

IN RE: PETITIONS FOR SPECIAL HEARING * BEFORE THE
AND ZONING VARIANCE * ZONING COMMISSIONER
E/S Hilton Ave., 800' +/- S *
of Valley View Avenue *
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
J & S Development Corporation * CASE # 90-426-SPHA
Petitioner *
Diversified Homes Master Ltd. *
Contract Purchaser *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Special Hearing, an amendment of the Final Development Plan of Patapsco Woods, Sections 6 and 8; and Zoning Variances from Section 1801.2.C.1 for building separations, as follows:

Lot 123, 25' separation; Lot 124, 25' separation; Lot 128, 25' separation; Lot 129, 25' separation; Lot 132, 25' separation; Lot 133, 25' separation; Lot 134, 20' separation; Lot 135, 20' separation; Lot 136, 20' separation; Lot 137, 20' separation; Lot 138, 16' and 20' separation; Lot 139, 16' and 20' separation; Lot 140, 20' separation; Lot 141, 20' separation; Lot 142, 20' separation; Lot 143, 20' separation; Lot 144, 20' separation; Lot 145, 20' separation; Lot 168, 25' separation; Lot 169, 25' separation; Lot 170, 25' separation; Lot 171, 25' separation.

From B.C.Z.R. Section 1801.2.C.2 for Window to Window separations, as follows, all in lieu of the required 40':

Lot 123, 35' separation; Lot 124, 35' separation; Lot 128, 35' separation; Lot 129, 35' separation; Lot 132, 30' separation; Lot 133, 30' separation; Lot 139, 20' separation; Lot 140, 20' separation; Lot 143, 35' separation; Lot 144, 35' separation; Lot 168, 35' separation; Lot 169, 35' separation;

From CNDP Section V.B.6.b. pursuant to Section 504 of the B.C.Z.R. for Window to Property Line Separations as follows, all in lieu of the required 15':

Lot 123, 10' separation; Lot 124, 10' separation; Lot 133, 8' separation; Lot 139, 8' separation; Lot 140, 8' separation; Lot 143, 8' separation; Lot 169, 8' separation; Lot 171, 10' separation; as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Diversified Homes Master Ltd. Partnership, by David Meacham, Vice President, was represented by Robert Hoffman, Esquire. Appearing on behalf of the Petition was David Thaler, Professional Engineer. There were no Protestants.

Testimony indicated that the subject property known as Patapsco Woods II consists of 92.878 acres +/-, zoned D.R.2 and is currently unimproved.

Testimony indicated that the Petitioner is desirous of constructing 25 new homes, as indicated on Petitioner's Exhibit Nos. 1 thru 6 (Note: Petitioner's Exhibit No. 2 was accepted into evidence only as to that portion that reflects and is consistent with Petitioner's Exhibit No. 1.

David Thaler testified that there is a considerable wetland on the subject site which restricts the size and number of the lots necessitating the requested variances. He indicated that the Petitioner desires to place large single family homes in this community in lieu of townhouses to remain consistent with the adjacent Patapsco Woods I, the subject of a zoning case No. 89-299-A. Mr. Thaler testified that Petitioner has already constructed a new two to three mile sewer system to accommodate this development at great expense. He indicated that, in his opinion, the Petitioner would suffer an undue hardship and practical difficulty should the requested relief be denied.

David Meacham testified that the homes proposed for the subject site are consistent with market demands and create a "good mix" of homes in this community. He indicated that it is the Petitioner's intent to create a community that is harmonious with the surrounding neighborhoods.

Mr. Robert Hoffman stated in summation that, in his opinion, the requested relief is consistent with the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.) and would, otherwise, have no detrimental impact on the community or environment.

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.

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

It is clear from the testimony that if the variances are granted, in part, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if

PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-426-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 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment of the Final Development Plan of Patapsco Woods, Sections 6 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/Diversified Homes Master Ltd. Partnership, a Maryland (Type or Print Name) Limited Partnership	Legal Owner(s): J&S Development Association (Type or Print Name)
Signature: <i>David Meacham</i>	Signature: <i>Robert Hoffman</i>
8015 Dorsay Run Road, Jessup, Maryland, 20815 (Address, City and State)	c/o Porten Sullivan Corporation, 3 Bethesda Metro Center, #900, Address 301-654-7270, Phone No. (Type or Print Name)
Attorney for Petitioner: Robert A. Hoffman, Esquire (Type or Print Name)	Bethesda, Maryland, 20814 (City and State)
Signature: <i>Robert A. Hoffman</i>	Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Robert A. Hoffman, Esquire, Name 210 Allegheny Avenue, Towson, Maryland, 21204, Address 301-494-9162, Phone No. (Type or Print Name)
210 Allegheny Avenue, Towson, Maryland, 21204 (Address, City and State)	
Attorney's Telephone No.: 301-494-9162	

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of June, 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 108, County Office Building in Towson, Baltimore County, on the 30th day of June, 1990, at 9:30 o'clock A.M.

ESTIMATED LENGTH OF HEARING - 1/2HR. (over)
REVIEWED BY: *J. Robert Haines* DATE: 6/15/90
Item 268 + 267 to be heard separately

the variances were not granted, in part. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

The Petitioner has also requested, pursuant to Petition for Special Hearing, an amendment with the Final Development Plan of Patapsco Woods II, Sections 6 and 8, to reflect the relief granted herein.

Pursuant to the testimony and evidence produced at the hearing, it is clear that the requested relief would cause no detriment to the community or, otherwise, be inconsistent with the requirements of Section 502.1 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested, pursuant to the Petitions for Special Hearing and Zoning Variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of June, 1990 that the variance request relative to Lots No. 123, 124, 128, 129, 132, 133, 136, 137, 138, 141, 142, 143, 144, 168, 169 and 171 are hereby GRANTED; and,

IT IS FURTHER ORDERED, that the variances requested relative to Lots No. 134, 135, and 145 are hereby DENIED; and,

IT IS FURTHER ORDERED, that variance request No. 1 relative to Lot No. 139 is hereby GRANTED; and,

IT IS FURTHER ORDERED, that variance request Nos. 2 and 3 relative to Lot 139 is hereby DENIED; and,

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-426-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 Variance from Section 1801.2.C.1 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment of the Final Development Plan of Patapsco Woods, Sections 6 and 8.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (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/Diversified Homes Master Ltd. Partnership, a Maryland (Type or Print Name) Limited Partnership	Legal Owner(s): J&S Development Association (Type or Print Name)
Signature: <i>David Meacham</i>	Signature: <i>Robert Hoffman</i>
8015 Dorsay Run Road, Jessup, Maryland, 20815 (Address, City and State)	c/o Porten Sullivan Corporation, 3 Bethesda Metro Center, #900, Address 301-654-7270, Phone No. (Type or Print Name)
Attorney for Petitioner: Robert A. Hoffman, Esquire (Type or Print Name)	Bethesda, Maryland, 20814 (City and State)
Signature: <i>Robert A. Hoffman</i>	Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Robert A. Hoffman, Esquire, Name 210 Allegheny Avenue, Towson, Maryland, 21204, Address 301-494-9162, Phone No. (Type or Print Name)
210 Allegheny Avenue, Towson, Maryland, 21204 (Address, City and State)	
Attorney's Telephone No.: 301-494-9162	

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REVIEWED BY: *J. Robert Haines* DATE: 6/15/90
Item 268 + 267 to be heard separately

IT IS FURTHER ORDERED, that variance request No. 1 relative to Lot No. 140 is hereby GRANTED; and,

IT IS FURTHER ORDERED, that variance request Nos. 2 and 3 relative to Lot No. 140 are hereby DENIED.

All of the above is reflected on Petitioner's Exhibit No. 2.

The granting of the above variances are subject to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmm
cc: Peoples Counsel

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

J. Robert Haines
Zoning Commissioner

June 12, 1990



Dennis F. Rasmussen
County Executive

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING & VARIANCE
J and S Development Association, Petitioner
Case No. 90-426-SPHA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petitions for Special Hearing and Zoning Variance have been granted in part and denied in part.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for
Baltimore County

JRH:mmm
cc: Peoples Counsel

The Dorsey



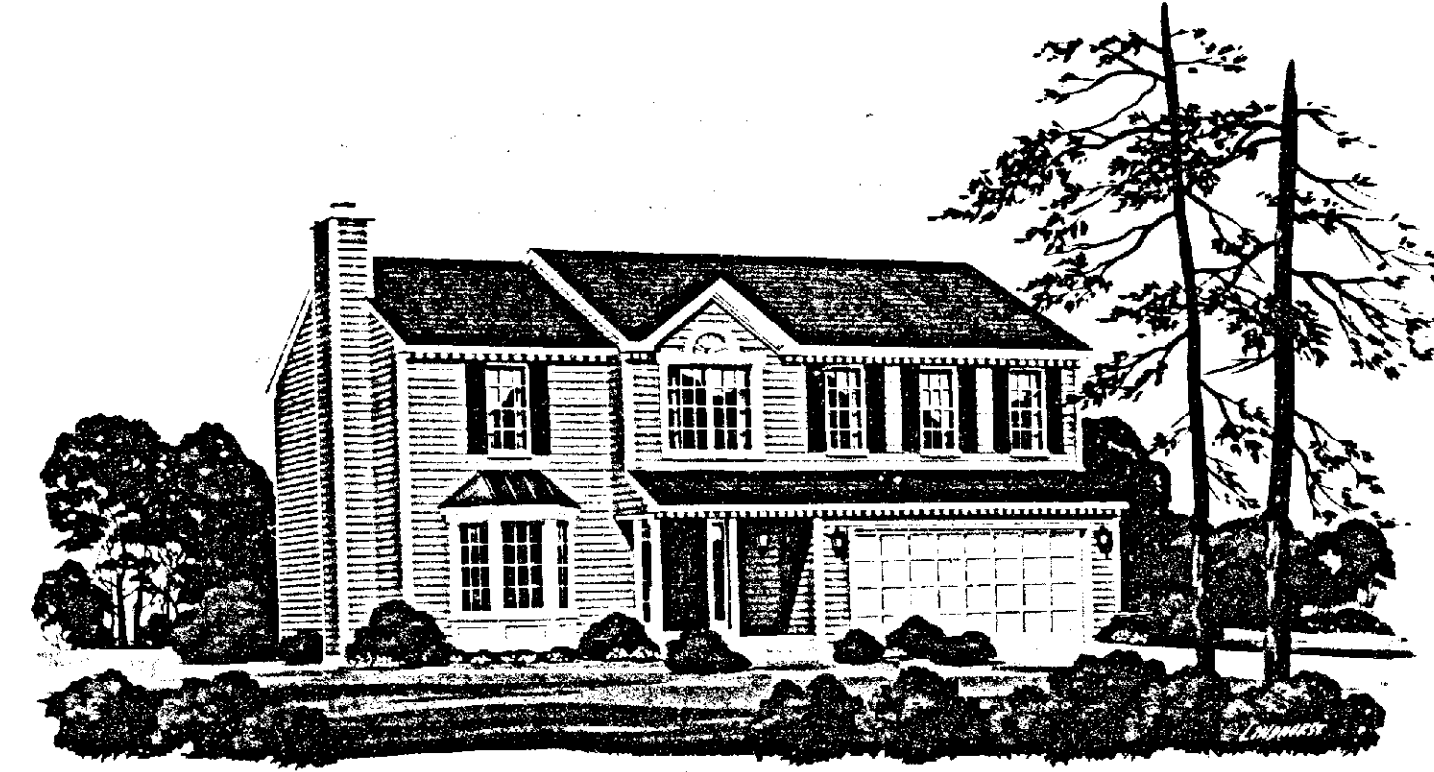
Elevation #2 with optional brick

**PETITIONER'S
EXHIBIT 3**

90-426
SPHA



The Bridgeton



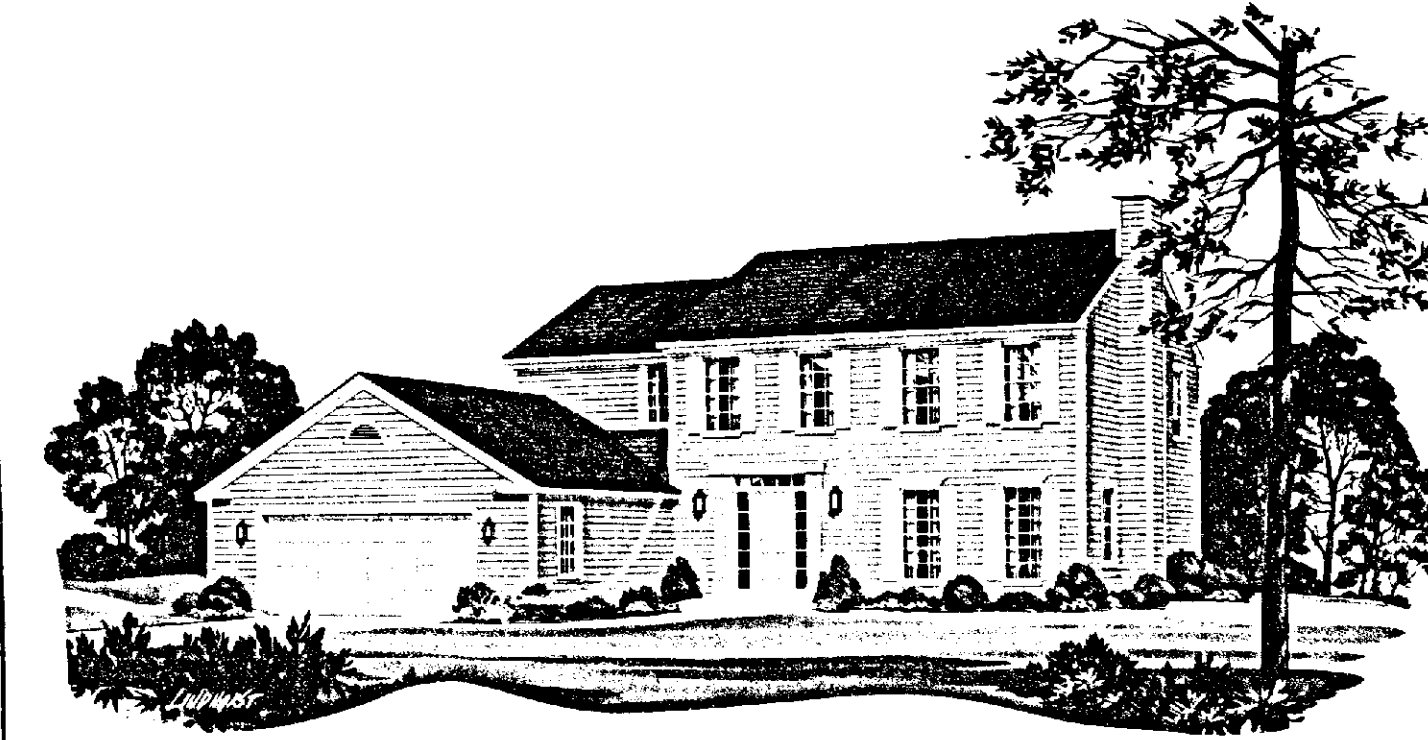
Elevation #2 with optional fireplace

**PETITIONER'S
EXHIBIT 4**

90-426
SPHA



The Chamberlain



Elevation #1 with optional fireplace

**PETITIONER'S
EXHIBIT 5**

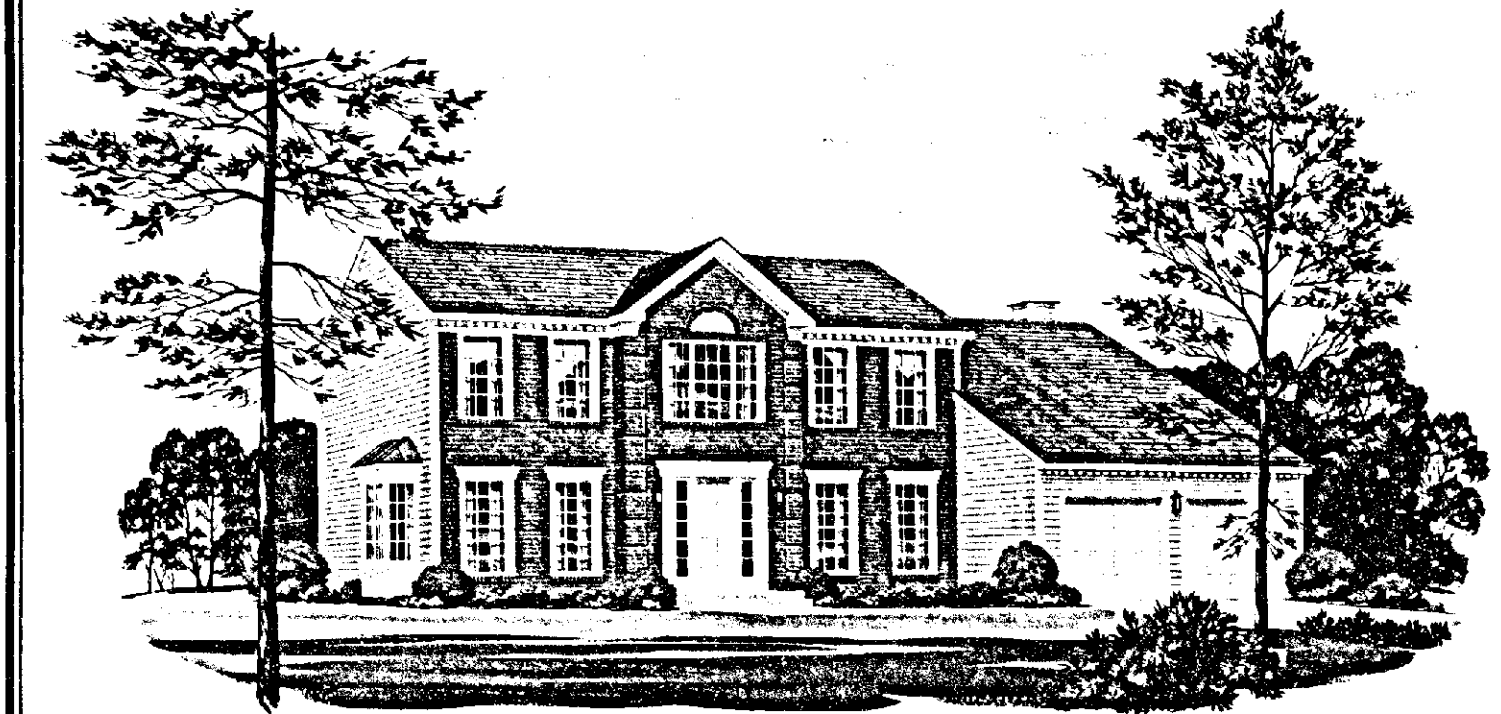
90-426
SPHA



Elevation #2 with optional fireplace



The Amberly

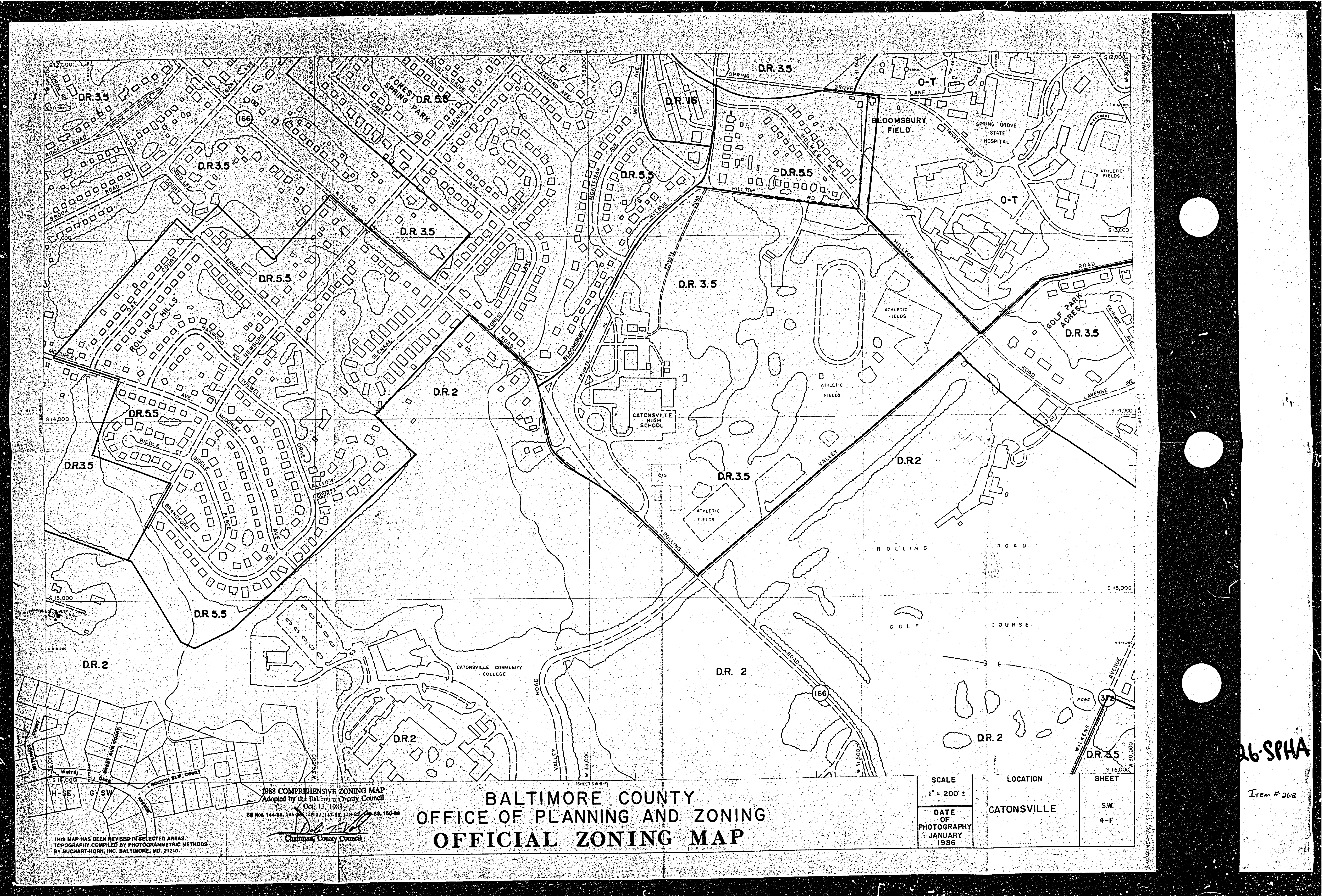


Elevation #1 with optional brick and optional bay window and fireplace

**PETITIONER'S
EXHIBIT 6**

90-426SPHA





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

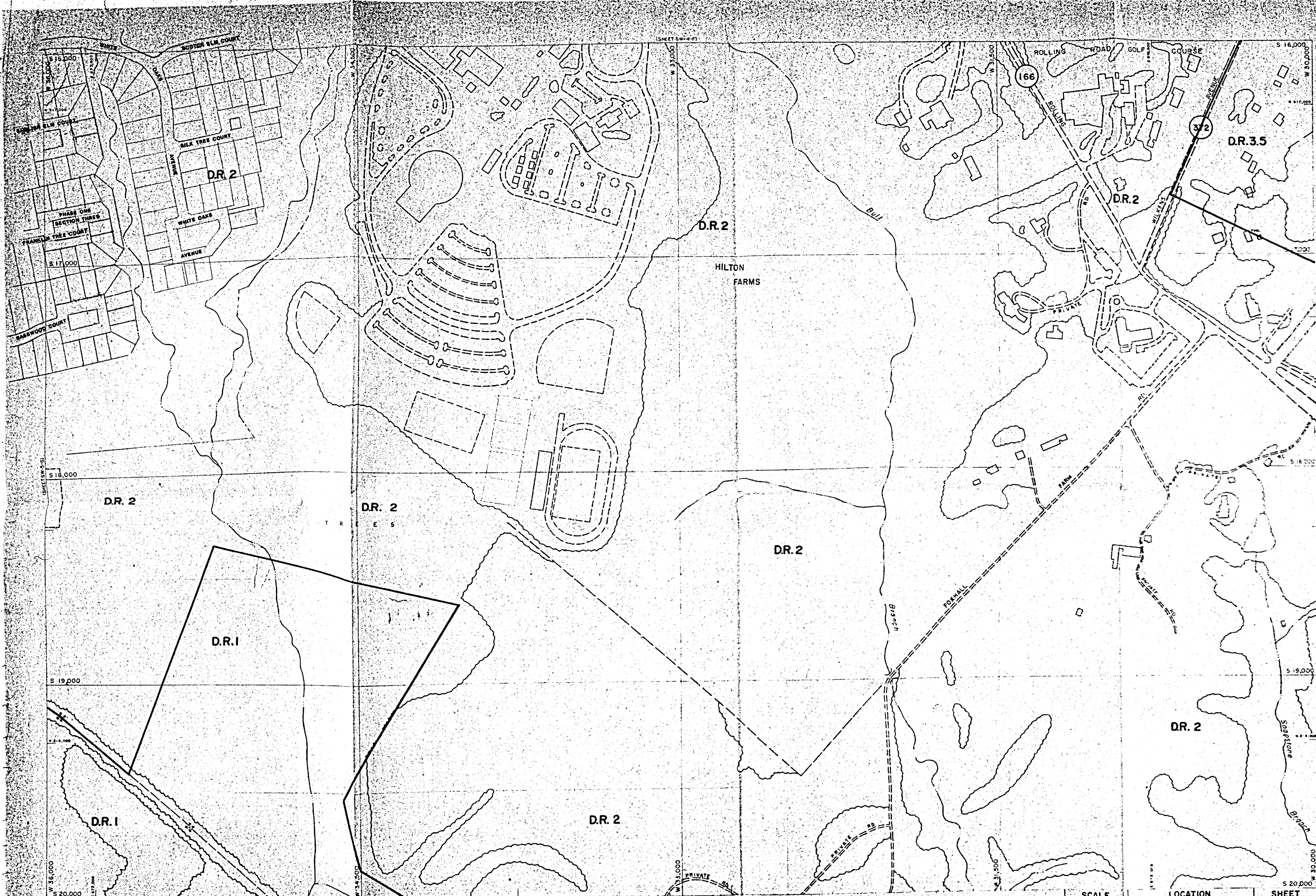
1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

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

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

26-SPHA

Item # 268



H-SE
D-NE

G-SW
C-NW

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 12, 1988
B.C. 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. 21210

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

SPHA
Item #268



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Dec. 11, 1987
Ord. 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 GUYHART HORN, INC. BALTIMORE, MD. 21210

SCALE
1" = 200'
DATE OF PHOTOGRAPHY
JANUARY 1986

LOCATION
CATONSVILLE
SHEET
4-G

SPHA
Item #268

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

Lot 123, 25' separation; Lot 124, 25' separation; Lot 128, 25' separation; Lot 129, 25' separation; Lot 132, 25' separation; Lot 133, 25' separation; Lot 134, 20' separation; Lot 135, 20' separation; Lot 136, 20' separation; Lot 137, 20' separation; Lot 138, 16' and 20' separations; Lot 139, 16' and 20' separations; Lot 140, 20' separations; Lot 141, 20' separations; Lot 142, 20' separations; Lot 143, 20' separations; Lot 144, 20' separations; Lot 145, 20' separation; Lot 168, 25' separation; Lot 169, 25' separations; Lot 171, 25' separation; Lot 170, 25' separations; Lot 171, 25' separation;

B.C.Z.R. Section 1801.2.C.2 for Window to Window Separations as follows, all in lieu of the required 40':

Lot 123, 35' separation; Lot 124, 35' separation; Lot 128, 35' separation; Lot 129, 35' separation; Lot 132, 30' separation; Lot 133, 30' separation; Lot 139, 20' separation; Lot 140, 20' separation; Lot 143, 35' separation; Lot 144, 35' separation; Lot 168, 35' separation; Lot 169, 35' separation;

C.M.D.P. Section V.B.6.b. pursuant to Section 504 of the B.C.Z.R. for Window to Property Line Separations as follows, all in lieu of the required 15':

Lot 123, 10' separation; Lot 124, 10' separation; Lot 133, 8' separation; Lot 139, 8' separation; Lot 140, 8' separation; Lot 143, 8' separation; Lot 169, 8' separation; Lot 171, 10' 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 Patapasco 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:

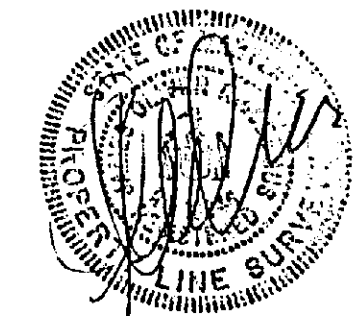
1. North 09 42'10" West 128.88 feet to a point;
2. North 33 14'25" East 20.44 feet to a point;
3. North 07 57'01" West 70.37 feet to a point;
4. North 56 45'35" West 21.86 feet to a point;
5. North 09 42'10" West 8.14 feet to a point;
6. North 09 11'10" West 158.63 feet to a point;
7. 362.70 feet by 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 03'44" 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;

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90-426-SPHA

15. North 26 52'19" East 21.89 feet to a point;
16. South 86 22'41" East 157.59 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 131.89 feet to a point;
24. South 12 59'30" West 80.00 feet to a point;
25. South 47 29'30" 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 49.73 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 10'30" West 44.00 feet to a point;
37. South 28 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 130.38 feet to a point;

44. North 12 21'10" East 149.43 feet to a point;
45. North 09 28'08" East 71.06 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 182.66 feet to a point;
50. North 13 13'12" West 84.43 feet to a point;
51. North 05 08'28" East 55.78 feet to a point;
52. North 32 19'53" West 50.02 feet to a point;
53. North 07 49'05" West 6.56 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 10'31" West 128.25 feet to a point;
57. South 80 17'50" West 905.25 feet to the point of beginning.

Containing 54.15 acres of land, more or less.



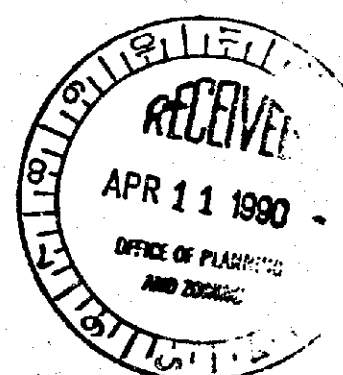
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: April 11, 1990

To: Frank H. Fischer
From: G. G. Stephens, Zoning Office, MS 1110
Re: Case No.: 90-425-SPHA (Item #267)
Patapasco Woods I-289
Owner/Developer - J & S Development
Contract Purchaser - Diversified Homes Master LTD Part.
Case No.: 90-426-SPHA (Item #268)
Patapasco 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
X3391



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)
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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
X3391

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

Account: R-001-6150
Number

receipt
No 1358

DATE: 4-15-90
PUBLIC HEARING FEES DTV PRILE
020-ZONING VARIANCE (OTHER) 175.00
040-SPECIAL HEARING (OTHER) 175.00
TOTAL: 350.00
LAST NAME OF OWNER: J AND S DEVELOPMENT
B 025-44435000-1 515EF
Please make checks payable to Baltimore County
Cashier Validation: 11790002643

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: April 5, 1990
Posted for: Special Hearing and Variance
Petitioner: J & S Development Corporation
Location of property: 615 Hilton Avenue, Sec 5 of Valley View Homes
Location of Sign: East side of Hilton Avenue at the intersection of White Lake Avenue
Remarks:
Posted by: S. J. O'Brien Date of return: April 10, 1990
Number of Signs: 2

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

S. Zebe O'Brien
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990

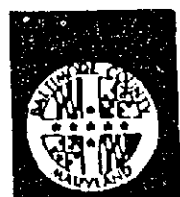
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 29, 1990.

THE JEFFERSONIAN

S. Zebe O'Brien
Publisher

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

DATE 4-5-90



Dennis F. Rasmussen
County Executive

Diversified Homes Limited Partnership
8015 Conroy Run Road
Jessup, Maryland 20815

Re: Petition for Special Hearing and Zoning Variance
CASE NUMBER: 90-426-SHA
E/S Hilton Avenue, 800' S of Valley View Avenue
1st Election District - 1st Councilmanic
Petitioner(s): J & S Development Corporation
Contract Purchaser(s): Diversified Homes Master Limited Partnership
HEARING: TUESDAY, APRIL 30, 1990 at 9:30 a.m.

Gentlemen:

Please be advised that \$192.45 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
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6150
Number: 2325

receipt

90-426

Date:

4/30/90

M9060750

PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$192.45
TOTAL: \$192.45
LAST NAME OF OWNER: J AND S ASSOC

B 8049****19245:a 8012F
Please make checks payable to: Baltimore County

Cashier Validation:

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 27, 1990

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

SUBJECT: PATAPSCO WOODS

RECEIVED
APR 27 1990
ZONING OFFICE

INFORMATION

Applications: No. 267 and
No. 268

Petitioner: J & S Development Association
c/o Porten Sullivan Corporation
3 Bethesda Metro Center, #900
Bethesda, MD 20814

Property Location: Hilton Road, Catonsville

Size: Phase I - 54-19
Phase II - 32-37

Zoning: D.R. 2

Hearing Date: April 28, 1990 - Postponed

Requested Action:

Special Hearing-Amend Final Development Plan,
Sections 3, 5, 6, 7 and 8.

Variances - Sections 3, 5, 6, 7 and 8 building separations.

Attachments:

A. Vicinity Map
B. Interagency Comments

SUMMARY AND RECOMMENDATION

Summary:

The density residential zoning classification that was created and adopted in 1970 as part of Bill 100 drastically altered the way in which residential uses are developed in Baltimore County. The concepts of minimum lot sizes, minimum

yard setbacks and areas were replaced by distances between a) buildings, b) tract boundaries, and c) dissimilar uses (R.T.A.). The use of lot lines and subsequent placement of building setback lines was replaced by performance standards. These standards were initially incorporated into the Comprehensive Manual of Development Policies (1972), and into the Baltimore County Zoning Regulations (Sec. 1.B01 and 1.B02).

The use of lot lines and building restriction lines has thus become less important than the actual performance standards of building to building, and building to boundary relationships. As land prices within Baltimore County continue to rise, the market will dictate the placement of larger buildings on smaller lots. This in itself is not detrimental, however, when builders have several housing types from which to choose, lot lines and setbacks approved as part of CRG may preclude certain housing types from being placed on certain lots. The current CRG/BCZR allows buildings to be located as close as 16 feet provided the height of the building does not exceed 20 feet, and does not have facing windows. This standard increases with increased building height and use of windows.

The need for massive area variances means either that 1) the existing regulations are inadequate for the type of development being proposed, or 2) the site is being developed in a manner contrary to the spirit and intent of the regulations. Staff recognizes that the existing regulations regarding window to window relationships are inadequate. On the same hand, however, certain design relationships should and need to be maintained. The 1989 Baltimore County Master Plan (p. 69) has outlined several classifications of density residential zoning. The Master Plan envisioned a stratification or refinement of standards between the existing zoning classifications. This refinement was proffered (in part) to assure that development in certain zones followed certain standards in order to "provide a level of assurance and measure of compatibility for communities..."

It is staff's feeling that certain relationships such as window to window setbacks are inadequate, however, adequate minimum building to building setbacks should be provided.

Recommendation

Based upon the information provided and analysis conducted, staff recommends approval of the petitioners subject to the development complying with the relationships provided below:

Single-Family Detached
D.R. 1,2 Zones

- | | |
|---|---------|
| 1. Front building face to public right-of-way | 25 feet |
| 2. Between building faces | 25 feet |
| 3. From side building face to tract boundary | 20 feet |
| 4. Rear building face to rear property line | 30 feet |

ANALYSIS

Zoning History:

Patapsco Woods received CRG approval on February 19, 1986 for the majority of the project, and July 3, 1986 for the addition of Courts A & B. On April 12, 1989 the Zoning Commissioner heard Case No. 89-299A which was an application for variances for Patapsco Woods, Section Two.

On April 19, 1990 the Planning Board approved the following amendments:

- Final Development Plan - Third Amended Plan, Phase I, Section 3.
- Final Development Plan - Second Amended Plan, Phase II, Sections 5, 6, 7, 8.

Site Description:

Patapsco Woods is located adjacent to Hilton Avenue between Hilton Avenue and Catonsville Community College. The site is wooded, hilly, and has a tributary of the Patapsco River running along the east side of the property between the development and the community college. Access into the site extends from Hilton Avenue onto White Oak Avenue as well as several smaller courts adjacent to Hilton Avenue. The development is comprised of 185 single-family homes. The site is currently under construction.

Location and Character of Area:

The petitioner's development is located along the east side of Hilton Road due west of Catonsville Community College. The general area consists of institutional uses and older single-family homes. The development also borders Patapsco State Park. The area is largely undeveloped with older single-family homes near two larger institutions. The area has seen an increase in the number of larger single-family and townhouse units with the nearby College Hills development.

Site Analysis:

The subject property received CRG review and approval on February 19, 1986 and July 3, 1986 and meets all County regulations in effect at that time. There are no special conditions on the site being generated by the petitioner's request.

Environment:

The subject property consists of hilly wooded areas bordering a stream system. The development complies with all Department of Environmental Protection and Resource Management (DEPRM) regulations in effect at that time.

Transportation:

The subject property meets all CRG requirements in effect at the time of approval.

Conformance With Zoning Regulations:

The subject property appears to meet all BCZR requirements other than the relief being requested with this petition.

MASTER PLAN

The 1989 Baltimore County Master Plan on page 69 lists Density Residential Zones as an issue and provides a series of actions that should be taken by the County. The actions seek to refine the D.R. zones into the following categories:

Suburban Residential	- D.R. 1,2 Zones
Low Density	- D.R. 3-5, 5-8 Zones
Medium Density	- D.R. 10-5, 10-6 Zones

The purpose of this refinement was to guide 1) the transfer of density between zones, 2) clustering within zones, and 3) the creation of performance standards for new development.

Another issue in the Master Plan entitled Site Design (p. 69), specifically states as one of the first actions, to "1. Revise the regulations so distances between buildings, tract lines and streets become a function of good design rather than window location." The vision of the Master Plan suggested appropriate standards for development.

When one combines the issue of reviewing Density Residential Zones and Site Design, the need to create adequate performance standards for building type by zone becomes imperative. The distances between buildings should not be a function of windows, nor of lot lines but of reasonable, adequate distances between buildings relative to the zone and type of building being developed.

Report prepared by:

4/27/90
Date
PATAPSCO/TXTGGL

AFK/MS

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

March 16, 1990



Dennis F. Rasmussen
County Executive

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:

Petition for Special Hearing and Zoning Variance
Case Number: 90-426-SHA
E/S Hilton Avenue, 800' S of Valley View Avenue
1st Election District - 1st Councilmanic
Petitioner(s): J & S Development Corporation
Contract Purchaser(s): Diversified Homes Master Limited Partnership
HEARING: MONDAY, APRIL 30, 1990 at 9:30 a.m.

Special Hearing to approve an amendment of the Final Development Plan of Patapsco Woods, Sections 5 and 8. Variance to permit building separations as follows, all in lieu of the required 30 feet: Lot 123, 25 feet; Lot 124, 25 feet; Lot 125, 25 feet; Lot 126, 25 feet; Lot 127, 25 feet; Lot 128, 25 feet; Lot 129, 25 feet; Lot 130, 25 feet; Lot 131, 20 feet; Lot 132, 20 feet; Lot 133, 20 feet; Lot 134, 20 feet; Lot 135, 20 feet; Lot 136, 20 feet; Lot 137, 20 feet; Lot 138, 15 feet and 20 feet; Lot 139, 16 feet and 20 feet; Lot 140, 20 feet; Lot 141, 20 feet; Lot 142, 20 feet; Lot 143, 20 feet; Lot 144, 20 feet; Lot 145, 20 feet; Lot 146, 25 feet; Lot 147, 25 feet; Lot 148, 25 feet; Lot 149, 25 feet; Lot 150, 25 feet; Lot 151, 25 feet; Lot 152, 25 feet; Lot 153, 25 feet; Lot 154, 25 feet; Lot 155, 25 feet; Lot 156, 25 feet; Lot 157, 25 feet; Lot 158, 25 feet; Lot 159, 25 feet; Lot 160, 25 feet; Lot 161, 25 feet; Lot 162, 25 feet; Lot 163, 25 feet; Lot 164, 25 feet; Lot 165, 25 feet; Lot 166, 25 feet; Lot 167, 25 feet; Lot 168, 25 feet; Lot 169, 25 feet; Lot 170, 25 feet; Lot 171, 25 feet; Lot 172, 25 feet; 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Lot 733, 25 feet; Lot 734, 25 feet; Lot 735, 25 feet; Lot 736, 25 feet; Lot 737, 25 feet; Lot 738, 25 feet; Lot 739, 25 feet; Lot 740, 25 feet; Lot 741, 25 feet; Lot 742, 25 feet; Lot 743, 25 feet; Lot 744, 25 feet; Lot 745, 25 feet; Lot 746, 25 feet; Lot 747, 25 feet; Lot 748, 25 feet; Lot 749, 25 feet;

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

J. Robert Haines
Zoning Commissioner

April 20, 1990



Dennis F. Rasmussen
County Executive

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 268, Case No. 90-426-SPHA
Petitioner: J & S Development Assoc.
Petition for Special Hearing and
Zoning Variance

Dear Mr. Hoffman:

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 WINTERSKI. 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: Diversified Homes
J & S Development Association

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
7th day of March, 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: Robert A. Hoffman

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

NSF/lab

MAR 21 1990

Baltimore County
Planning Board
Towson, Maryland 21204
(301) 887-3211

#90-425-SPHA
#267

#90-426-SPHA
#268



Dennis F. Rasmussen
County Executive

TO: J. Robert Haines
Zoning Commissioner

DATE: April 24, 1990

FROM: P. David Fields, Secretary
To The Planning Board

SUBJECT: Amended Final Development Plans -
"Patapsco Woods"

Pursuant to Section 1801.3A.7.b.1 of the Baltimore County Zoning Regulations, the proposed amendments to the Final Development Plans of "Patapsco Woods" (Third Amended Plan of Phase I, Section 3; Second Amended Plan of Phase II, Section 5; Second Amended Plan of Phase II, Sections 6, 7, 8) were approved by the Baltimore County Planning Board at its meeting on April 19, 1990 and may now proceed to the special exception hearing.

P. David Fields
P. David Fields

FDE/TD/prh

cc: Frank Fisher
Robert A. Hoffman, Esquire

RECEIVED
APR 26 1990
ZONING DEPT

RECEIVED APR 27 1990

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

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 ASSOCIATION
Location: E/S OF HILTON AVENUE
Item No.: 268 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: *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

MAR 15 1990

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 6, 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 259 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.

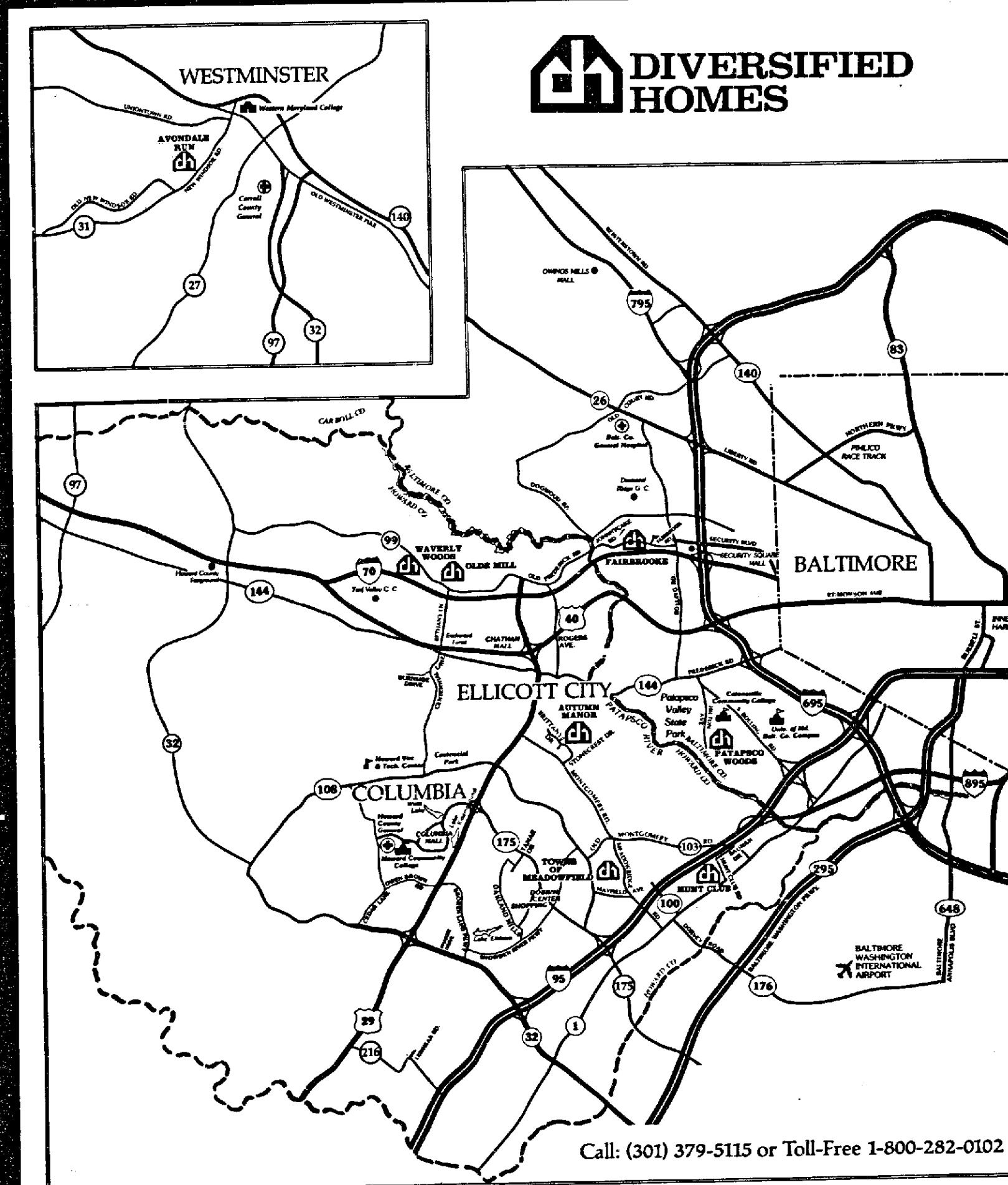
For Item #203 revised - Caves Valley Gold Club - the previous County Review Group comments still apply.

Amendment for 90-154A - No. 819 Ridgeleigh Road, we have no comments.

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

RWB:s

MAR 09 1990



DIVERSIFIED HOMES

GENERAL NOTES

1. When Two Acres = 94,500 sq. ft. more or less.
2. Gross Site Area = 10.000 A.C.
3. Contour: 10'.
4. Units Allowed: (Gross) 100.
5. Units Proposed (Phase I) = 100.
6. V.P.R. 5' 7 1/2'.
7. Parking Required: 100.
8. Sample Family: 100.
9. Local Open Space Required: 100.
10. A.C.A. Open Space Provided: 100.
11. All lots shown herein are for sale.
12. All proposed roads and utilities are to be public unless otherwise noted.
13. The site is within the First Commission District, Census Tract 14004, Watershed 15, and Subwatershed 176.
14. There are no known archaeological sites, endangered species habitats, historic buildings, or hazardous materials on this site.
15. Existing vegetation: Mixed Hardwood Species.
16. A landscaping plan will be submitted and approved in accordance with the Landscaping Manual prior to the issuance of any building permits.
17. A local open space shall be owned and maintained by Baltimore County all H.O.A. open space, by the Home Owners Association.
18. Trees will be followed at each lot by Baltimore County and Home Owners Association.
19. Street lighting shown therein.
20. Hauling loads will be limited to 14', directed away from any adjoining residences.
21. All streets are required on all streets.
22. All parking spaces will be a minimum of 9' x 18'.
23. Average daily trips shown therein: 100.
24. The account numbers: 01-06-572472, 01-03-472031.
25. Title references: S.H.E., Jr. 733/449, 783/447.
26. Enclosures shown herein are for the location of principal buildings only. Accessory structures, fences, and enclosures line yards may be constructed outside the envelope, but must comply with sections 201 and 400 of the Baltimore County Zoning Regulations (subject to covenants and applicable building permits).
27. Windows shall:
 - a. 12' min. window to property line
 - b. 30' min. window to street right-of-way
 - c. 24' min. window to lot boundary
 - d. 40' min. facing windows in different buildings
28. Private yard enclosures minimum 500 square feet in one contiguous area with a minimum depth of 15'.
29. Public water is available to this site.
30. Public sanitary sewer is available to this site.
31. Accessory structures, fences and landscaping into yards may not be located in flood plain areas or hydroic soils.
32. The exact location of each well for driveway or parking and enclosures are to be determined by owner when exact building models become available yet prior to finalization of street map.
33. "If driveway/utility and utility enclosures are shown:
 - a. Check at least 5' min. minimum for pedestrian access.
 - b. Check at least 5' min. minimum for pedestrian access.
34. The development plan complies with the C&G plan and all C&G comments.
35. There are existing grades with slopes greater than 3:1.
36. No parking permitted in easement areas.
37. EXISTING UTILITIES COVER TO BE SHOWN IN AREAS NOT NEEDED FOR CONSTRUCTION PURPOSES.
38. ALL MAINTENANCE ENCUMBRANCES OVER 10' IN HEIGHT SHALL BE DESIGNED AND/OR CARRIED BY A BOLD SIGNAGE.

ZONING COMMISSIONER'S NOTE

This development plan is approved by the Zoning Commissioner based on his interpretation of the Zoning Regulations, that it complies with present policy, density, and bulk controls as they are delineated. The Regulations, by law or part 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 hereafter occur when a dwelling is constructed and transferred for the purpose of occupancy.

PROVISORY SECTION

The provisory section of the partial development plan is not intended nor should it be utilized as a final development plan from which building applications may be approved or issued. Its purpose is to provide those who purchase homes within 300 feet thereof with a reasonable understanding as to how the developer will improve all adjoining vacant land that lies within 300 feet of their home.

The dimensioned boundaries of the "Provisory Section" as indicated herein are not intended to separate it from the overall approval of this partial development plan including the "Provisory Section" must be approved in accordance with Section 1801.3.A.7, Baltimore County Zoning Regulations.

Approval of the "Provisory Section" is not based on final engineered plans however, it is intended to establish the final location, height, use and density of buildings or their envelopes to within 25 feet of their engineered location; the location and type of existing major vegetation that is to be retained; screening; parking areas and drive to the extent possible so as to coincide with their final or permanent improvements and other pertinent amenities.

At the time of building permit applications the "Provisory Section" of this development plan must be updated to comply in all respects to the form and content required by Section 1801.3 of the Zoning Regulations.

D.S. THALER & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS LANDSCAPE ARCHITECTS, AND LAND PLANNERS

11 WARREN ROAD
BALTIMORE, MD. 21208
(301) 484-4100

- 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 35' separation in lieu of the required 40'.
- A variance is requested for Lot 128 for the following item: 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 129 for the following item: 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.
- A variance is requested for Lot 130 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for lots 136 & 137 for the following item: 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 item: 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 8' 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 8' separation in lieu of the required 15'.
- A variance is requested for lots 126 and 129 for the following item: 1 B01.2.C.1, Building separation, request a 25' separation in lieu of the required 30'.
- A variance is requested for lot 126 and 129 for the following item: 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 141 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 142 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- 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 8' 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 144 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 145 for the following item: 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 item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 147 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 148 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 149 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 150 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.

- A variance is requested for Lot 151 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 152 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 153 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 154 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 155 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 156 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 157 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 158 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 159 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.
- A variance is requested for Lot 160 for the following item: 1 B01.2.C.1, Building separation, request a 20' separation in lieu of the required 30'.

