

IN RE: PETITION FOR ZONING VARIANCE
W/S Stevens Road, 204' S of
the c/l of Eastern Avenue
15th Election District
5th Councilmanic District
Albert V. Williams
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-457-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 1801.2.C. 2.b to permit a distance between centers of facing windows of 25 feet in lieu of the minimum required 40 feet; from Section 1801.2.C.1 to permit a distance between 40-foot high buildings of 25 feet in lieu of the required 40 feet; from Section V.B.6 to permit a window to street right-of-way line setback of 10 feet in lieu of the required 25 feet for Lots 1 through 19, Lots 25 through 38, Lots 44 through 59, Lots 65 through 78 and Lot 83, and of 20 feet in lieu of the required 25 feet for Lots 20 through 24, Lots 39 through 43, Lots 60 through 64, Lots 79 through 82, and Lots 84 through 90; and from Section V.B.6.b to permit a window to property line setback of 10 feet in lieu of the required 15 feet for Lots 1 through 90, all as more particularly described in Petitioner's Exhibit 1 and the list of variances requested on Attachment A.

The Petitioner, by Thomas E. Carski, President, Carski Land Company, Inc., Contract Purchaser, appeared, testified and was represented by Deborah C. Dopkin, Esquire. Also appearing on behalf of the Petition were Alfred E. Myers, Susan D. Bitter, Ollie Mumpower, Traffic Expert with The Traffic Group, James S. Kline, Engineer with G. W. Stephens, Jr. and Associates, Inc., and William G. Zimmermann, Petitioner's representative. Appearing as Protestants in the matter were Norman A. Wersgarber, Charlotte

ORDER RECEIVED FOR FILING
Date 3/16/90
By [Signature]

Diffendall, Dorcas Miller, Thelma Benson, Jeffery A. Burkett, Pam Arnett, and David R. Cahlander, President, Stevens Road Improvement Association.

Testimony indicated that the subject property consists of 30.78 acres split zoned D.R. 16, D.R. 5.5 and B.L. and is presently unimproved. Said property is located within the Chesapeake Bay Critical Areas between Frog Mortar Creek and Gar Gut. Testimony indicated the subject property originally received CRG approval for the development of 144 single family and townhouse units. Subsequently, Petitioner revised its plans to comply with Critical Areas concerns and now proposes to develop the site with 90 single family dwellings in accordance with Petitioner's Exhibit 1. Testimony indicated that the subject dwellings are unique in character and design and are similar to that found in resort and seaside communities such as the Outer Banks of North Carolina. Petitioner testified that particular care was taken to develop the homes in such a manner to protect the watershed and natural environment of the area as well as provide each dwelling with a view of the water. Testimony indicated that the density level for the subject property was extremely high and in order to have the maximum utilization of density with the minimum impact on the natural environment, a large portion of the property was restricted from development and the developer was forced to place homes on very small lots thereby necessitating the requested variances. Mr. Mumpower and Mr. Kline both testified that, based on their professional experience, in their opinion the proposed project would not cause any adverse impact and would not create traffic congestion over and above what already exists. They testified that the conditions delineated in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) will be satisfied and that the relief requested would not result in any detriment to the health, safety or gener-

ORDER RECEIVED FOR FILING
Date 3/16/90
By [Signature]

- 2 -

al welfare of the surrounding community and meets the requirements of the Critical Areas legislation.

David Cahlander, President of the Stevens Road Improvement Association, testified on behalf of himself and the other Protestants. He testified that they believe the proposed development will result in traffic congestion throughout the surrounding neighborhood, and in particular, at the proposed community pier. Mr. Cahlander testified that in his opinion the proposed development will result in drainage and flooding problems and will disrupt the residents' quiet enjoyment of their respective properties.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted with certain restrictions. 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.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested

ORDER RECEIVED FOR FILING
Date 3/16/90
By [Signature]

- 3 -

will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management shall submit recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

Upon completion of their findings, the recommendations submitted by DEPREM shall become a permanent part of the decision rendered in this case. There is no evidence in the record at this time that would indicate that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the

ORDER RECEIVED FOR FILING
Date 3/16/90
By [Signature]

- 4 -

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-457-A

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.2.b to permit a minimum of 25 feet in lieu of 40 feet between centers of facing windows; TO Section 1801.2.C.1 to permit a distance between 40 foot high buildings of 25 feet in lieu of 40 feet; TO Section V.B.6 (CRP) to permit a window to street right-of-way line of 10' for lots 1 through 19, 25 through 38, 44 through 59, 65 through 78 and 83 and of 20' for lots 20 through 24, 39 through 43, 60 through 64, 79 through 82, 84 through 90; TO SECTION V.B.6.b (CRP) to permit 10 feet in lieu of 15 feet for window to property line (See CRP 201.2.1.2) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

A practical difficulty exists in attaining a supportive number of detached single family dwellings. The environmental impact in the critical area will be reduced below that of the existing approved 144 lot CRG Plan layout of single family and townhouse units.

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: Carski Land Co. Inc. (Type or Print Name) Signature RD Box 451 Address LUTHERVILLE, MD 21203 City and State	Legal Owner(s): ALBERT V. WILLIAMS (Type or Print Name) Signature (Type or Print Name) Signature RD Box 451 LUTHERVILLE Address BALTIMORE, MD 21203 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted THOMAS CARSKI Name RD Box 451 LUTHERVILLE Address BALTIMORE, MD 21203 Phone No.
--	--

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

J. Robert Hines
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
Date 3/16/90
By [Signature]

mk - 3/21/90
at time of hearing - 4:55 min.
and anytime
in Critical Area.

- 6 -

requirements of the Department of Environmental Protection and Resource Management.

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 15th day of August, 1990 that the Petition for Zoning Variance to permit a variance from Section 1801.2.C. 2.b to permit a distance between centers of facing windows of 25 feet in lieu of the minimum required 40 feet; from Section 1801.2.C.1 to permit a distance between 40-foot high buildings of 25 feet in lieu of the required 40 feet; from Section V.B.6 to permit a window to street right-of-way line setback of 10 feet in lieu of the required 25 feet for Lots 1 through 19, Lots 25 through 38, Lots 44 through 59, Lots 65 through 78 and Lot 83, and of 20 feet in lieu of the required 25 feet for Lots 20 through 24, Lots 39 through 43, Lots 60 through 64, Lots 79 through 82, and Lots 84 through 90; and from Section V.B.6.b to permit a window to property line setback of 10 feet in lieu of the required 15 feet for Lots 1 through 90, in accordance with Petitioner's Exhibit 1 and Attachment A, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Compliance with all Zoning Plans Advisory Committee comments submitted hereto, including, but not

ORDER RECEIVED FOR FILING
Date 3/16/90
By [Signature]

- 5 -

limited to, the Office of Planning comments dated May 23, 1990, attached hereto and made a part hereof.

3) Prior to the issuance of any permits, Petitioner shall obtain the final recommendations of the Department of Environmental Protection and Resource Management. Petitioner shall comply with any and all requirements imposed by DEPREM to insure compliance with Chesapeake Bay Critical Areas legislation.

4) The Petitioners or the Petitioners' successors in title shall provide every buyer with a copy of this Order. Further, a reference to this case and the conditions and restrictions contained herein must be placed in the restrictive covenants for the proposed development.

5) Petitioner shall prepare a landscaping plan for approval by the Deputy Director of Planning prior to the issuance of any permits.

6) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management.

JRH:bjs

ORDER RECEIVED FOR FILING
Date 3/16/90
By [Signature]

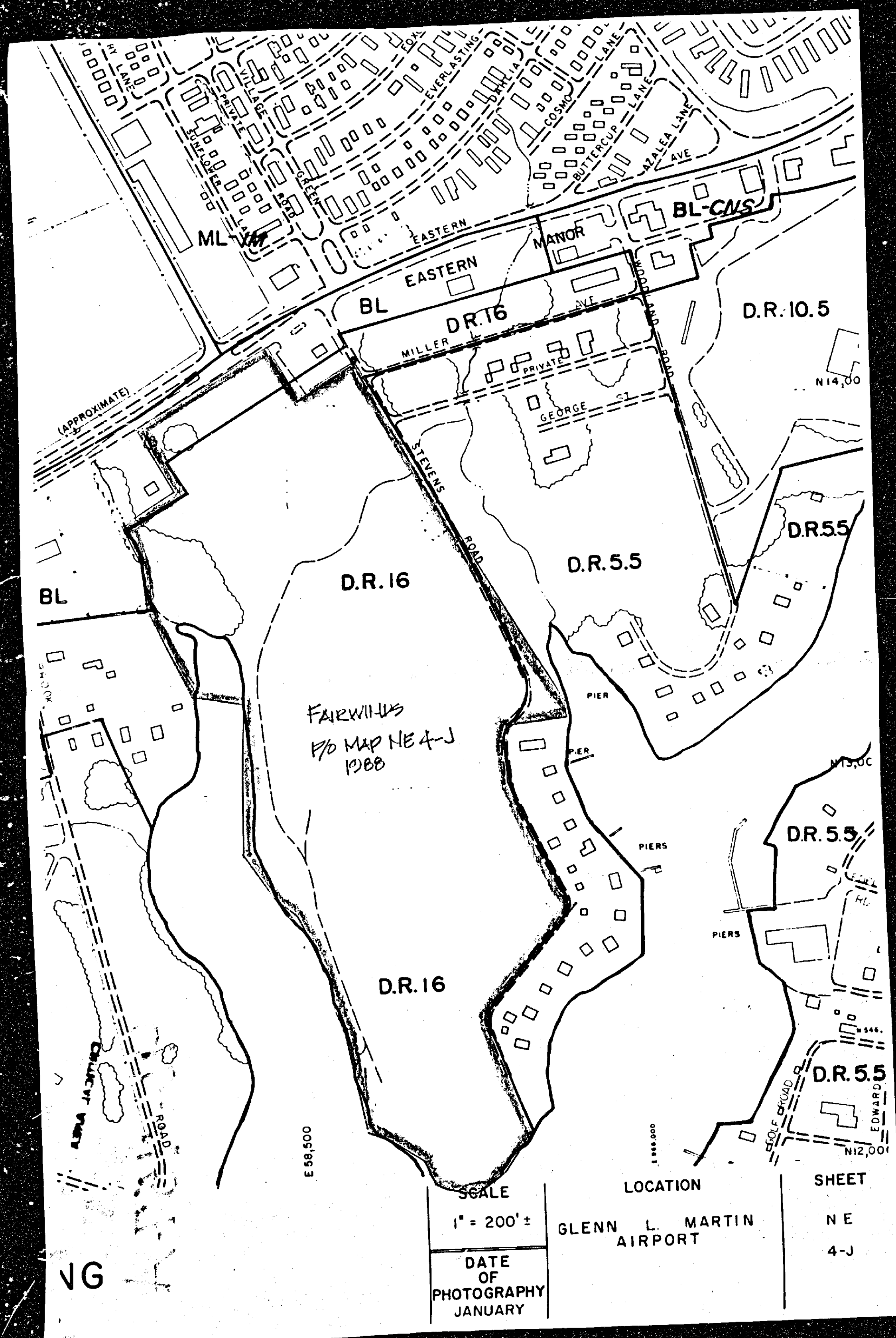
FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
658 KENNESWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to Accompany a
Zoning Petition for Variances.

March 16, 1990
Page 1
RE: Fairwinds

Beginning at a point located South 28° 46' 55" East 204 feet from the point of intersection of centers of paving of Eastern Avenue and Stevens Road, thence in a clockwise direction:

- 1) South 28° 46' 55" East 1035.06 feet
- 2) South 12° 54' 00" East 39.95 feet
- 3) South 83° 19' 00" West 156.63 feet
- 4) South 01° 31' 00" East 145.16 feet
- 5) South 26° 05' 00" East 341.78 feet
- 6) South 40° 38' 00" West 365.07 feet
- 7) South 17° 29' 00" East 318.47 feet
- 8) South 37° 30' 00" West 106.27 feet
- 9) South 53° 41' 00" West 97.00 feet
- 10) North 81° 09' 00" West 81.00 feet
- 11) North 56° 59' 00" West 33.00 feet
- 12) North 24° 49' 00" West 63.00 feet
- 13) North 55° 49' 00" West 101.00 feet
- 14) North 66° 14' 00" West 58.00 feet
- 15) North 11° 34' 00" West 171.00 feet
- 16) North 07° 29' 00" West 90.00 feet
- 17) North 19° 44' 00" West 49.00 feet
- 18) North 11° 14' 00" West 135.00 feet
- 19) North 24° 39' 00" West 133.00 feet
- 20) North 53° 04' 00" West 64.00 feet
- 21) North 32° 34' 00" West 147.00 feet
- 22) North 02° 58' 00" East 385.00 feet
- 23) North 80° 15' 00" West 125.38 feet
- 24) North 24° 32' 00" West 270.40 feet
- 25) North 04° 47' 00" West 97.00 feet
- 26) North 24° 02' 00" West 120.28 feet
- 27) North 59° 02' 33" East 156.89 feet
- 28) North 30° 57' 27" West 181.70 feet
- 29) North 59° 02' 33" East 392.19 feet
- 30) South 28° 46' 55" East 151.00 feet and
- 31) North 59° 02' 33" East 172.02 feet to the place of beginning.



828-9120
828-1459

The Traffic Group

PETITIONER'S EXHIBIT 5

90-457A

May 22, 1990

Shelter Builders
Mr. Tom Carski
P.O. Box 451
Lutherville, Maryland 21093

RE: Fairwinds
Our Job No.: 80715

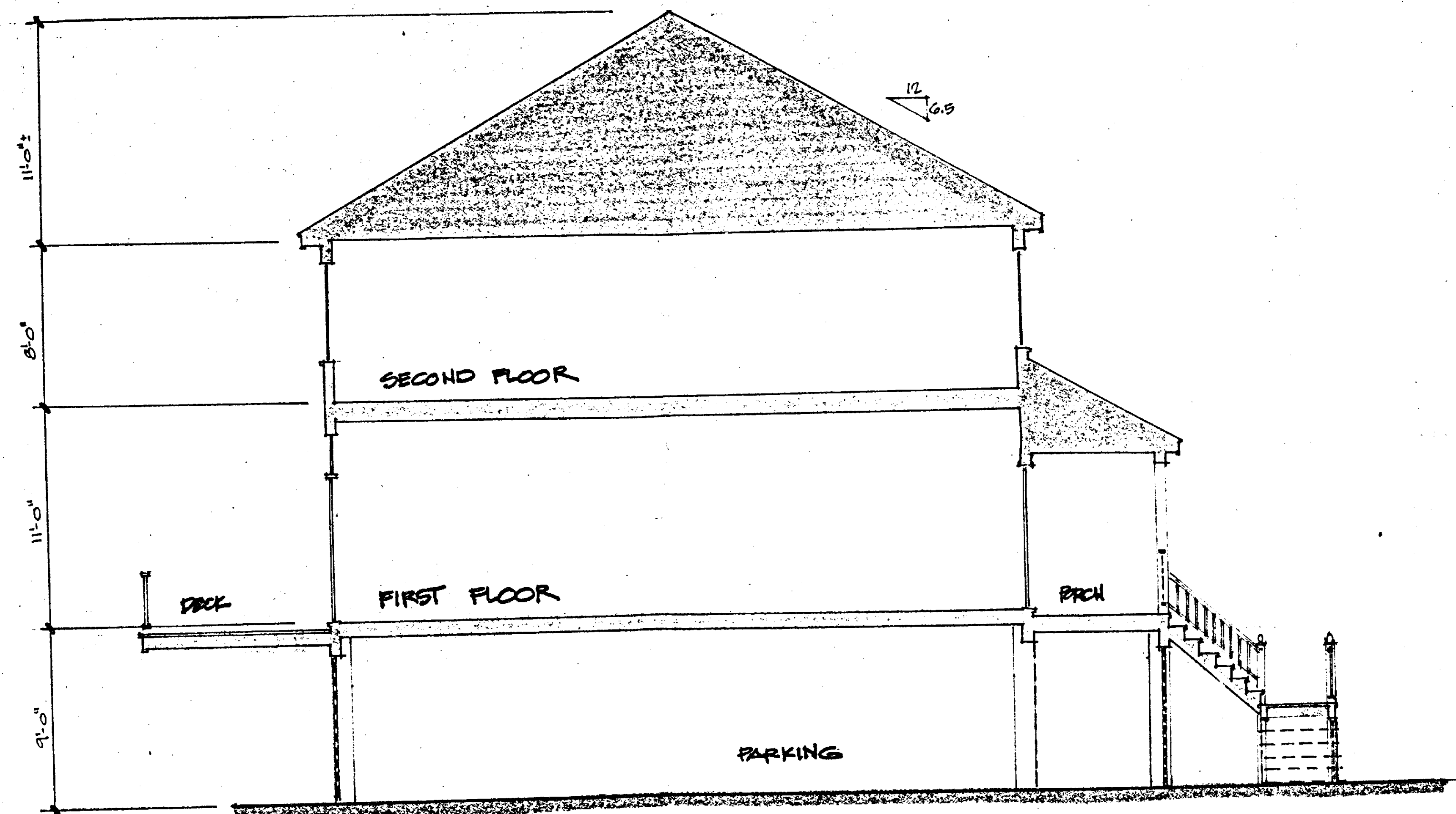
Dear Tom:

In response to a request from your office, we have conducted a supplement to the November 11, 1988 Traffic Impact Study for the Fairwinds Property located in Baltimore County, Maryland. The purpose of this supplement is to determine the impact of the proposed development of Fairwinds given the changes as proposed from the newest site plan. These changes include:

- Access to the residential portion of this site will be provided by an entrance near the western boundary of this property along MD 150.
- Access to the commercial property will continue to be provided via a right-in/right-out only entrance opposite the entrance to the U.S. Army Publication Center.
- Removal of all site generated traffic from Stephens Road.
- New development from the site including 90 single-family dwelling units and an 8,000 square foot commercial site.

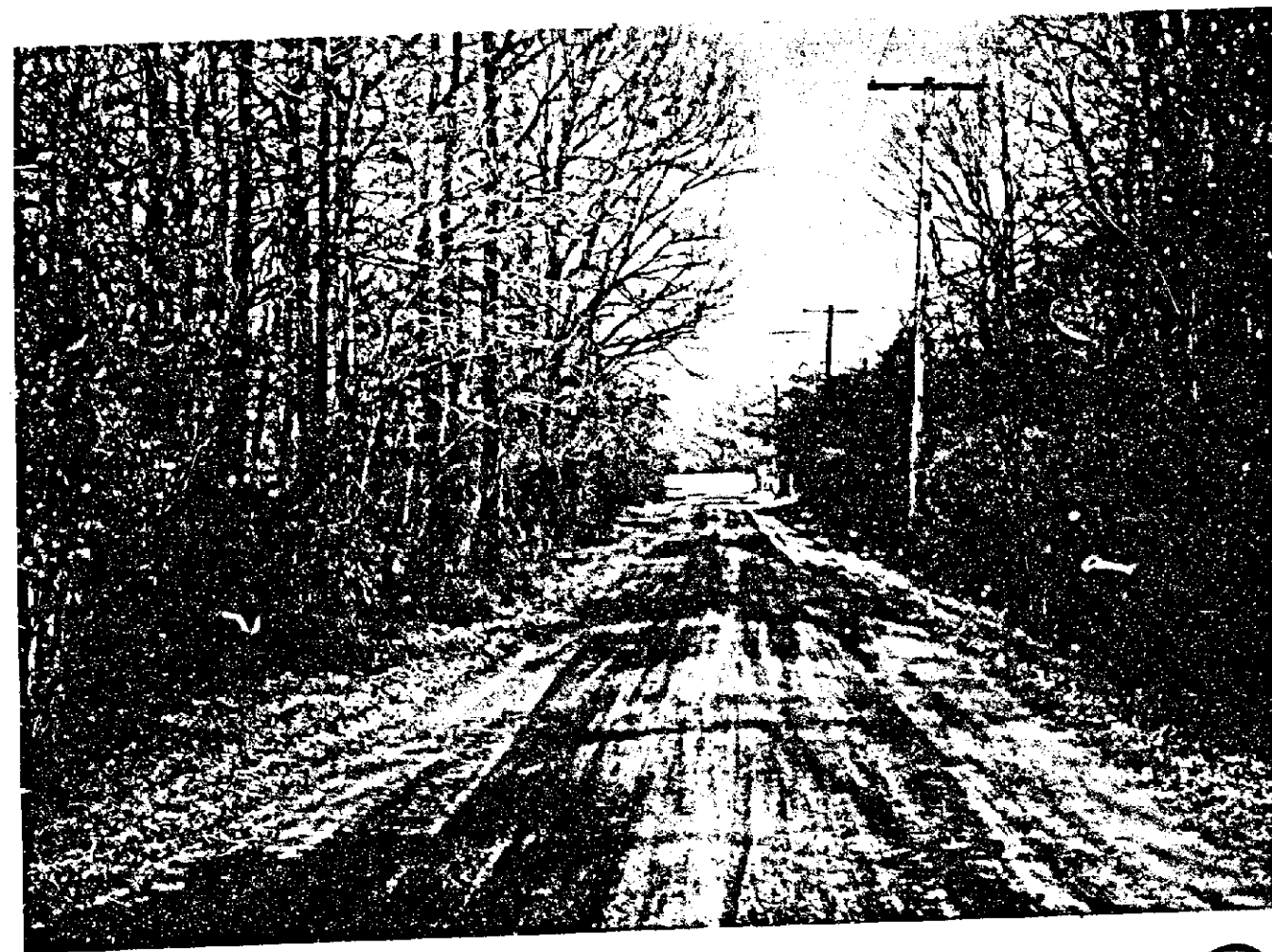
Using the intersection turning movement count contained in the November 11, 1988 study from our office, Exhibit A was prepared to show the existing peak hour volumes in the vicinity of our site. Based on the existing lane use detailed in our report, intersection capacity analyses were conducted for the intersection of MD 150 at Stephens Lane, and results are shown on Exhibit G. A copy of the capacity worksheet is contained in the Appendix to this report.

The Traffic Group, Inc.
Suite 600
40 W. Chesapeake Avenue
Towson, Maryland 21204
301-321-8453
Fax 301-321-8458



TYPICAL CROSS SECTION
'FAIRWINDS' BALTIMORE CO., MD.
DONALD B. RATCLIFFE A.L.A. & ASSOC., ARCHITECTS

SK-1



①



②

FAIRWINDS
Case Number 90-457-A
May 29, 1990

PETITIONER'S
EXHIBIT 6A



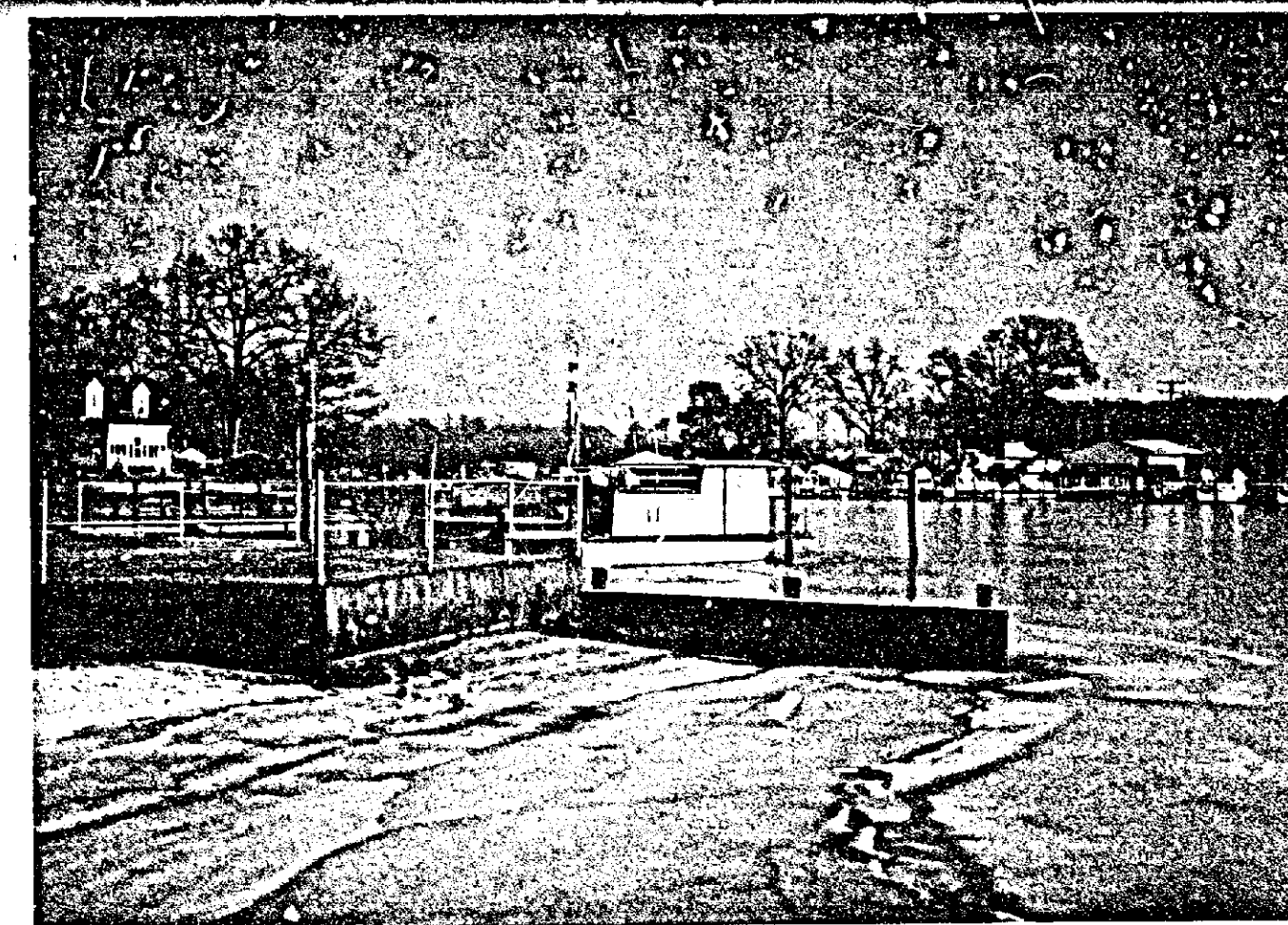
③



④

FAIRWINDS
Case Number 90-457-A
May 29, 1990

PETITIONER'S
EXHIBIT 6B



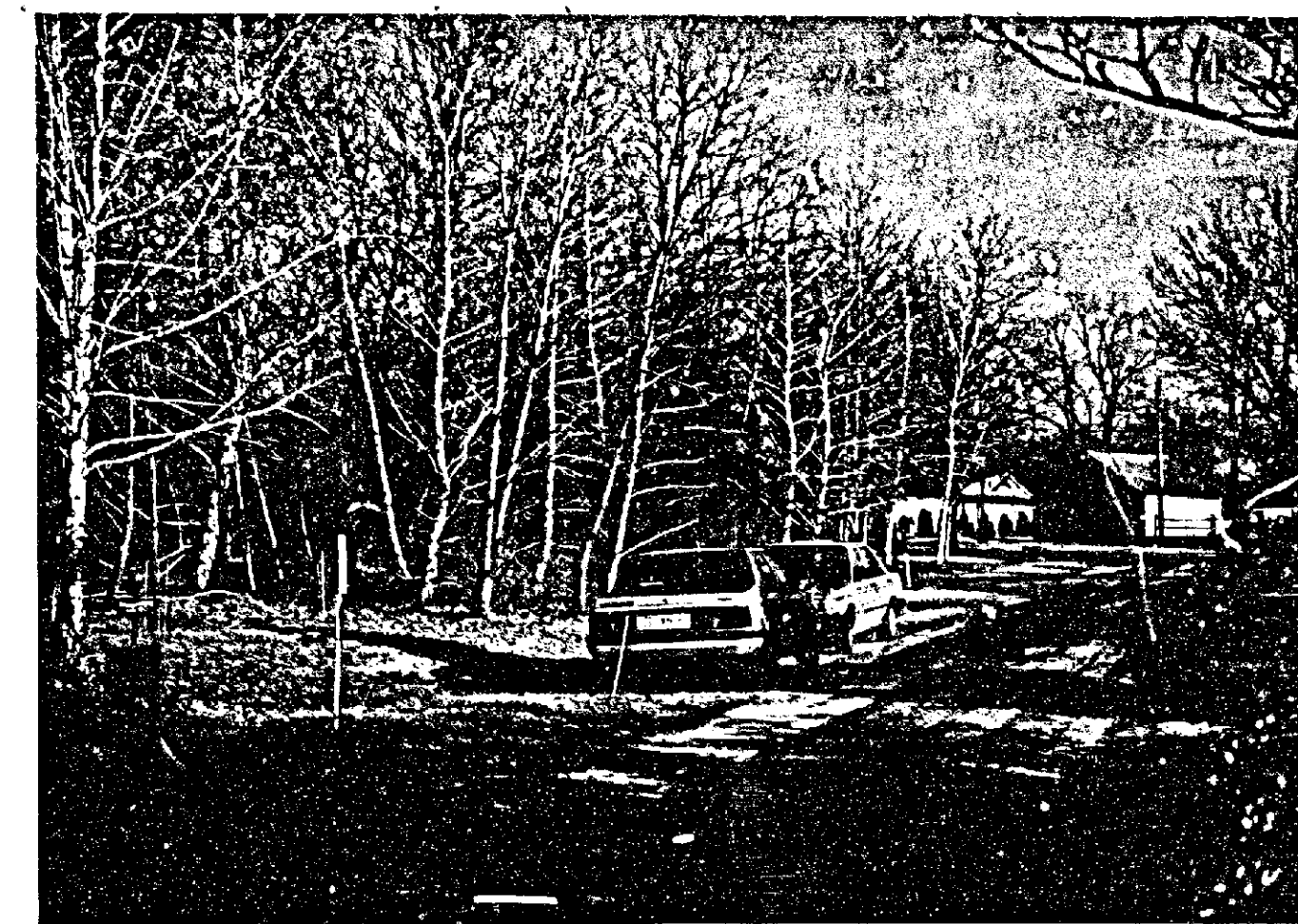
⑤



⑥

FAIRWINDS
Case Number 90-457-A
May 29, 1990

PETITIONER'S
EXHIBIT 6C



⑦



⑧

FAIRWINDS
Case Number 90-457-A
May 29, 1990

PETITIONER'S
EXHIBIT 6D



⑨



⑩

FAIRWINDS
Case Number 90-457-A
May 29, 1990

PETITIONER'S
EXHIBIT 6E



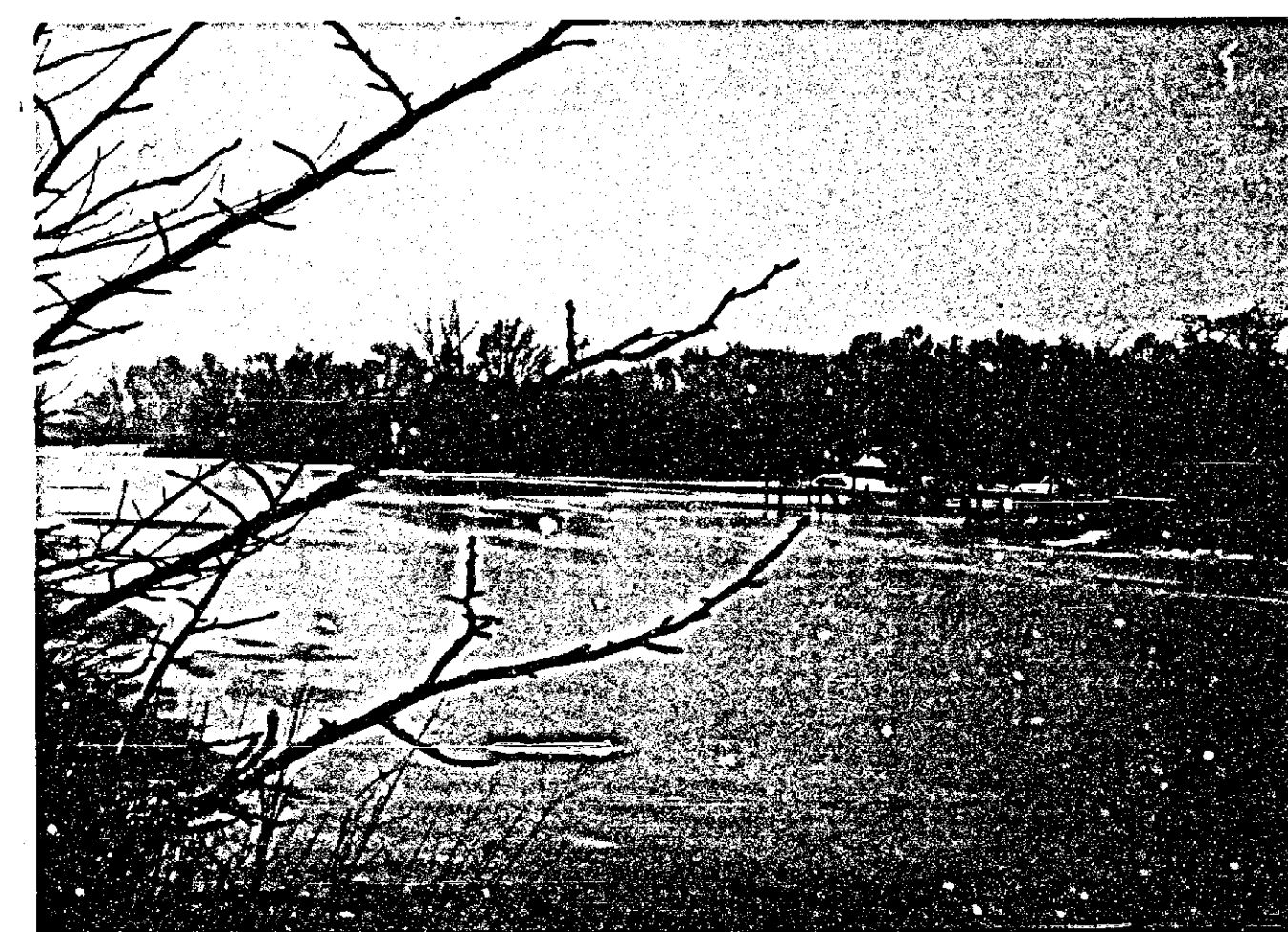
⑪



⑫

FAIRWINDS
Case Number 90-457-A
May 29, 1990

PETITIONER'S
EXHIBIT 6F



⑬



⑭

FAIRWINDS
Case Number 90-457-A
May 29, 1990

PETITIONER'S
EXHIBIT 6G



⑮



⑯

FAIRWINDS
Case Number 90-457-A
May 29, 1990

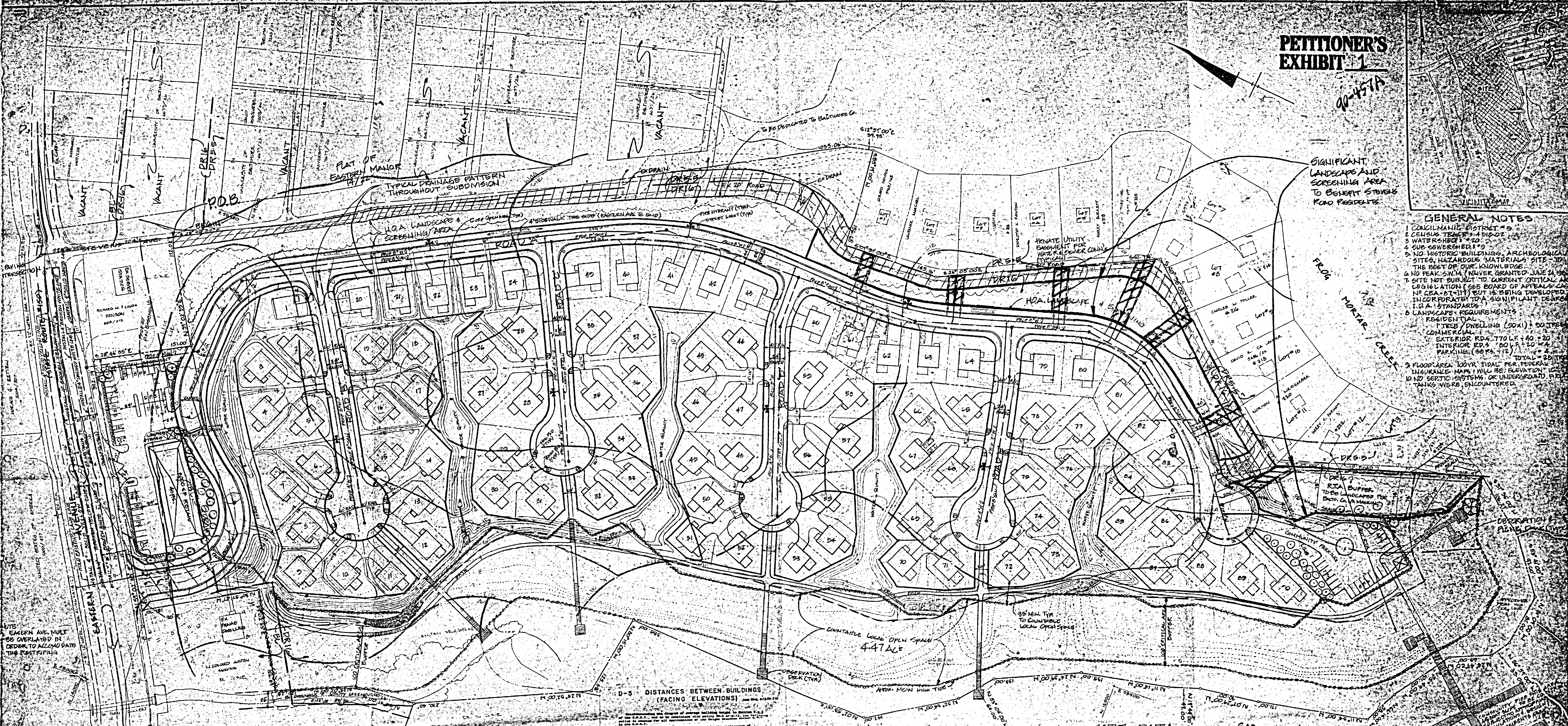
PETITIONER'S
EXHIBIT 6H

PETITIONER'S EXHIBIT 1

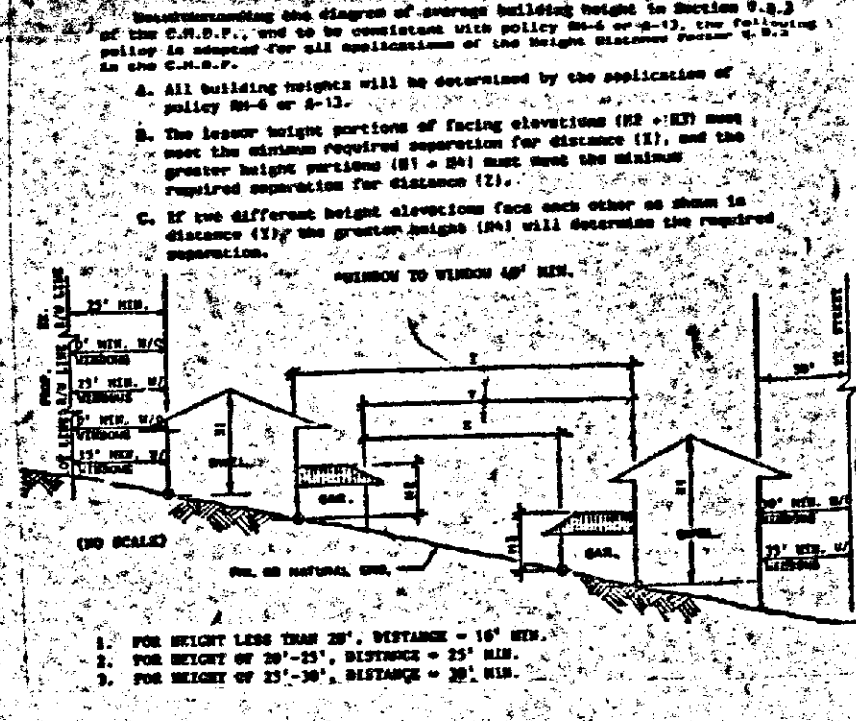
00-457A

SIGNIFICANT
LANDSCAPE AND
SCREENING AREA
TO BENEFIT STREETS
ROAD RESIDENTS

- GENERAL NOTES**
1. CONJUNCTION DISTRICT #5
 2. CENSUS TRACT #14-02-02
 3. WATERSHED #20
 4. SUB WATERSHED #1
 5. NO HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, HAZARDOUS MATERIALS SITE - THE BEST OF OUR KNOWLEDGE.
 6. NO PEAK S.W.M. NEVER GRANTED JUNE 24, 1987
 7. SITE NOT SUBJECT TO CURRENT CRITICAL AREA REGULATION (SEE BOARD OF APPEALS NO. 00-04-011) BUT IS BEING DEVELOPED IN ACCORDANCE TO A SIGNIFICANT DEGREE.
 8. LANDSCAPE REQUIREMENTS
 9. RESIDENTIAL
 10. 1-10' DWELLING (0001) 50 STEPS
 11. COMMERCIAL
 12. EXTERIOR RD. 770 LF + 40' 20'
 13. INTERIOR RD. 800 LF + 40' 20'
 14. PARKING (0001) 115' 20' 20'
 15. TOTAL = 20 STEPS
 16. FLOOD AREA 100% TIDAL PER FEDERAL INSURANCE MAPS WILL BE ELEVATION 12' 10' NO SEPTIC SYSTEMS OR UNDERGROUND TANKS WERE ENCOUNTERED



D-5 DISTANCES BETWEEN BUILDINGS (FACING ELEVATIONS)



SOILS LIMITATIONS	SEVERE	MODERATE	SLIGHT	NO LIMITATIONS
AV. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
LIB. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
MO. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
SL. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
SL. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
SL. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
SL. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
SL. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE
SL. SEVERE	SEVERE	SEVERE	SEVERE	SEVERE

PARKING

REQUIRED:
RESIDENTIAL 20% (16x20x20) 1000
RETAIL 10% (16x20x20) 1000
PROPOSED:
RESIDENTIAL 20% (16x20x20) 1000
RETAIL 10% (16x20x20) 1000

OPEN SPACE

REQUIRED: 20% (16x20x20) 1000
SHOWN: 20% (16x20x20) 1000
ADDITIONAL: 20% (16x20x20) 1000

SITE DATA

GROSS DR 16 29.01A
NET DR 16 26.23A
GROSS DR 55 23A
NET DR 55 23A
GROSS BL 1.31A
NET BL 1.05A
GROSS TOTAL 30.78A
NET TOTAL 29.61A

GAR. GUT DENSITY

PERMITTED: DR 16 (29.01) = 464 DENSITY UN.
DR 55 (23A) = 253 DENSITY UN.
BL + GAR (3x56,000 SF) = 170,000 SF
PROPOSED: DR 16 (29.01) = 464 DENSITY UN.
DR 55 (23A) = 253 DENSITY UN.
BL + GAR (3x56,000 SF) = 170,000 SF

VARIANCES REQUESTED ITEM 00-321

Variances from Section 17.02 to Section 17.02.2.1 to permit a minimum of 25 feet in area of 40 feet between corners of existing buildings. To permit a minimum of 25 feet in area of 40 feet between corners of existing buildings. To permit a minimum of 25 feet in area of 40 feet between corners of existing buildings.

FAIRWINDS

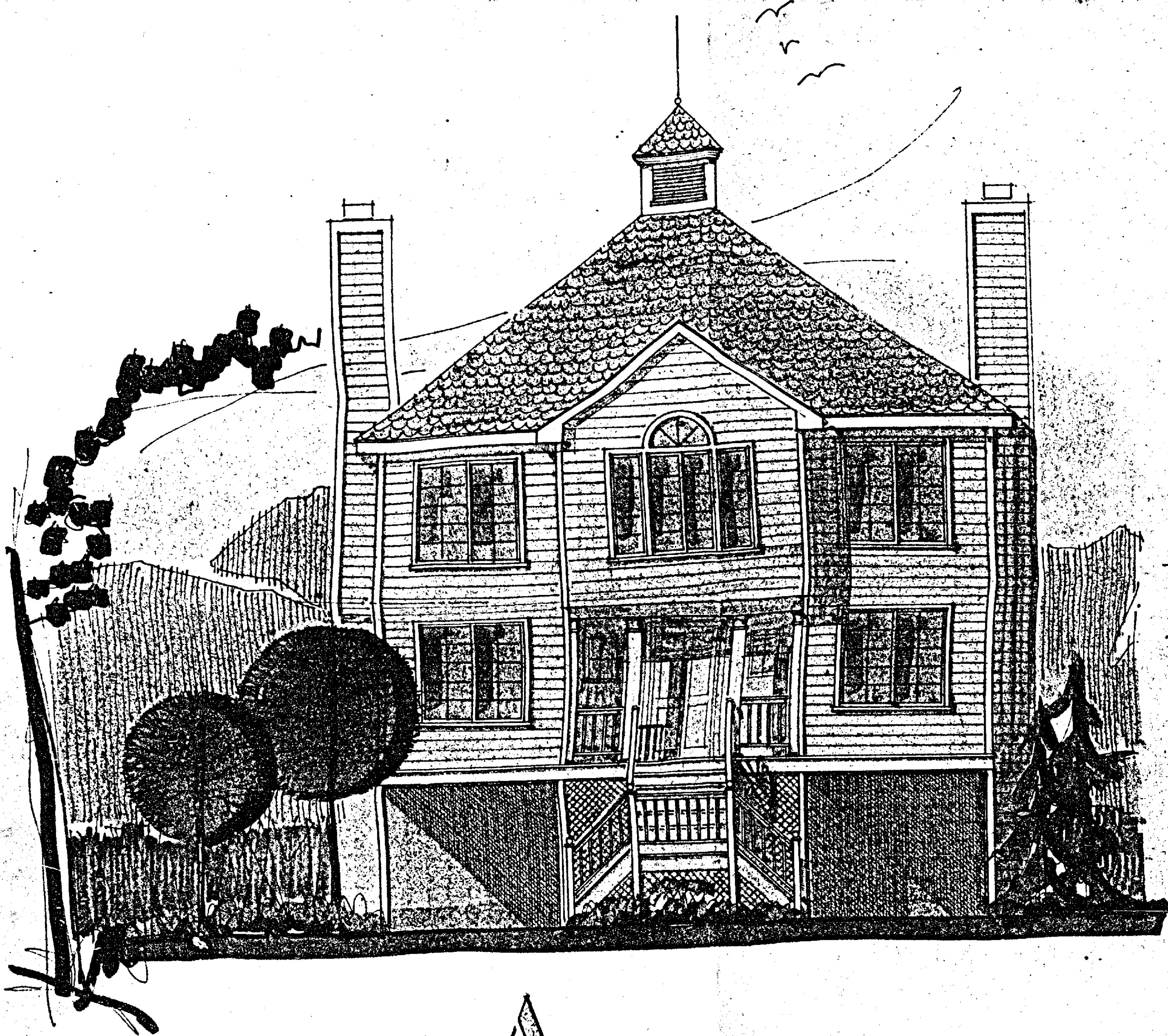
ELECT. DIST. 15'
SCALE 1" = 50'
BALTIMORE CO. MD.
APRIL 12, 1990
DEED: 6349/316

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
303 ALLEGANY AVENUE
BALTIMORE, MD. 21204
(410) 825-0100

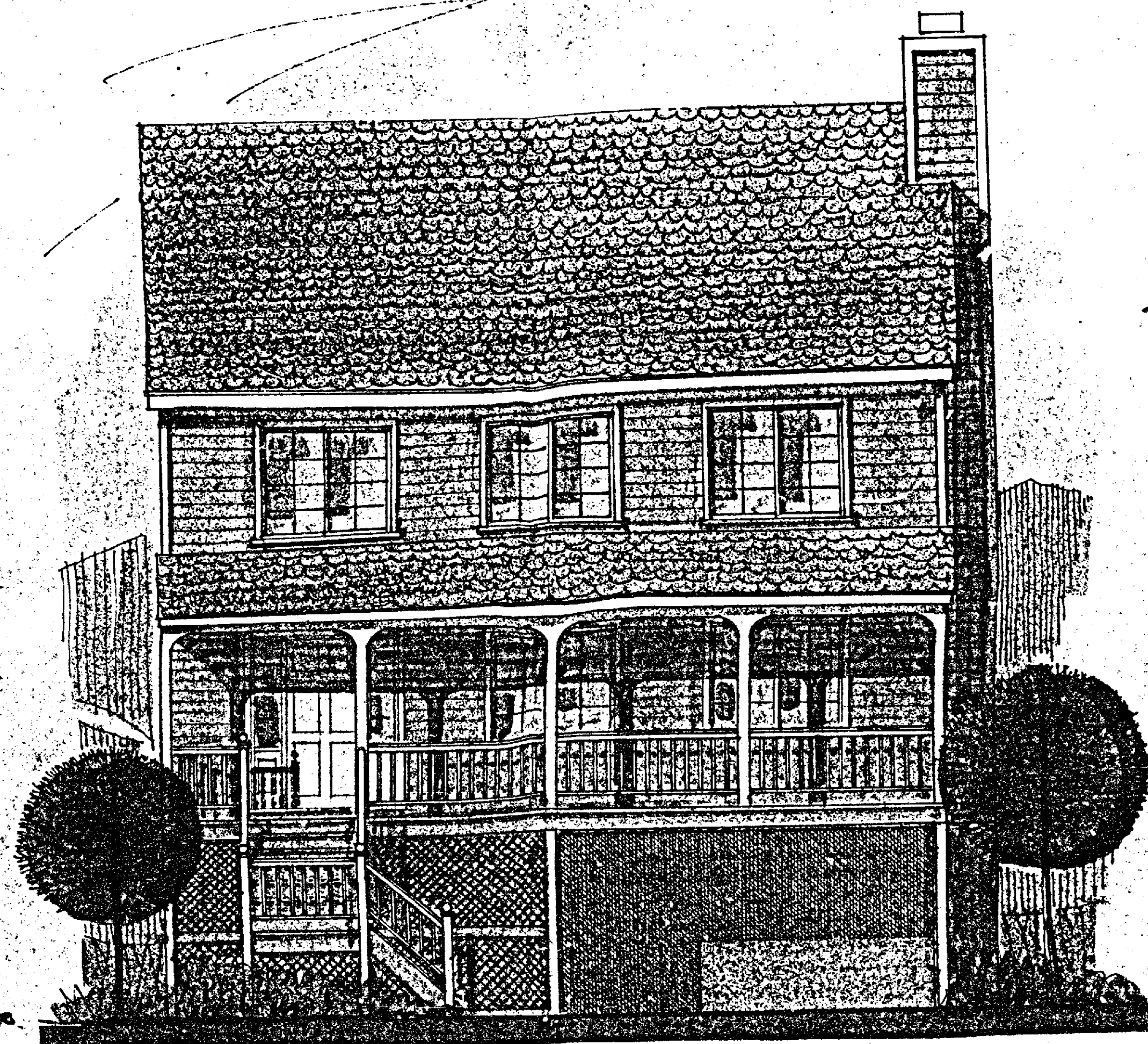
CROZIER ASSOCIATES
LANDSCAPE ARCHITECTURE / LAND PLANNING
MILL CENTRE, SUITE 400
3000 CHESTNUT AVE., BALTIMORE, MD. 21211
301-366-3330

CONTRACT PURCHASER
CARSKI LAND CO. INC.
P.O. Box 451 LUTHERVILLE, MD. 21223
882-0020

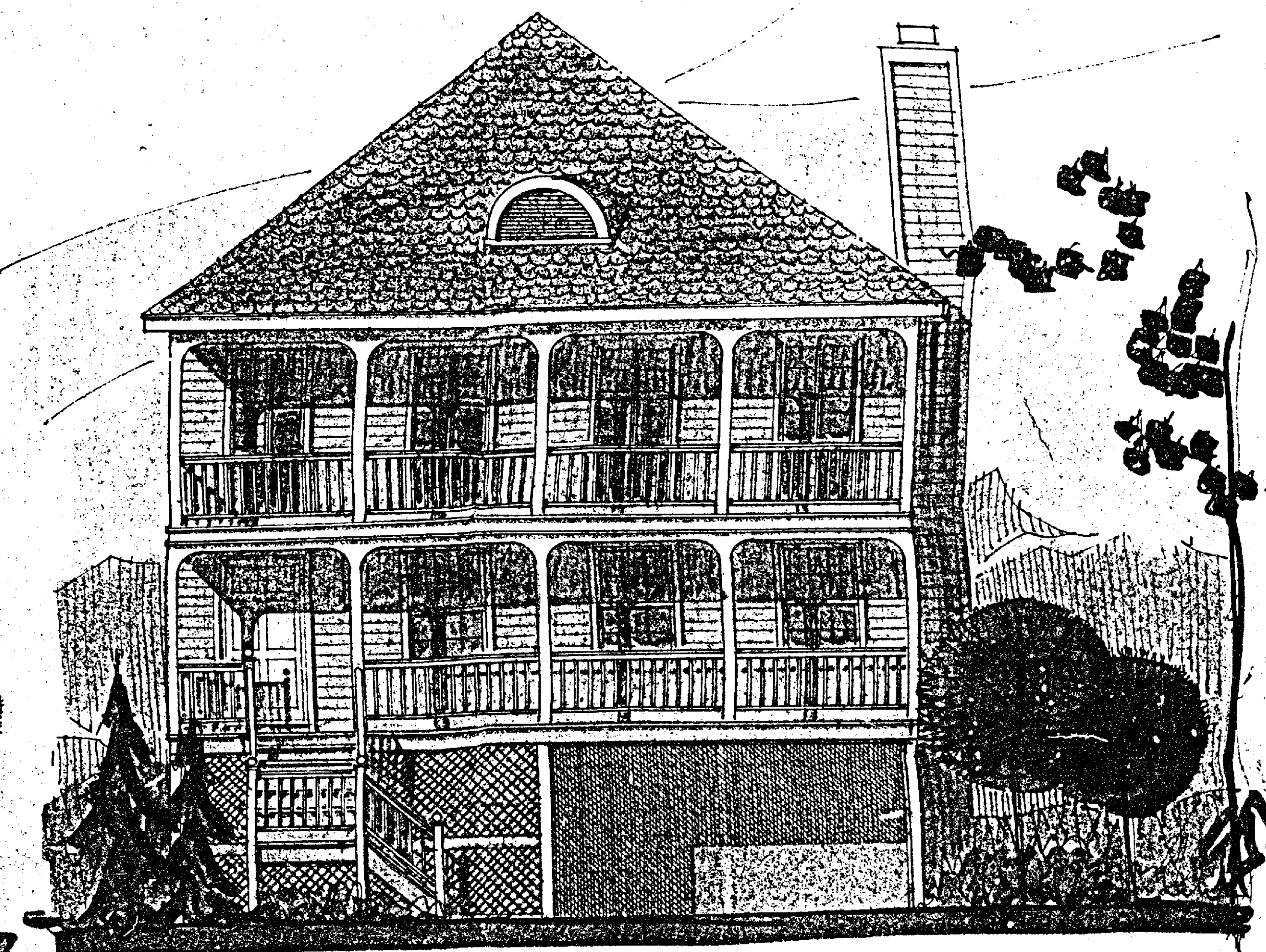
OWNER
ALBERT V. WILLIAMS
8660 PULASKI HIGHWAY
BALTIMORE, MD. 21203
686-1000



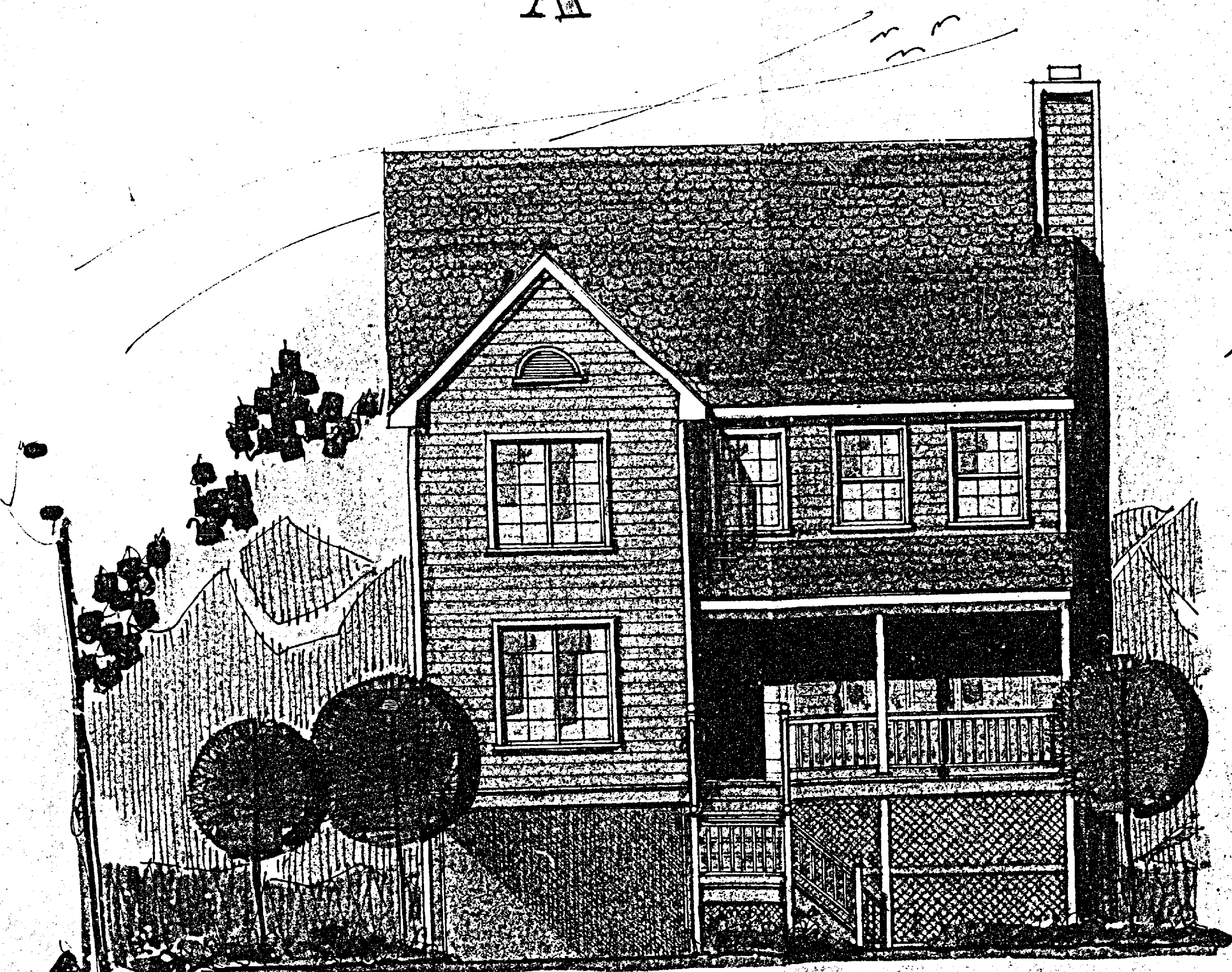
A



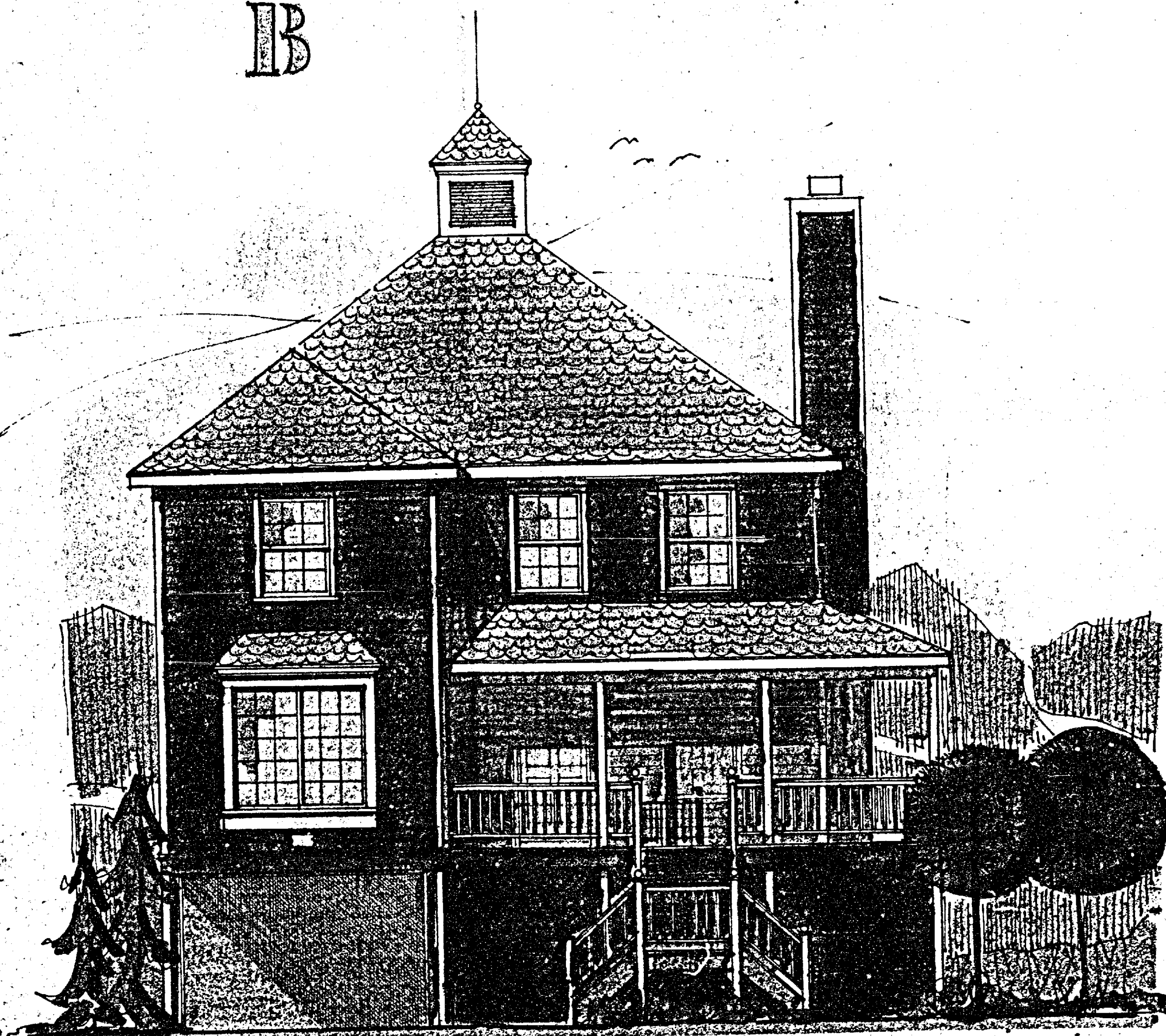
B



C



D



E

FAIRWINDS

BALTIMORE COUNTY, MARYLAND

DONALD B. RATCLIFFE A.I.A., & ASSOCIATES, ARCHITECTS

FAIRWINDS PRELIMINARY SKETCHES

FOR ZONING HEARING 5-29-90

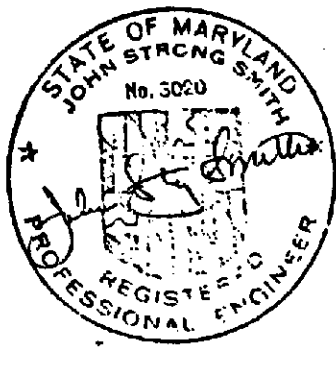
DONALD B. RADCLIFFE, A.I.A., & ASSOC.,
ARCHITECTS
BALTIMORE, MARYLAND

THESE SKETCHES ARE CONCEPT PLANS ONLY
AND HAVE NOT BEEN REVIEWED BY OUR MARKETING
CONSULTANTS AND ARE SUBJECT TO REVISIONS.

Description to Accompany a
Zoning Petition for Variances.
Containing 29.61 acres of land more or less.

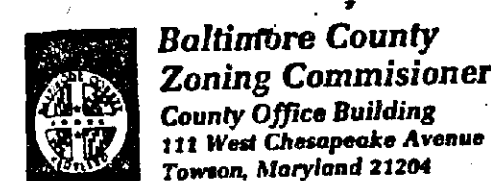
March 16, 1990
Page -2-

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE USED FOR
CONVEYANCES OR AGREEMENTS)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1524 Date of Posting: 5/14/90
Posted for: Variances
Petitioner: Albert V. Williams
Location of property: W/S Stevens Rd., 204' S of C/I of Eastern Avenue
Location of Sign: Facing Stevens Rd., approx 5' E. of property
Remarks: on property of R. Williams
Posted by: J. Robert Haines Date of return: 5/18/90
Number of Signs: 1



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

Account: R-001-6150
Number

receipt
No 1795

Date

3/19/90

H9000322

PUBLIC HEARING FEES	QTY	PRICE
020 -ZONING VARIANCE (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: WILLIAMS

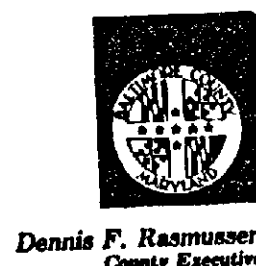
B 135*****17500:8 8208F
Please make checks payable to: Baltimore County

Cashier Validation:

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

J. Robert Haines
Zoning Commissioner

DATE



Dennis F. Rasmussen
County Executive

Carski Land Company, Inc.
P. O. Box 451
Lutherville, Maryland 21103
Re: Petition for Zoning Variance
CASE NUMBER: 90-457-A
W/S Stevens Road, 204' S of C/I of Eastern Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Albert V. Williams
Contract Purchaser(s): Carski Land Co., Inc.
HEARING: TUESDAY, MAY 29, 1990 at 11:30 a.m.

Dear Petitioners:

Please be advised that \$_____ 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 Build-
ing, 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.

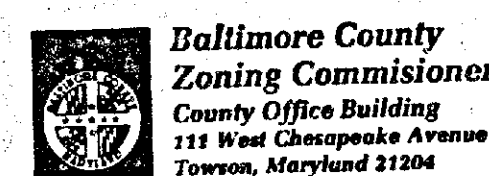
Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

cc: Deborah C. Dopkin, Esq.

receipt
No 2616



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

Account: R-001-6150
Number

90-457

M9000858

Date

5/29/90

PUBLIC HEARING FEES	QTY	PRICE
090 -POSTING SIGNS / ADVERTISING	1 X	\$139.98
TOTAL:		\$139.98

LAST NAME OF OWNER: WILLIAMS

B 047*****13998:8 8296F
Please make checks payable to: Baltimore County

Cashier Validation:

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221

May 3, 1990

THIS IS TO CERTIFY, that the annexed advertisement of

Carski Land-Co, Inc in the matter
of Petition for Zoning Variance of
W/S Stevens Rd., 204'S of C/I Eastern
Ave. Case # 90-457-A, P.O. #0104514,
Req.#M42938. 112 lines @.55 or \$61.60

was inserted in The Avenue News a weekly newspaper

published in Baltimore County, Maryland once a week for 1

successive week(s) before the 4 day of May 1990;

that is to say, the same was inserted in the issues of May 3, 1990.

The Avenue Inc.

per publisher

By *Dennis F. Rasmussen*

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:

Case Number: 90-457-A
W/S Stevens Road, 204' S of C/I of Eastern Avenue
15th Election District -
5th Councilmanic
Legal Owner(s): Albert V. Williams
Contract Purchaser(s): Carski Land Co., Inc.
Hearing Date:
TUESDAY, May 29, 1990
at 11:30 A.M.

Variances: To permit a minimum of 25 feet in lieu of 40 feet between centers of facing windows; to permit a distance between 40 feet high buildings of 25 feet in lieu of 40 feet; to permit a window to right-of-way line of 10 feet for lots 1 through 19, 25 through 38, 44 through 59, 65 through 78 and 83 and 20 feet for lots 20 through 24, 29 through 43, 60 through 64, 79 through 82, 84 through 89; to permit 10 feet in lieu of 15 feet for window to property line for lots 1 through 19.

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 the period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
Maryland

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

J. Robert Haines
Zoning Commissioner

April 12, 1990

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 Zoning Variance
CASE NUMBER: 90-457-A
W/S Stevens Road, 204' S of C/I of Eastern Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Albert V. Williams
Contract Purchaser(s): Carski Land Co., Inc.
HEARING: TUESDAY, MAY 29, 1990 at 11:30 a.m.

Variances: To permit a minimum of 25 feet in lieu of 40 feet between centers of facing windows; to permit a distance between 40 feet high buildings of 25 feet in lieu of 40 feet; to permit a window to right-of-way line of 10 feet for lots 1 through 19, 25 through 38, 44 through 59, 65 through 78 and 83 and 20 feet for lots 20 through 24, 29 through 43, 60 through 64, 79 through 82, 84 through 89; to permit 10 feet in lieu of 15 feet for window to property line for lots 1 through 19.

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
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Albert V. Williams
Carski Land Co., Inc.
Deborah C. Dopkin

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8, 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 May 3, 1990.

THE JEFFERSONIAN.

S. Zetke Orlov
Publisher

PG 104515

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

J. Robert Haines
Zoning Commissioner

May 15, 1990

Deborah C. Dopkin, Esquire
405 Allegheny Avenue
Towson, MD 21204

RE: Item No. 322, Case No. 90-457-A
Petitioner: Albert V. Williams, et ux
Petition for Zoning Variance

Dear Mrs. Dopkin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

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

Very truly yours,

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

JED:jw

Enclosures

cc: Mr. Albert V. Williams
Mr. Thomas Carski

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
11th day of April, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Hays
Chairman,
Zoning Plans Advisory Committee

Petitioner: Albert V. Williams, et ux
Petitioner's Attorney: Deborah C. Dopkin



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

April 24, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Fairwinds
Albert Williams
Zoning meeting 4/10/90
S/S Eastern Avenue
MD 150
west of Stevens Road
Item #322

Dear Mr. Haines:

After reviewing the submittal for a variance to permit
various setbacks, we offer the following:

All work along Eastern Avenue as previously approved by our
office must be performed under a State Highway Administration
permit issued by our office prior to issuance of building
permits.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: G.W. Stephens, Jr. and Associates
Mr. J. Ogle

RECEIVED
APR 26 1990
ZONING OFFICE

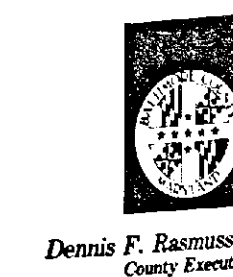
333-1350

My telephone number is (301) 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-1062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

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

APRIL 6, 1990

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



RE: Property Owner: CARSKI LAND CO., INC.
Location: W/S STEVENS ROAD
Item No.: 322 Zoning Agenda: APRIL 10, 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.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly* Noted and Approved *Captain J.F. Braddock*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/REK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for April 10, 1990

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 323, 325, 326, 327 and 328.

For Item 322, the previous County Review Group
comments apply.

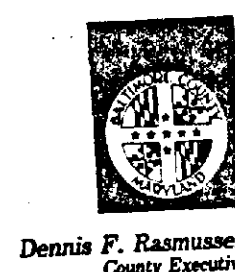
Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

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

J. Robert Haines
Zoning Commissioner

August 21, 1990



Deborah C. Dopkin, Esquire
405 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
W/S Stevens Road, 204' S of the c/l of Eastern Avenue
15th Election District - 5th Councilmanic District
Albert V. Williams - Petitioner
Case No. 90-457-A

Dear Ms. Dopkin:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petition for Zoning Variance has been granted
in accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-
able, 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 Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

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

JRH:bjs

cc: Mr. David R. Cahlander
President, Stevens Road Improvement Assoc.
218 Stevens Road, Baltimore, Md. 21220

People's Counsel

File

Chesapeake Bay Critical Areas Commission
Tawes State Office Building, D-4, Annapolis, Md. 21404

DEPREM

MAY 29, 1990

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Inter-office Correspondence

TO: Mr. J. Robert Haines
FROM: Mr. Robert W. Sheesley
SUBJECT: Fairwinds Subdivision
Zoning Case #90-457

DATE: June 29, 1990

RECEIVED
JUL 5 1990
ZONING OFFICE

The Chesapeake Bay Critical Area Program is continuing its review of the
Fairwinds Subdivision project. As of this date a complete Critical Area
Findings Plan has not been received for review.

If there are any questions please contact Mr. David Flowers at 887-2904.

Robert W. Sheesley
Robert W. Sheesley, Director
Department of Environmental Protection
and Resource Management

RWS:NSS:nju
cc: Mrs. Janice Outen

BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines
Zoning Commissioner
FROM: Mr. Robert W. Sheesley

DATE: August 9, 1990

SUBJECT: Petition for Zoning Variance
Fairwinds Subdivision
Chesapeake Bay Critical Area Findings
Case 90-457-A

RECEIVED
AUG 27 1990
ZONING OFFICE

SITE LOCATION

The subject property is located off of Stevens Road on the south
side of Eastern Avenue near Glen L. Martin State Airport. The site is
within the Chesapeake Bay Critical Area and is classified as an
Intensely Developed Area (IDA).

APPLICANT'S NAME Carski Land Co., Inc.

APPLICANT PROPOSAL

The applicant has requested a variance from the following sections
of the Baltimore County Zoning Regulations:

1. Section 1801.2.C.2.b to permit a minimum of 25 feet in lieu of 40
feet between centers of facing windows;
2. Section 1801.2.C.1 to permit a distance between 40 feet high
buildings of 25 feet in lieu of 40 feet;
3. Section V.B.6 (MPD) to permit a window to R/W line of 10' for
lots 1 through 19, 25 through 38, 44 through 59, 65 through 78 and
83 and of 20' for lots 20 through 24, 39 through 43, 60 through
64, 79 through 82, 84 through 90;
4. Section V.B.6.b (MPD) to permit 10 feet in lieu of 15 feet for
window to property line.

The applicant proposes to subdivide the thirty acre parcel into
90 residential lots and a one and one half acre commercial strip. The
commercial strip is located along Eastern Avenue and the remaining
acres are adjacent to Gar Gut, a tributary of Frog Mortar Creek. The
surrounding land use consists of residential Limited Development Area
(LDA) to the east, and commercial/industrial Intense Development Area
(IDA) to the northwest and west.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 23, 1990

SUBJECT: FAIRWINDS

INFORMATION:

Application No. #322
Petitioner: Carski Land Co., Inc.
P. O. Box 451
Lutherville, MD 21293
Property Location: Stevens Road/Eastern Boulevard
Property Size: 30.781 acres (gross)
Zoning: D.R. 16 - 29.011 acres
D.R. 5.5 - .461 acres
B.L. - 1.311 acres
Request: Multiple variances to allow for
1) closer window to window relationship
between buildings;
2) closer building to building relationships
given increased height of structures; and
3) closer window to lot line and tract
boundaries.
Hearing Date: Tuesday, May 29, 1990 - 11:30 a.m.

SUMMARY AND RECOMMENDATIONS:

The subject property received CRG approval for 54 single-family
homes, 90 townhouses and 7,200 square feet commercial development on
8/11/88 (Fairwinds IV - 4731). The property received refinement of
CRG on 5/21/90 to reduce the number of units from 144 to 90. The
refinement as presented by the petitioner represents a small lot
single-family development. This small lot housing development has
been carefully structured to achieve the following:

RESTRICTIVE COVENANT AGREEMENT

THIS AGREEMENT, has been entered into on the day of 1990, by and between ALBERT V. WILLIAMS ("Williams"), FAIRWINDS JOINT VENTURE, a Maryland General Partnership (the "Developer"), STEVENS ROAD IMPROVEMENT ASSOCIATION, INC., a Maryland non-profit corporation (the "Association"), and the undersigned owners of residences on Stevens Road whose signatures are affixed hereto (being all of the members of the Association authorized pursuant to its charter) (the said residents and the Association being hereinafter collectively referred to as the "Community").

RECITALS

A. Williams is the owner of a 30.78± acre tract of land located on the southeast side of Eastern Avenue in the Fifteenth Election District of Baltimore County, Maryland, and more particularly described in a deed recorded among the Land Records of Baltimore County, Maryland in Liber 6345 folio 325 (the "Williams Property").

B. Developer is the contract purchaser of the Williams Property by virtue of that certain Agreement of Sale dated November 7, 1988, as the same has been amended from time to time.

C. Developer proposes to develop the Williams Property with a subdivision containing 90 single family residential dwelling lots, a community pier with slips for 45 boats, site improvements, utilities, a 1.31± acre commercial area, observation platforms, walkways, pilings and other related site amenities (the "Subdivision"), all as more particularly shown on Exhibit A, attached hereto and made a part hereof.

D. In 1988 Williams has filed a development plan for the Subdivision with the County Review Group of Baltimore County, Maryland (the "CRG"), pursuant to Section 22-55,



DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT CORPS OF ENGINEERS
P.O. BOX 1718
BALTIMORE, MARYLAND 21204-1718

11 MAR 1990

RECEIVED
MAR 17 1990

Operations Division

Subject: CENAB-OP-RW (FAIRWINDS DEVELOPMENT) 88-1262-6

GEO. WIL STEPHENS, JR.
ASSOCIATES, INC.

Mr. Peter Bergmann
Greenspring Environmental Design & Contracting, Inc.
P. O. Box 915
Brooklandville, Maryland 21022

Dear Mr. Bergmann:

This concerns your request for Department of the Army authorization to construct a residential development at Eastern Avenue and Stevens Road near Bowleys Quarters, Baltimore County, Maryland.

Please be advised that no Department of the Army authorization is required for the proposed project pursuant to Section 404 of the Clean Water Act since no fill is proposed channelward of the high tide line and in no areas classified by this office as wetlands. Therefore, this office has no jurisdiction over the proposed project. Any required state and local authorizations are to be obtained prior to commencement of the work.

If you have any questions regarding the above determination, please contact Ms. Terry Morgan of this office at (301) 962-4252.

Sincerely,

Linda A. Milchling
Linda A. Milchling
Chief, Western Shore Section

1 status of points from map.
2. Compliance with

Steve.

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

July 13, 1990

Mr. David Cahlander, President
Stevens Road Improvement Association
210 Stevens Road
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
W/S Stevens Road, 204' S of the c/l of Eastern Avenue
(Fairwinds)
15th Election District - 5th Councilmanic District
Albert V. Williams - Petitioner
Case No. 90-457-A

Dear Mr. Cahlander:

In response to your letter dated July 8, 1990 regarding the above-captioned matter, the following comments are offered.

It is not my intention to mediate the proposed Restrictive Covenant Agreement between the developer, Carski Land Company, and the Stevens Road Community Association. The two parties in question need to resolve any differences they may have in connection with said agreement and upon doing so, I will be happy to accept the agreed upon covenant agreement and incorporate same into the Order issued. However, I will not postpone the issuance of an opinion if the parties cannot reach an agreement.

Further, it is my understanding that the Department of Environmental Protection and Resource Management (DEPREM) has not completed its review of the proposed development, and as such, I will hold my decision for a reasonable period of time pending receipt of their recommendations in this matter. Again, however, I will not postpone the issuance of an opinion to await the outcome of their findings.

Thank you for your cooperation in this matter.

Very truly yours,

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

JRH:bjs
cc: Deborah C. Dopkin, Esquire
405 Allegheny Avenue, Towson, Md. 21204

Mr. Thomas E. Carski, President,
Carski Land Co., Inc., P.O. Box 451, Lutherville, Md. 21093

Pat Keller, Deputy Director of Planning; DEPREM; Case File

HELLMAN & REDMOND

ATTORNEYS-AT-LAW
405 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 825-1059
FAX (301) 828-4120

June 15, 1990

OF COUNSEL
DEBORAH C. DOPKIN

STANLEY H. HELLMAN
PAUL J. REDMOND
RICHARD V. LYNAS

J. Robert Haines, Esquire
Zoning Commissioner
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Zoning Variances
Case Number 90-457-A

Dear Mr. Haines:

In response to your request at the hearing on the above captioned matter held on May 29, 1990, I am pleased to submit to you preliminary sketches for the proposed houses in the Fairwinds Subdivision, along with a transmittal from the applicant developer.

The attachments include three preliminary floor plans for use among the housing types. Since front elevations were an exhibit submitted at the hearing and are already part of the file, the attached drawings include only the remaining elevations. As the developer has indicated in his transmittal, we anticipate revisions to these conceptual drawings as the project proceeds.

On Thursday of this week, I spoke with the attorney who was contacted by the residents of the Stevens Road community. Since he had only recently received the proposed covenant agreement, he will not have comments for me until sometime next week. As soon as an agreement is finalized, I will forward it to you. If you would like to review the draft document sooner, please let me know.

Sincerely,

Deborah C. Dopkin
Deborah C. Dopkin

encl.
cc: Thomas E. Carski
David Rogers, Esquire

LETR0423.DCD

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Norman A. Hershman 220 STEVENS RD BALTO 21220
Charles H. Hershman 211 Stevens Rd 21220
Dorcas Miller 216 Stevens Rd 21220
Helen Berkson 212 Stevens Rd 21220
Jeffery A. Burkett 209 Stevens Rd 21220
* David R. Cahlander 212 Stevens Rd 21220
President Stevens Road Imp. Assoc.
Pam Arnett 222 Stevens Rd 21220

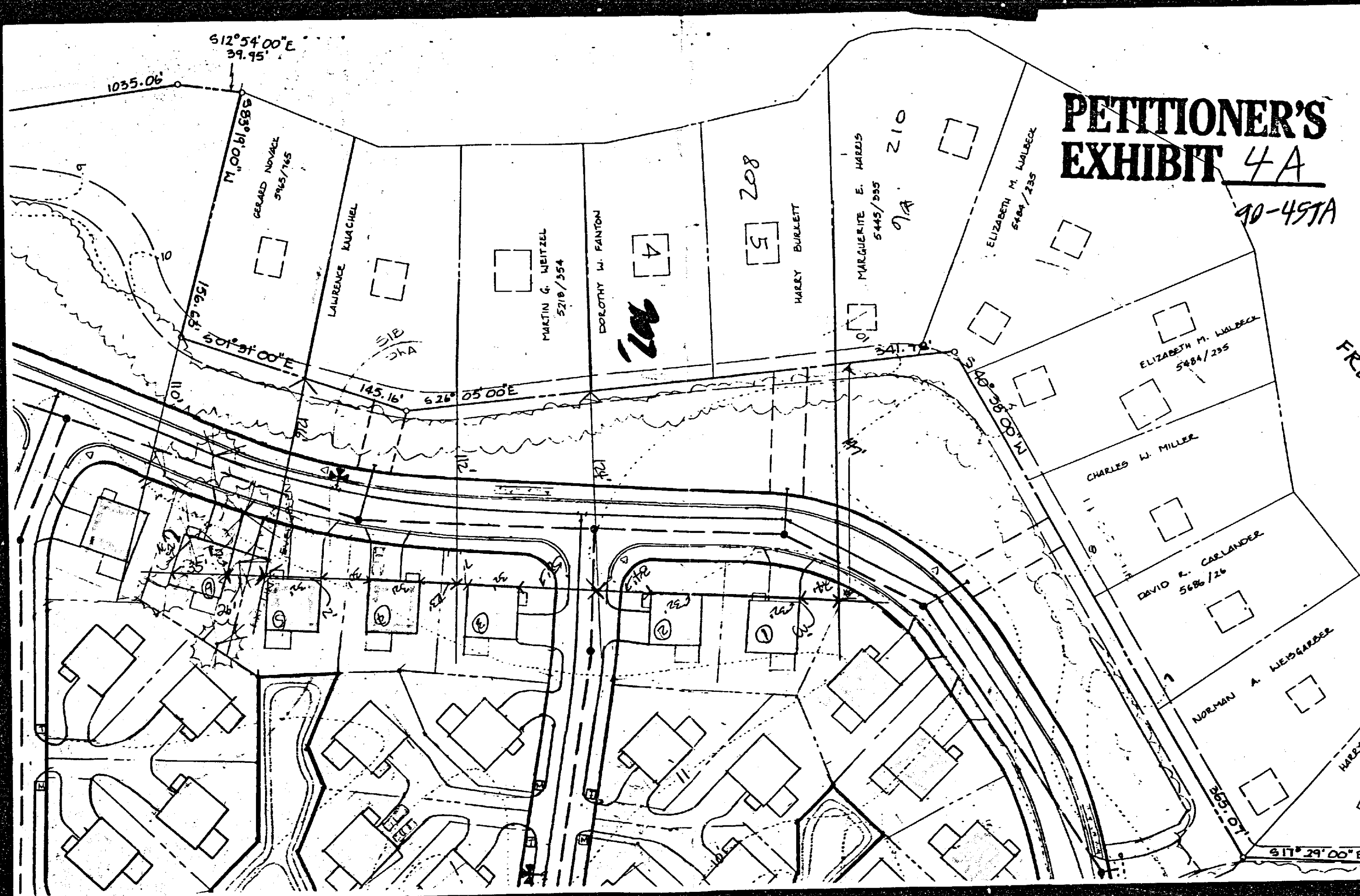
PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ALFRED E. MYERS (WITNESS) 911 QUINN BROOK AVE. 21117
JAMES D. BUTLER (WITNESS) 203 ALLEGHENY AVENUE 21204
Ole K. Mumpower (WITNESS) 40 WILSON ST. BALTIMORE 21204
William G. Zimmerman - Asst. to ALW (Witness) 21204



Baltimore County
Department of Public Works
Towson, Maryland 21204

May 22, 1990

Gene L. Neff, P.E.
George William Stephens, Jr. & Assoc., Inc.
658 Kennilworth Drive Suite 100
Towson, Maryland 21204
825-8120

RE: Fairwinds

Gentlemen:

The County Review Group staff met on May 21, 1990, to consider the plan submitted for review.

The submitted plan was determined to be a "Plan Refinement". The following agencies were given a copy of the plan for review and comment:

Planning
Zoning
Department of Environmental Protection and Resource Management
Environmental Impact Review Section
Storm Water Management
Developers Engineering
Traffic Engineering
Recreation and Parks
Critical Areas

These agencies will review the plan and will submit comments to me within the next two weeks. If any agency comment requires a plan change by you, your office will be contacted to pick up the comments at this office.

Please note that the approval of this refinement of the original approved CRG plan will still be subject to the Appeal Process.

If you have any questions about this procedure, do not hesitate to call Peter A. Paft at 887-3340.

Sincerely,

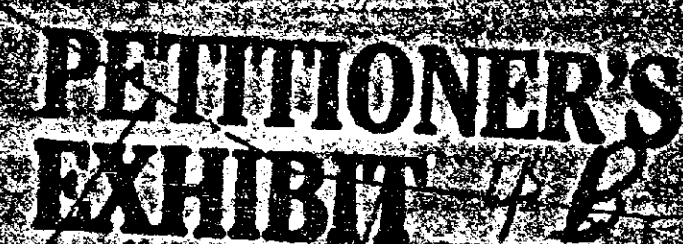
David L. Thomas
David L. Thomas, P.E.
Assistant Chief
Bureau of Public Services

PETITIONER'S
EXHIBIT 2

90-457A

DLT:PA2/s
cc: CRG Staff
Mr. David Cahlander - President, Stevens Rd Imp. Assoc.
Mrs. Charles Miller - Chairman, Stevens Rd. Imp. Assoc.
file
Debra Dopkin

17 23 90 12:36 TO 381 882 8663 FROM S.L.S. 1-42 P. 81

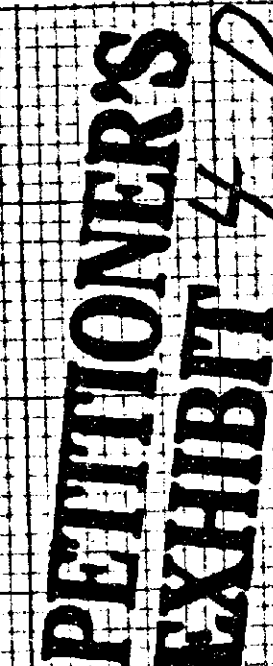


**PETITIONER'S
EXHIBIT 4C**

90-457A

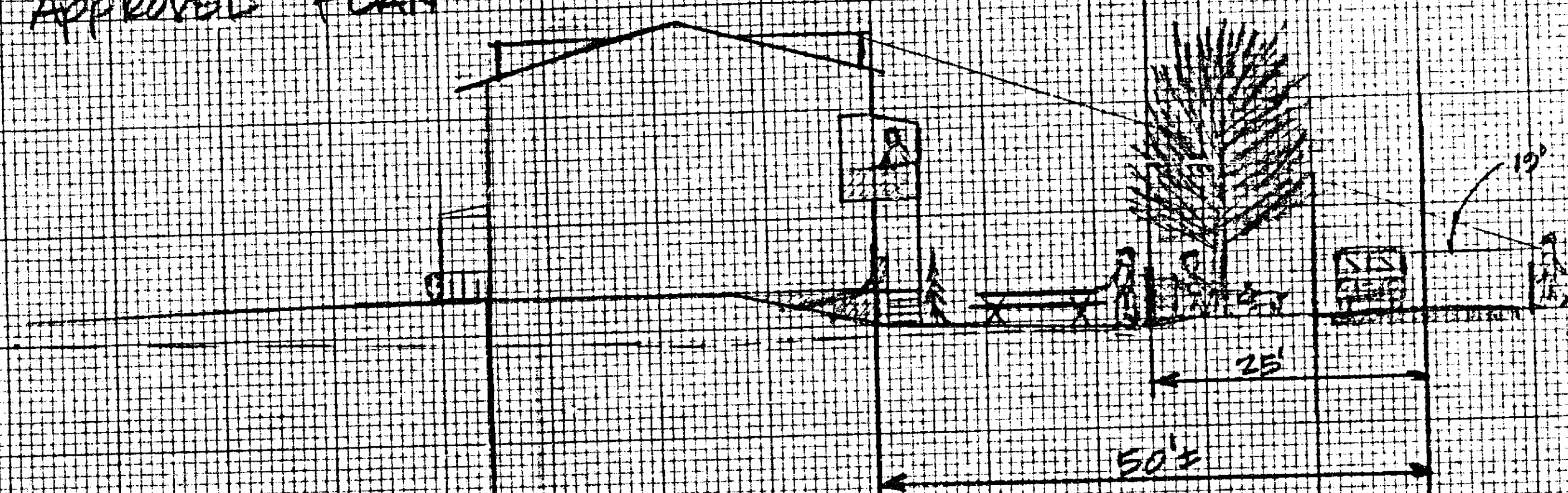


NEW PLAN

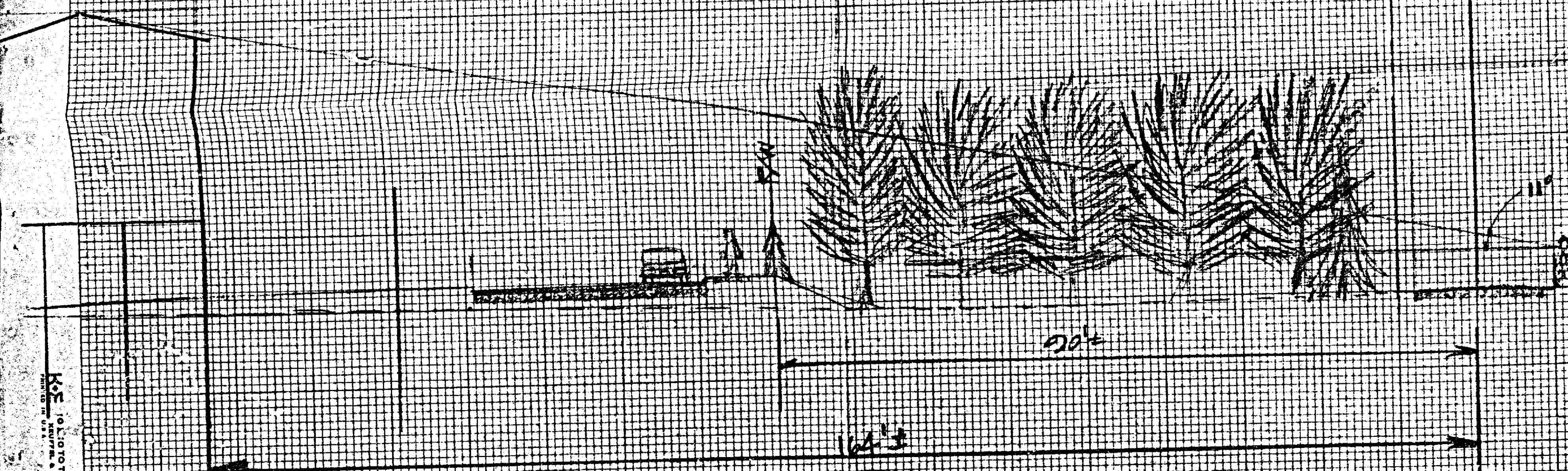
 $1^{\circ} = 10$ 

90-4574

APPROVED PLAN



Lot #50



NEW PLAY
CAMEL - 10

<u>WOMAN</u>	<u>(1)</u> <u>NUMBER OF</u> <u>MARRIAGES</u>	<u>(2)</u> <u>BIRTH TO</u> <u>SURVIVOR</u>	<u>(3)</u> <u>PROBABLE</u> <u>PERCENT OF</u> <u>DEATHS</u>	<u>(4)</u> <u>NUMBER OF</u> <u>MARRIAGES</u>
<u>REMARKS</u>	<u>OF YEARS</u>	<u>AT DEATH</u>	<u>OF YEARS</u>	<u>OF YEARS</u>
1	X	X	X	X
2	X	X	X	X
3	X	X	X	X
4	X	X	X	X
5	X	X	X	X
6	X	X	X	X
7	X	X	X	X
8	X	X	X	X
9	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
16	X	X	X	X
17	X	X	X	X
18	X	X	X	X
19	X	X	X	X
20	X	X	X	X
21	X	X	X	X
22	X	X	X	X
23	X	X	X	X
24	X	X	X	X
25	X	X	X	X
26	X	X	X	X
27	X	X	X	X
28	X	X	X	X
29	X	X	X	X

(VARIANCE REQUESTED MARKED THUS-X)

(FAIRWINDS)

G.W. STEPHENS & ASSOC INC. (JAMES S. KLINE)

Attachment A

WEEKS	(1) Home to parent	(2) Park	transfer to	(3) parent car	(4) parent car
WEEKEND	at home	at home	at home	at home	at home
WEEKEND	at home	at home	at home	at home	at home
1st					
31	X	X	X	X	X
32	X	X	X	X	X
33	X	X	X	X	X
34	X	X	X	X	X
35	X	X	X	X	X
36	X	X	X	X	X
37	X	X	X	X	X
38	X	X	X	X	X
39	X	X	X	X	X
40	X	X	X	X	X
41	X	X	X	X	X
42	X	X	X	X	X
43	X	X	X	X	X
44	X	X	X	X	X
45	X	X	X	X	X
46	X	X	X	X	X
47	X	X	X	X	X
48	X	X	X	X	X
49	X	X	X	X	X
50	X	X	X	X	X
51	X	X	X	X	X
52	X	X	X	X	X
53	X	X	X	X	X
54	X	X	X	X	X
55	X	X	X	X	X
56	X	X	X	X	X
57	X	X	X	X	X
58	X	X	X	X	X
59	X	X	X	X	X

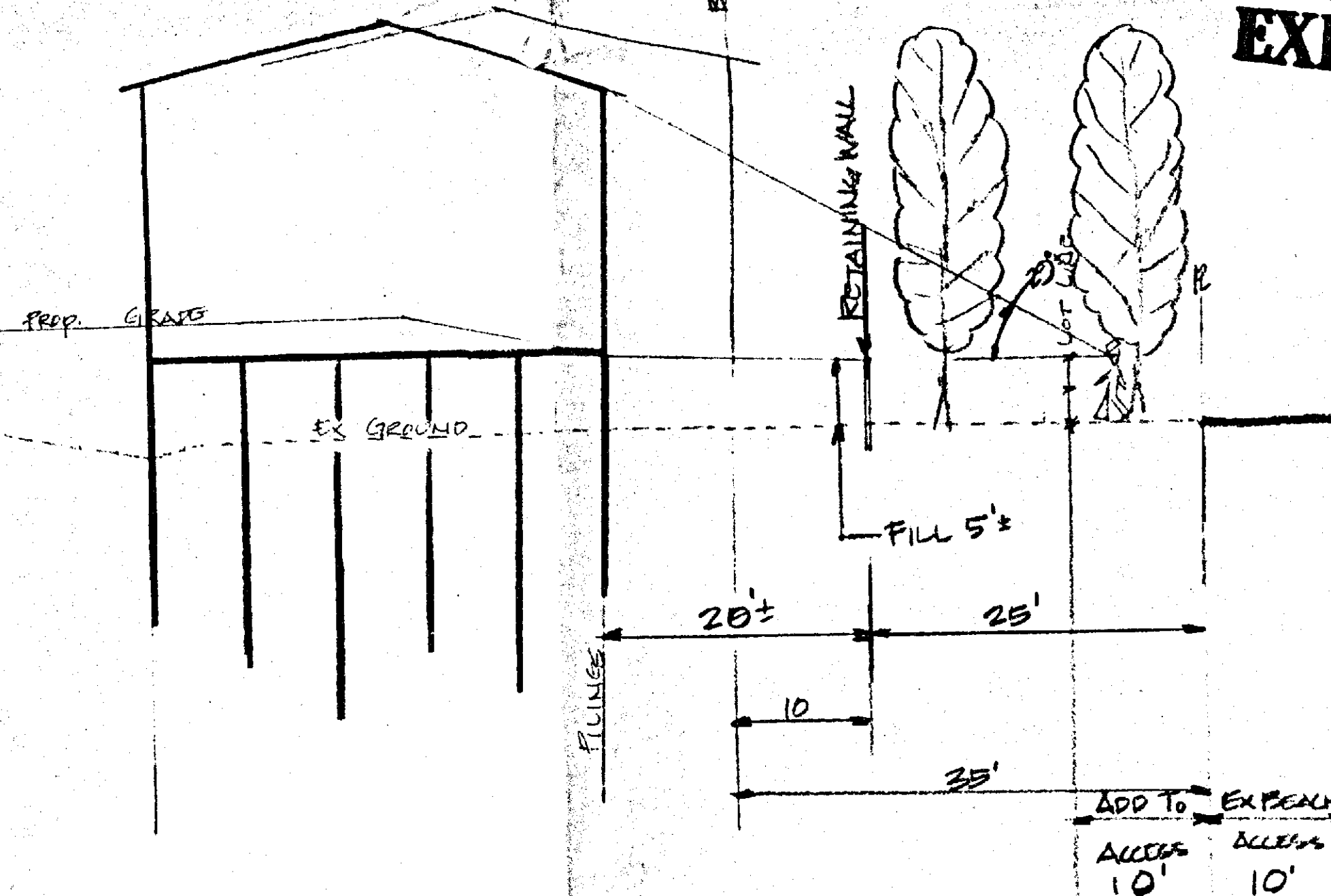
Variable	① Distance to Nearest Coastline	② Ratio of Area of Water to Land	③ Distance to Coastline to Nearest City	④ Distance to Nearest City
00000000	do water	do water	do water	do water
1st	do water	do water	do water	do water
01	X	X	X	X
02	X	X	X	X
03	X	X	X	X
04	X	X	X	X
05	X	X	X	X
06	X	X	X	X
07	X	X	X	X
08	X	X	X	X
09	X	X	X	X
10	X	X	X	X
11	X	X	X	X
12	X	X	X	X
13	X	X	X	X
14	X	X	X	X
15	X	X	X	X
16	X	X	X	X
17	X	X	X	X
18	X	X	X	X
19	X	X	X	X
20	X	X	X	X
21	X	X	X	X
22	X	X	X	X
23	X	X	X	X
24	X	X	X	X
25	X	X	X	X
26	X	X	X	X
27	X	X	X	X
28	X	X	X	X
29	X	X	X	X
30	X	X	X	X
31	X	X	X	X
32	X	X	X	X
33	X	X	X	X
34	X	X	X	X
35	X	X	X	X
36	X	X	X	X
37	X	X	X	X
38	X	X	X	X
39	X	X	X	X
40	X	X	X	X
41	X	X	X	X
42	X	X	X	X
43	X	X	X	X
44	X	X	X	X
45	X	X	X	X
46	X	X	X	X
47	X	X	X	X
48	X	X	X	X
49	X	X	X	X
50	X	X	X	X
51	X	X	X	X
52	X	X	X	X
53	X	X	X	X
54	X	X	X	X
55	X	X	X	X
56	X	X	X	X
57	X	X	X	X
58	X	X	X	X
59	X	X	X	X
60	X	X	X	X
61	X	X	X	X
62	X	X	X	X
63	X	X	X	X
64	X	X	X	X
65	X	X	X	X
66	X	X	X	X
67	X	X	X	X
68	X	X	X	X
69	X	X	X	X
70	X	X	X	X
71	X	X	X	X
72	X	X	X	X
73	X	X	X	X
74	X	X	X	X
75	X	X	X	X
76	X	X	X	X
77	X	X	X	X
78	X	X	X	X
79	X	X	X	X
80	X	X	X	X
81	X	X	X	X
82	X	X	X	X
83	X	X	X	X
84	X	X	X	X
85	X	X	X	X
86	X	X	X	X
87	X	X	X	X
88	X	X	X	X
89	X	X	X	X
90	X	X	X	X
91	X	X	X	X
92	X	X	X	X
93	X	X	X	X
94	X	X	X	X
95	X	X	X	X
96	X	X	X	X
97	X	X	X	X
98	X	X	X	X
99	X	X	X	X
100	X	X	X	X

APPROVED PLAN

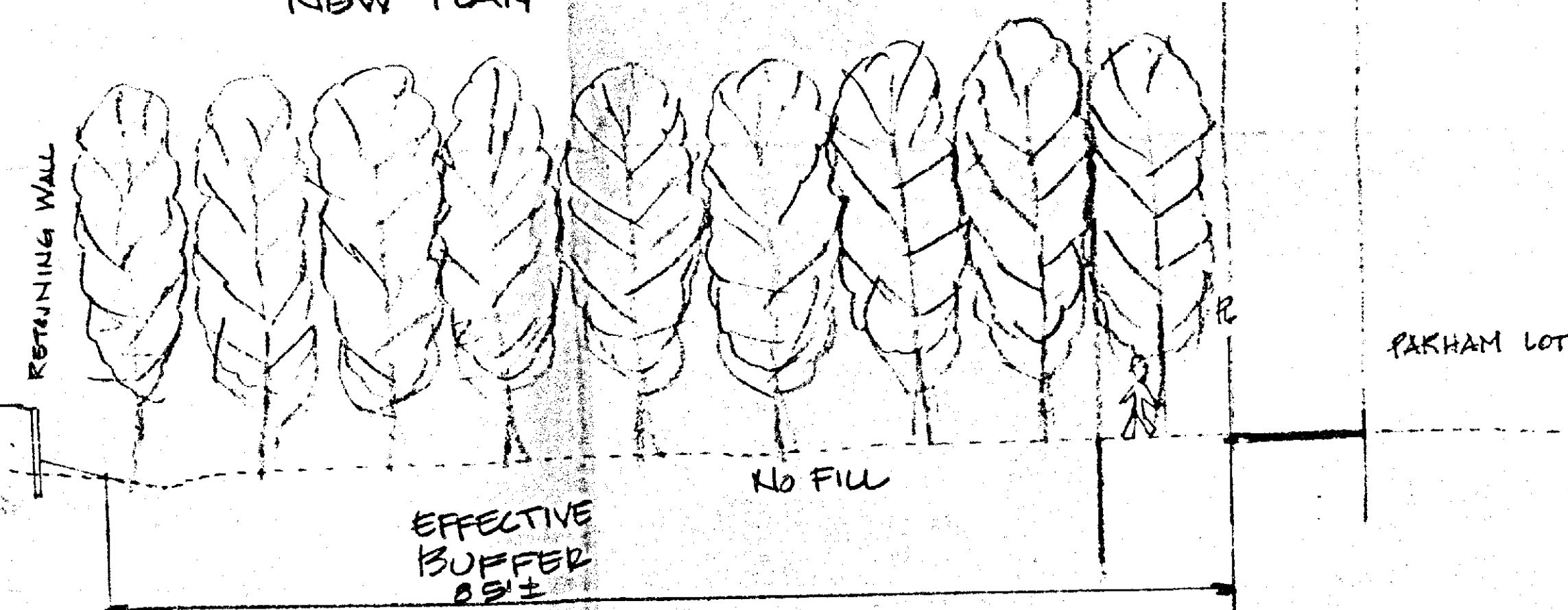
BUILDING COULD BE HERE

PETITIONER'S
EXHIBIT 4 E

90-457A



NEW PLAN



SCALE: 1"=10'

APPROVED PLAN

90-457A

PETITIONER'S
EXHIBIT 4 E

PROP. GRADE
EX GROUND

FILL 4'±

RETAINING WALL

20'

10'±

STEVENS RD

15.5' PAVING

STEVENS RD

EDGE R/W

MILLER LOT

FENCE

NEW PLAN

PROP. GRADE
EX GROUND

135'±

EFFECTIVE BUFFER 37'±

SCALE: 1"=10'