

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 N/end Landover Rd., 600.84 ft. \* ZONING COMMISSIONER  
 (1/2) N c/L Berkfield Road \* 1243 Landover Road \* OF BALTIMORE COUNTY  
 15th Election District \* 7th Councilmanic District \* Case No. 92-415-A  
 Albert J. Bierman, et ux \*  
 Petitioner \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as a Petition for Zoning Variance from Section 1B01.2.c.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and numerous sections of the Comprehensive Manual of Development Policy (C.M.D.P.). Specifically, the Petitioners request permission to allow a 10 and 15 ft. distance in lieu of the required 30 ft. for the building to tract boundary; to allow a 10 and 15 ft. distance in lieu of the required 35 ft. for a window to tract boundary; to allow a 25 ft. distance in lieu of the required 30 ft. for horizontal building separation; to allow a 25 ft. distance in lieu of the required 40 ft. for window separation and to permit a 25 ft. setback in lieu of the required 50 ft. to the street centerline. All of the proposed variances are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the zoning variance and are specifically listed within the Petition itself.

The Petitioner/property owner, Albert J. Bierman, appeared at the hearing. Also appearing was William Bafitis, the engineer who prepared the plat. There were no Protestants present.

The subject property is known as 1243 Landover Road and is approximately 1-1/2 acres in size. The site is a long and narrow stretch of property which abuts Landover Road on its southerly point and Philadelphia

Road on its northerly point.  
 The Petitioner testified that he proposes to subdivide the property so as to create two lots, one abutting Landover Road and the other abutting Philadelphia Road. They will be separated by a significant distance of forest buffer and wetlands. The Petitioner further stated that C.R.G. approval for the proposed subdivision has tentatively been obtained, subject to this zoning hearing.

As to lot No. 2 to be created, same will be 1.35 acres in gross area and will feature an existing single family two story brick frame dwelling. This dwelling, known as 8503 Philadelphia Road is owned and occupied by the Petitioner.

The variances requested are for lot No. 1 and the proposed two story dwelling to be constructed thereon. The Petitioner testified that he intends to sell this lot, which will be approximately .14 acres for construction of a single family dwelling. Access to that lot will be from Landover Road and the dwelling will bear a Landover Road address.

The Petitioner testified that the above referenced variances are requested because of the unusual configuration of the lot and numerous site constraints. These include the existing wetlands and the long and narrow shape of the property. Further, the Petitioner noted that the proposed dwelling would be similar to other dwellings located on the Landover Road corridor. It is further noted that the entire tract contains sufficient density from a zoning standpoint for this subdivision. Lastly, the Petitioner noted that he presently suffers from serious financial difficulty and has proposed the requested subdivision and construction in order to raise sufficient capital so that he may continue to occupy his existing home.

ORDER RECEIVED FOR FILING  
 Date 5/11/92  
 By Sh. J. Gork

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variances 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.

It is also clear that the subject site could not be developed without the requested variances, due to the unusual configuration of the lot and the other site constraints set forth above.

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 11<sup>th</sup> day of June, 1992, that variances from Section 1B01.2.c.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) and numerous sections of the Comprehensive Manual of Development Policy (C.M.D.P.) for permission to allow a 10 and 15 ft. distance, in lieu of the required 30 ft., for the building to tract boundary, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow a 10 and 15 ft. distance, in lieu of the required 35 ft., for a window to tract boundary, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow a 25 ft. distance, in lieu of the required 30 ft., for horizontal building separation, be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING  
 Date 5/11/92  
 By Sh. J. Gork

IT IS FURTHER ORDERED that a variance to allow a 25 ft. distance, in lieu of the required 40 ft., for window separation and to permit a 25 ft. setback, in lieu of the required 50 ft. to the street centerline, all in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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 its 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.

*Lawrence E. Schmidt*  
 LAWRENCE E. SCHMIDT  
 Zoning Commissioner  
 for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING  
 Date 5/11/92  
 By Sh. J. Gork

Suite 113, Centhouse  
 400 Washington Avenue  
 Towson, MD 21204

(410) 287-1396

June 9, 1992

Mr. and Mrs. Albert J. Bierman  
 8503 Philadelphia Road  
 Baltimore, Maryland 21237

RE: Case No. 92-415-A  
 Petition for Zoning Variance

Dear Mr. and Mrs. Bierman:

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

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

Very truly yours,  
*Lawrence E. Schmidt*  
 Lawrence E. Schmidt  
 Zoning Commissioner

LES:mmn  
 att.

**Petition for Variance**  
 to the Zoning Commissioner of Baltimore County

for the property located at 1243 LANDOVER ROAD which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) V.B.5.b (OMP) to allow 10' & 15' in lieu of required 30' building to tract boundary, V.B.5.a (OMP) 1B01.2.c.2 (BZR) to allow 10' & 15' in lieu of required 35' window to tract boundary, V.B.5.b (OMP) 1B01.2.c.1 (BZR) to allow 25' in lieu of required 30' horizontal building separation, V.B.6.c (OMP) to allow 25' in lieu of required 40' window separation V.B.9 (OMP) 1B01.2.c.3 (BZR) to permit a 25' setback in lieu of required 50' to street centerline.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)  
 Subject site is very narrow in dimension, adherence to existing setback requirements would preclude development of this site. Site is proposed to be developed at density far below allowable density. Environmental (wetlands) regulations further restrict development of the site.

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.

Contact Purchaser(s):

NAME: Albert J. Bierman  
 (Type or Print Name)

Signature: *Albert J. Bierman*

Address: Henrietta J. Bierman  
 (Type or Print Name)

NAME: William N. Bafitis  
 (Type or Print Name)

Address: 8503 Philadelphia Road 682-2262  
 (Type or Print Name)

Address: 1240 Engleberth Road 21221 City of Baltimore 301-2536  
 (Type or Print Name)

With this petition, the petitioner declares and affirms, under the penalties of perjury, that he or she is the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

NAME: Albert J. Bierman  
 (Type or Print Name)

Signature: *Albert J. Bierman*

Address: Henrietta J. Bierman  
 (Type or Print Name)

NAME: William N. Bafitis  
 (Type or Print Name)

Address: 8503 Philadelphia Road 682-2262  
 (Type or Print Name)

Address: 1240 Engleberth Road 21221 City of Baltimore 301-2536  
 (Type or Print Name)

OFFICIAL USE ONLY

APPROVED (Name of Petitioner)

on this day of June 1992

at Baltimore, Maryland

Witness my hand and seal of the Office of Zoning Administration & Development Management this 9th day of June 1992.



Bafitis & Associates, Inc.

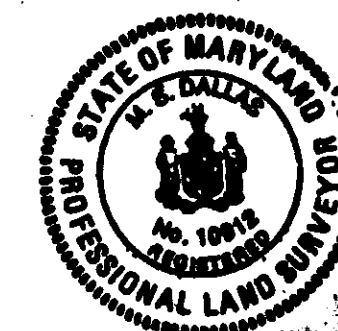
ZONING DESCRIPTION  
 #1243 Landover Road

BEGINNING at a point on the north end of LANDOVER ROAD which is 50.00 feet wide at the distance of 600.84' feet north of the centerline of BERKFIELD ROAD which is 50.00 feet wide, said point also being in the north property line of BERKFIELD SUBDIVISION, Section 2, a distance of 8.48 feet S.74°00'56"W from the said LANDOVER ROAD west line. Thence the following courses and distances:

N. 43°25'46"W., 101.41 feet; N. 74°00'56"E., 80.05 feet;  
 S. 39°16'24"E., 34.67 feet; S. 15°59'04"E., 58.15 feet;  
 S. 74°00'56"W., 47.02 to the PLACE OF BEGINNING.

Being Lot 1 of the subdivision of the A.J. Bierman Property and a part of that tract of land conveyed to Albert and Henrietta Bierman by deed dated December 11, 1991 and recorded in Liber 9014 at Folio 058, Baltimore County Land Records and containing 6116.52 square feet or 0.1404 acres of land. Also known as 1243 LANDOVER ROAD and located in the 15th Election District.

*William N. Bafitis*  
 W.N. Bafitis 4/15/92



RLS 10912

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 15th Date of Posting: 5/11/92  
 Posted for: Variance  
 Petitioner: Albert & Henrietta Bierman  
 Location of property: N/End of Landover Rd., 600.84' N/Berkfield Rd.  
 1243 Landover Rd.  
 Location of Sign: Facing the end of Landover Rd. on property of P. J. Bierman  
 Remarks:  
 Posted by: *William N. Bafitis* Date of return: 5/12/92  
 Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 5/14, 1992

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 5/14, 1992

THE JEFFERSONIAN,

*S. Zake Orlean*  
 S. Zake Orlean  
 Publisher

\$ 49.70

**receipt**

**Baltimore County Zoning Commissioner**  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21284

Account: R-001-6150  
Number

Date

PAID PER HAND-WRITTEN RECEIPT DATED 4/16/92  
5/04/92

H9200434

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$50.00
TOTAL:		\$50.00

LAST NAME OF OWNER: BIERMAN

Cashier Validation

Please Make Checks Payable To: Baltimore County

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

DATE: 4/16/92 ACCOUNT: R-001-6150

AMOUNT: \$ 40.00

RECEIVED FROM: BIERMAN

FOR: RES VARIANCE FILING FEE

72-415-A

0404 0015K1CHRC \$40.00

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21284 (410) 887-3353

DATE: 5/26/92

Albert and Henrietta Bierman  
6501 Philadelphia Road  
Baltimore, Maryland 21237

RE:  
CASE NUMBER: 92-415-A  
West of Landover Road, 600.84' (1/2) W of c/l Berkfield Road  
1233 Landover Road  
15th Election District - 7th Councilmanic  
Petitioners(s): Albert J. and Henrietta J. Bierman

Dear Petitioner(s):

Please be advised that \$ 84.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) SATURATED 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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21284. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21284 (410) 887-3353

MAY 6, 1992

NOTICE OF HEARING

The Zoning Commission 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: 92-415-A  
West of Landover Road, 600.84' (1/2) W of c/l Berkfield Road  
1233 Landover Road  
15th Election District - 7th Councilmanic  
Petitioners(s): Albert J. and Henrietta J. Bierman  
HEARING: WEDNESDAY, JUNE 3, 1992 at 11:00 a.m.

Variance to allow 10 feet and 15 feet in lieu of the required 30 foot building to tract boundary; to allow 10 feet and 15 feet in lieu of required 35 foot window to tract boundary; to allow 25 feet in lieu of required 30 foot horizontal building separation; to allow 25 feet in lieu of required 60 foot window separation and to permit a 25 foot setback in lieu of required 50 feet to street centerline.

*Lawrence E. Schwaig*  
Lawrence E. Schwaig  
Zoning Commissioner of  
Baltimore County

cc: Albert and Henrietta Bierman  
Balfie & Associates, Inc.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21284 887-3353

May 27, 1992

Mr. & Mrs. Albert J. Bierman  
9503 Philadelphia Road  
Baltimore, MD 21237

RE: Item No. 434, Case No. 92-415-A  
Petitioner: Albert J. Bierman, et ux  
Petition for Variance

Dear Mr. & Mrs. Bierman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21284 887-3353

Your petition has been received and accepted for filing this 16th day of April, 1992.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Albert J. Bierman, et al  
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING  
New Courts Building  
401 Bosley Avenue  
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section Office of Planning and Zoning

DATE: May 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - May 4, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George Raduano - Merritt Blvd.  
Huntington Development Corp. - Hunting Tweed Drive  
Waldon J. Stevanus - 8524 Volmert Avenue  
Rica L. Ruff - Elm Road  
Eric Van Den Besse - Monkton Road  
Warren E. Downey - Weddel Avenue  
Albert J. Bierman - 1243 Landover Road #434

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

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BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: April 30, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: April 27, 1992

LEGAL OWNER: Albert J. Bierman 434

The proposed turn-around at the end of Landover Road is subject to D.E.D. approval.

*Rahee J. Famill*  
Rahee J. Famill  
Traffic Engineer II

RJF/am

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: May 12, 1992

FROM: J. Lawrence Pilson

SUBJECT: Albert J. Bierman and Henrietta J. Bierman  
1243 Landover Road - ZAC Meeting 4-27-92  
Item # 434

The above-referenced matter has been reviewed by Department of Environmental Protection and Resource Management. Comments are as follows:

Development of this site must comply with the Regulations for the Protection of Water Quality, Streams and Wetlands.

If you have any questions, please contact me at extension 2762.

*J. Lawrence Pilson*  
J. Lawrence Pilson, Development Coordinator  
Department of Environmental Protection  
and Resource Management

JLP:tjl

BIERMAN.ZON/TXTSBP

Baltimore County Government  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, MD 21204-5500  
MAY 7, 1992  
(301) 887-4500  
Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ALBERT J. BIERMAN AND HENRIETTA J. BIERMAN  
Location: #1243 LANOVER ROAD  
Item No.: (JLL) 434 Zoning Agenda: APRIL 27, 1992

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: *Capt. Jerry Heister* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

RECEIVED  
MAY 11 1992  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 4, 1992  
Zoning Administration and Development Management  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for May 4, 1992  
Item for Bierman Property (434)  
1243 Lanover Road

The Developers Engineering Division has reviewed the subject zoning item. This site is subject to the previous minor subdivision comments. These comments must be resolved before the front setback can be determined.

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

RWB:DAK:s

Department of Recreation and Parks  
Development Review Committee Response Form *WPK* Date *5/4/92*  
Authorized signature

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date
8100 Stevenson Road (Chizuk Amuno Congregation)	STP RP	427	✓	4-20-92
7446 Berkshire Road	DEPRM RP (AT EIRD)	428	✓	No Comments
Oella Parcel A, Lots 34-38; Parcel B, Lots 40-43; Parcel C-1, Lots 49-67	STP RP	424	✓	No Comments
9928 York Road (Taco Bell)	DEPRM RP (AT EIRD)	423	✓	No Comments
COUNT 8				
2212 Maple Road	DED DEPRM RP STP TE	425	✓	4-27-92
Magsamen Property (W/S Notchcliff Road)	DED DEPRM RP STP TE	436	✓	No Comments
3838 North Point Boulevard	DED DEPRM RP STP TE	437	✓	No Comments
14311 Old Hanover Road	DED DEPRM RP STP TE	433	✓	No Comments
1243 Lanover Road	DED DEPRM RP STP TE	434	✓	No Comments
1313-1315 York Road	DED DEPRM RP STP TE	438	✓	No Comments
8 Kelbark Court	DED DEPRM RP STP TE	439	✓	No Comments
1500 Glencoe Road - Oldfields School, Inc.				

PLEASE PRINT CLEARLY  
PETITIONER(S) SIGN-IN SHEET  
NAME: *William Bafitis*  
*A.J. Bierman*  
ADDRESS: *1219 Englebert Rd*  
*8503 Phil Rd 21237*

Baltimore County Government  
Department of Public Works  
111 West Chesapeake Avenue  
Towson, MD 21204-6604  
May 20, 1992

A.P.J. Enterprises, Inc.  
t/a Mercedes Homes  
2239 Old Emmorton Road  
Bel Air, Maryland 21015  
RE: A.J. Bierman Property  
District 15 C7

Gentlemen:  
Please find enclosed Public Works Agreement No. 159205 covering the referenced subdivision.  
Kindly sign all 8 copies and return the Agreement to this office for further processing. Paragraph 28 should be filled out in its entirety and Paragraph 18E (continued) should be initialed.

- In addition, it is requested that correspondence be submitted along with this Agreement indicating the following:
- Names and titles of all Officers in the Corporation executing this Agreement.
  - The Owners of the property covered by this Agreement
  - Other developments in which the above are involved and which have business with Baltimore County.

Also, please fill out the attached deed reference sheet where checked.  
All copies of the enclosed Supplementary Agreement should be signed by the Developer and returned to this office with the Security Deposit. The security deposit includes an estimate of \$2,000.00 toward preparation of construction drawings.

When an Irrevocable Letter of Credit is posted as security, the following language should be included therein:

Accompanied by "YOUR SIGNED STATEMENT THAT THE DEVELOPER, A.P.J. ENTERPRISES, INC. T/A MERCEDES HOMES HAS NOT COMPLIED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE SUPPLEMENTARY AGREEMENT DATED BETWEEN A.P.J. ENTERPRISES, INC. T/A MERCEDES HOMES AND BALTIMORE COUNTY, MARYLAND FOR THE PUBLIC WORKS AGREEMENT KNOWN AS PWA 159205".

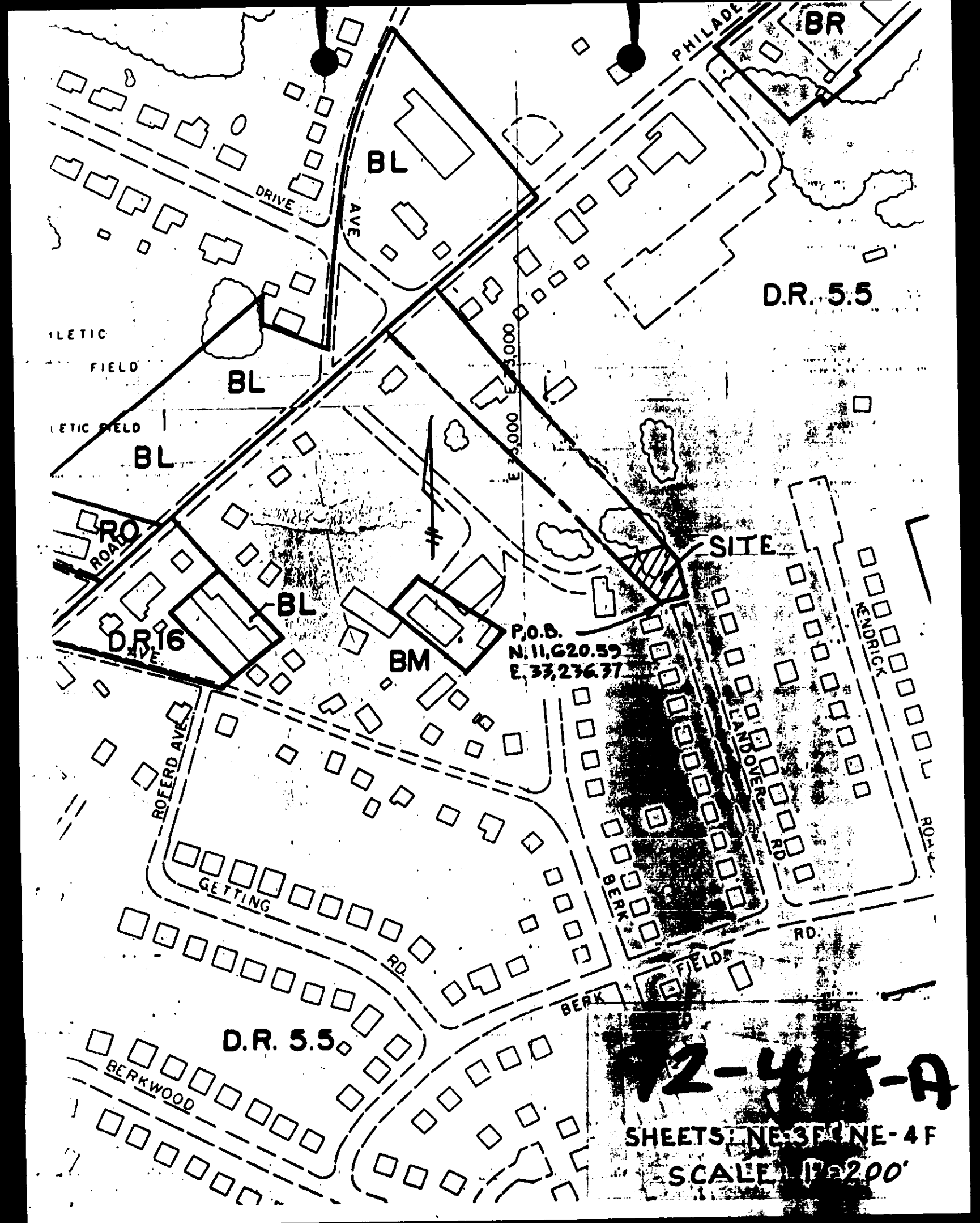
*Ret No 2*

A.P.J. Enterprises, Inc.  
t/a Mercedes Homes  
May 20, 1992  
Page 2

You are reminded that Baltimore County will not accept Letters of Credit drawn on banks outside of the Baltimore area and that the minimum life for a Letter of Credit is 18 months with automatic renewal. (See attached information sheet regarding Letters of Credit)  
If you have any questions regarding the above, please do not hesitate to call this office at 887-3340.

Very truly yours,  
*Steve Narowski*  
ROBERT E. COVAHEY, P.E., Chief  
Bureau of Public Services

REC:SN:kml  
Enclosure  
cc: Bafitis and Associates, 1249 Englebert Road, Baltimore 21221  
William D. Dailey (8122326)  
Subdivision File



**STANDARD FOREST BUFFER NOTES**

**STANDARD NONDISTURBANCE NOTE:**  
There shall be no clearing, grading, construction or disturbance of vegetation in the forest buffer easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

**PROTECTIVE COVENANTS NOTE:**  
Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.

ELEV.	DESCRIPTION OF MATERIALS (Classification)	STRATA DEPTH	DEPTH SCALE	SAMPLE
113.0	Light to medium brown, wet, dense to very dense, poorly graded SAND (SP)	2.5'	D	9-15-23 SS1
112.0	Reddish pink, wet, medium dense, Silty SAND (SM)	5'	D	8-29-24 SS2
107.5	Dark brown and gray, wet, very stiff Lean CLAY (CL)	11.5'	D	8-13-14 SS3
104.0	Dark brown and gray, wet, very stiff Lean CLAY (CL)	15'	D	2-9-10 SS4
	Test borings terminated at 15 feet			

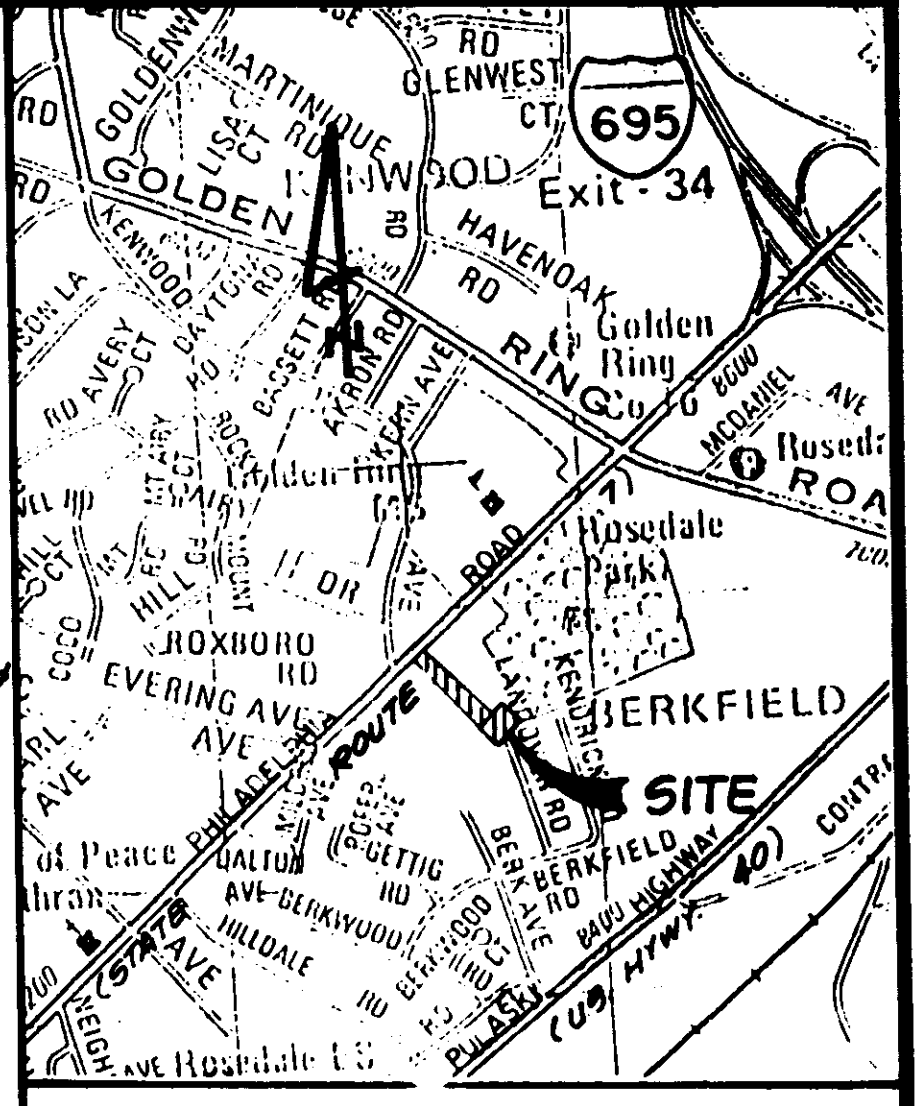
ELEV.	DESCRIPTION OF MATERIALS (Classification)	STRATA DEPTH	DEPTH SCALE	SAMPLE
119.5	Light gray and brown, wet, medium dense, Silty SAND, trace gravel (SM)	2.5'	D	4-8-9 SS1
117.0	Light gray, wet, loose to very dense, Silty SAND (SM)	5'	D	7-10-11 SS2
114.5	Brown, wet, very stiff, Sandy Lean CLAY (CL)	7.5'	D	3-4-4 SS3
109.0	Light gray, wet, loose to very dense, Silty SAND (SM)	10'	D	4-5-4 SS4
	Auger refusal at 11.5 feet			

**REQUESTED VARIANCES**

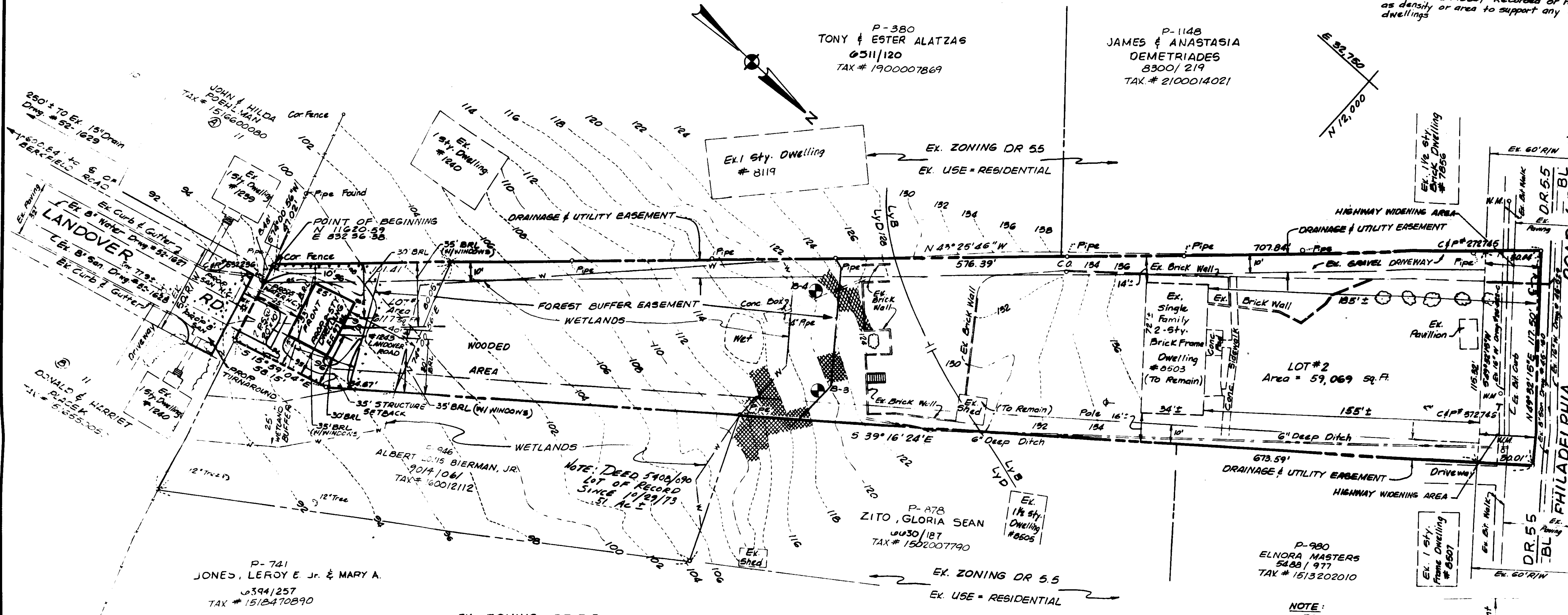
Variations Requested to Comprehensive Manual of Development Policies:  
 V.B.6.b (C.M.D.P.) Building to Tract Boundary, to allow 10' in Lieu of required 30'  
 V.B.5.a (C.M.D.P.) Window to Tract Boundary, to allow 10' in Lieu of required 30'  
 V.B.5.b (C.M.D.P.) Window to Tract Boundary, to allow 10' in Lieu of required 30'  
 V.B.5.c (C.M.D.P.) Window to Window, to allow 25' in Lieu of the required 40'  
 V.B.9 (C.M.D.P.) To Permit a 25' Setback in Lieu of required (1801.20) 50' to a street centerline.

**BENCH MARK**  
BALTIMORE COUNTY 16480, ROUND HEADED BOLT IN MACADAM PAVEMENT, SOUTHEAST SIDE OF PHILADELPHIA ROAD (STATE ROUTE 7), OPPOSITE KENWOOD AVENUE. ELEV. 140.72

See Density Calculations below  
**GENERAL NOTES (Continued)**  
 10. This property as shown on the plan has been held intact by the ownership shown since 12/21/71. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as densely, or area to support any off-site dwellings.



**VICINITY MAP**  
SCALE 1" = 1000'



P-741  
JONES, LEROY E. JR. & MARY A.  
6394/257  
TAX # 1512470890

P-878  
ZITO, GLORIA SEAN  
W430/187  
TAX # 1502007790

P-980  
ELNORA MASTERS  
5489/977  
TAX # 1513202010

P-700  
LOUIS & BAILETH RANKIN  
6518/206  
TAX # 141002010  
EL. ZONING BL

**LEGEND**  
 XXXX Areas of 25% or greater slope  
 Tree Line  
 -W- Edge of Wetlands  
 \*\*\* Disturbed Area

**RESIDENTIAL TRANSITION AREA NOTE**  
 Entire subject site is situated within Residential Transition Areas based on utilizing a 300' radius arc from existing single family residences immediately adjacent to the subject site.

- SITE DATA**
- Owner: Albert J. & Henrietta J. Bierman, 9503 Philadelphia Road, Baltimore, Maryland 21237, Telephone No. 682-2262
  - Developer: same as owner
  - Deed Reference: 904/158
  - Tax Account No.: 1502571020
  - Tax Map: 89, Block: 18, Parcel No. 928
  - Site Area: Gross: 65,186 S.F. = 1.4964 Acres; Net: 61,694 S.F. = 1.4163 Acres
  - Lot 1: Gross: 6117 S.F. = 0.1404 Acres; Net: 6117 S.F. = 0.1404 Acres
  - Lot 2: Gross: 59,069 S.F. = 1.3560 Acres; Net: 55,577 S.F. = 1.2759 Acres
  - Highway Widening Area (PHILADELPHIA ROAD): Existing Easement: DR 5.5, 3442 S.F. = 0.0801 Acres
  - Existing Use: Residential
  - Proposed Easement: DR 5.5
  - Proposed Use: Residential, Single Family
  - Census Tract: 4411.01
  - Section District: 15
  - Councilmatic District: 7
  - Waterfront: 22
  - Subwatershed: 1
  - Local Open Space: Required: 650 S.F./dwelling unit; Proposed: 650 S.F. X 2 = 1,300 S.F. = 0.0298 Ac

**NOTE:**  
 PROPOSED DWELLING SHOWN HEREON IS SCHEMATIC ONLY. BUILDING DIMENSIONS AND NUMBER OF STORIES MAY VARY FROM THAT SHOWN HEREON.

- Density: Existing: Allowed: 1.50 Ac. X 5.5 = 8.25 units; Existing: 1 units; Proposed: Allowed: 8.25 units; Proposed: 2 units. See Note # 10 Above
- Average daily trips (ADT's): 10.4 trips per unit X 2 = 20.8 trips
- Parking: Existing: Required = 2 spaces; Provided = 2 spaces; Proposed: Required = 4 spaces; Provided = 4 spaces
- Total Proposed Disturbed Area = 4589 S.F. or 0.105 Ac

**PLAN**  
SCALE: 1" = 30'

**Note:**  
 All setback deficiencies for Lot 1 will be corrected by Zoning Variance Public Hearing.  
 Though lot with deed reference 904/158 shall be approved under the small lot table, Lot 1 of deed reference 9014/09 shall be required to maintain large lot subdivision setback requirements or zoning variances will be required.

**PROPOSED DWELLING ELEVATION N.T.S.**

SOIL TYPE DATA					
Type	Area (Ac)	Bldg. with Basement	Bldg. without Basement	Street & Parking Areas	Soil Group
LyB		Severe	Severe	Severe	C
LyD		Severe	Severe	Severe	C

LyB - Loamy and Clayey Land, 0 to 5 percent Slopes  
 LyD - Loamy and Clayey Land, 5 to 15 percent Slopes

NO	REVISION	DATE

William N. Baftis, P.E.  
301-561-2036

**PLAT TO ACCOMPANY VARIANCE HEARING FOR A.J. BIERMAN PROPERTY 1243 LANDOVER ROAD**

BALTIMORE COUNTY, MARYLAND

William N. Baftis, P.E.  
Civil Engineers / Land Planners / Surveyors  
1249 Englebert Rd. Baltimore, Md 21221

SCALE AS SHOWN  
 JOB ORDER NO. 89004  
 DATE APR. 14, 1992

1 OF 1