0.00
					0- 0 0110 Lums 0- 0 0110 Lums	0.00
14 05	0.05	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.05
					0- 0 0110 Lums 0- 0 0110 Lums	0.05
					0- 0 0110 Lums 0- 0 0110 Lums	0.05
					0- 0 0110 Lums 0- 0 0110 Lums	0.05
14 10	0.10	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.10
					0- 0 0110 Lums 0- 0 0110 Lums	0.10
					0- 0 0110 Lums 0- 0 0110 Lums	0.10
					0- 0 0110 Lums 0- 0 0110 Lums	0.10
14 15	0.15	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.15
					0- 0 0110 Lums 0- 0 0110 Lums	0.15
					0- 0 0110 Lums 0- 0 0110 Lums	0.15
					0- 0 0110 Lums 0- 0 0110 Lums	0.15
14 20	0.20	0	Driver: Slope		0- 0 0110 Lums 0- 0 0110 Lums	0.20



1st ELECTION DISTRICT BALTIMORE COUNTY, MARYL
SCALE 1 - 50 DATE 6/2/37

FINAL DEVELOPMENT PLAN