

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 W/S North Point Rd., 184 ft. S * ZONING COMMISSIONER
 of Lodge Farm Road * OF BALTIMORE COUNTY
 7505 North Point Road * 15th Election District
 7th Councilmanic District * Case No. 93-222-A
 Goucher Woods Development, Inc. *
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property located at 7505 North Point Road in the North Point/Edgemere section of Baltimore County. The Petitioner seeks relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum lot width of 50 ft. in lieu of the required 55 ft. for a residential lot zoned D.R.5.5. In the alternative, approval is also sought for an undersized lot, per Section 304.2 of the B.C.Z.R.

Appearing at the public hearing held for this case was William M. Bafitis, Professional Engineer. Mr. Bafitis prepared the site plan which was submitted as Petitioner's Exhibit No. 1. An amended plan, marked Petitioner's Exhibit No. 1A, was received subsequent to the hearing. Also present was Keith Link from the Bureau of Traffic Engineering. There were no Protestants present.

Mr. Bafitis testified and presented the plan. The subject property is a narrow, yet deep, lot which is located near the intersection of Lodge Farm Road and North Point Road. The lot is approximately 200 ft. in depth but only 50 ft. wide. It is presently unimproved. The owner proposes construction of a 1-1/2 story framed dwelling on the lot. All required setbacks and area regulations for the proposed lot will be met. However, the lot is too narrow by a distance of 5 ft. from the required 55 ft. standard

set forth in Section 1801.3.C.1 of the B.C.Z.R.

Mr. Bafitis testified that the owner will suffer practical difficulty and undue hardship if the variance is not granted. Specifically, the Developer cannot increase the size of the lot to meet the regulations. Further, Mr. Bafitis testified that construction of the proposed dwelling is consistent with uses in the area. He believes there will be no detriment to the health, safety or general welfare of the surrounding locale if the variance was granted.

Although there were no Protestants present, Mr. Link did appear at the public hearing on behalf of the Bureau of Traffic Engineering. He noted a Zoning Advisory Committee comment from his department authored by Rahee J. Famill, Traffic Engineer II. It was agreed at the hearing that Mr. Bafitis would amend the plan so as to satisfy the concerns set forth by Mr. Famill. In fact, an amended plan was submitted subsequent to the hearing which has been initialed as acceptable by Mr. Link. Thus, the Petition shall be approved in accordance with the amended plan which has been submitted.

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 variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of March, 1993 that a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum lot width of 50 ft., in lieu of the required 55 ft., for a residential lot zoned D.R.5.5., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that approval for an undersized lot, per Section 304.2 of the B.C.Z.R., all in accordance with Petitioner's Exhibit No. 1A, be and is hereby GRANTED, subject, however, 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.

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

LES/mm

ORDER RECEIVED FOR FILING
 Date 3/16/93
 By Th. Spant

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4386

March 12, 1993

Mr. William Bafitis
 1249 Engleberth Road
 Baltimore, Maryland 21221

RE: Case No. 93-222-A
 Petition for Variance
 Goucher Woods Development, Inc.

Dear Mr. Bafitis:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, 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:mm
 att.

Petition for Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at 7505 North Point 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 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(s) 1802.3.C.1, B.C.Z.R. to permit a minimum lot width of 50' in lieu of the required 55' and to approve an undersize lot per section 304.2 (B.C.Z.R.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) This site is Lot #407 of Lodge Forest WPC No. 7 Part 2-152, recorded August 13, 1968. said lot was recorded with a 50' width resulting in a practical difficulty of not meeting current Baltimore County Zoning Regulations.

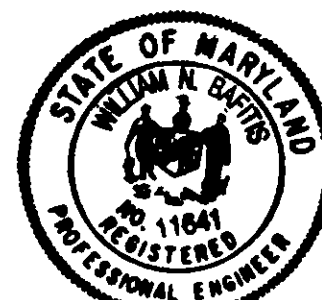
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant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

Contract Purchaser/Lessee
 (Type or Print Name)
 Signature
 Address
 City State Zip
 Attorney for Petitioner
 (Type or Print Name)
 Signature
 Address
 City State Zip
 Legal Owner(s)
 Goucher Woods Development, Inc.
 (Type or Print Name)
 Signature
 Address
 City State Zip
 Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.
 108 W. Timonium Road 410-560-1182
 Timonium Maryland 21093
 OFFICIAL USE ONLY
 ESTIMATED LENGTH OF HEARING: 1HR
 ALL OTHER REVENUES BY: [Signature] DATE: 1/1/93

Bafitis & Associates, Inc.

ZONING DESCRIPTION
 7505 North Point Road

Beginning at a point on the west side of North Point Road, (40 feet wide) said point being 83.95 feet southerly from the intersection of the south right-of-way line of North Point Road, (40 feet wide) and the west right-of-way line of Lodge Farm Road, (40 feet wide), thence binding on the west right-of-way line of North Point Road S.22°40'27"E., 50.00 feet thence leaving said North Point Road the following two courses: S.67°19'33"W., 200 feet, thence N.22°40'27"W., 46.18 feet to the south right-of-way line of Lodge Farm Road, thence binding on the south right-of-way line of Lodge Farm Road N.43°37'50"E., 9.52 feet, thence leaving said Lodge Farm Road N.64°19'33"E., 191.29 feet to the point of beginning. Being lot number 407 in the subdivision of Lodge Forest as recorded in the Land Records of Baltimore County in WPC 7-Part 2-152, containing 9,983.4 square feet (0.2292 Acres) of land, more or less. Also known as 7505 North Point Road and located in the 15th Election District of Baltimore County, Maryland.



William N. Bafitis, P.E.
 MD Reg No. 11641

January 7, 1993

93-222-A

Civil Engineers / Land Planners / Surveyors — 1249 Engleberth Road / Baltimore, Maryland 21221 / 301-391-2336

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 107
 Posting for: Variance
 Petitioner: Goucher Woods Development, Inc.
 Location of property: (222) W/S North Point Rd., 184' of Lodge Farm Rd.
 Location of Sign: Facing road, W/S, property of A.H. Wain
 Remarks:
 Posted by: [Signature] Date of return: 1/2/93
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/21, 1993
 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 1/21, 1993

THE JEFFERSONIAN,

S. Zabe Orlov
 Publisher

Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

Account: BOC16150

93-222-A

Date: _____
 PUBLIC HEARING FEES: OTY: _____ FEE: _____
 GIS ZONING VARIANCE (FEE): _____
 LAST NAME OF OWNER: GOUCHER WOODS
 04A0440070H1CHRC \$50.00
 BA C01146A021-08-93
 Please Make Checks Payable To: Baltimore County
 Cashier Validation

Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

Account: BOC16150

93-222
 1/10 2/19/93

Date: _____
 PUBLIC HEARING FEES: OTY: _____ FEE: _____
 GIS ZONING VARIANCE (FEE): _____
 LAST NAME OF OWNER: GOUCHER WOODS
 04A0440070H1CHRC \$70.05
 BA C110234A02-09-93
 Please Make Checks Payable To: Baltimore County
 Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 2-2-93

Goucher Woods Development, Inc.
108 W. Timonium Road
Timonium, Maryland 21093

RE: CASE NUMBER: 93-222-A (Item 229)
W/S North Point Road, 194' S of Lodge Farm Road
7505 North Point Road
15th Election District - 7th Councilmatic
Petitioner(s): Goucher Woods Development, Inc.
HEARING: TUESDAY, FEBRUARY 9, 1993 at 9:00 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 70.05 is due for advertising and posting of the above captioned property and hearing date.

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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Call Jablon

ARNOLD JABLON
DIRECTOR

Not paid, will be paid today JS

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

JAN 13 1993

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-222-A (Item 229)
W/S North Point Road, 194' S of Lodge Farm Road
7505 North Point Road
15th Election District - 7th Councilmatic
Petitioner(s): Goucher Woods Development, Inc.
HEARING: TUESDAY, FEBRUARY 9, 1993 at 9:00 a.m. in Rm. 106, Office Building.

Variance to permit a minimum lot width of 50 feet in lieu of the required 55 feet and to approve an undersized lot.

Call Jablon

ARNOLD JABLON
Director

cc: Goucher Woods Development, Inc.

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

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

January 26, 1993

Mr. Armando Cignarale
108 W. Timonium Road
Timonium, MD 21093

RE: Case No. 93-222-A, Item No. 229
Petitioner: Goucher Woods Development, Inc.
Petition for Variance

Dear Mr. Cignarale:

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 indicate the appropriateness of the zoning action requested, but 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

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 8th day of January 1993.

Call Jablon

ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Goucher Woods Development, Inc.
Petitioner's Attorney:

93-222-A 2-9

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 22, 1993

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

SUBJECT: Petitions from Zoning Advisory Committee
(11 and 19, 1993)

The Office of Planning and Zoning has no comments on the following petition(s):

J.F.O. Holding Corporation, Item No. 213
Bell Atlantic Mobile Systems, Item No. 219
Goucher Woods Development, Inc., Item No. 229

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

Prepared by: *Francis Horsey*

Division Chief: _____

PK/FH:rdn

213.ZAC/ZAC1

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-13-93

Ms. Julia Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 93-222-A (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for John Costabile, Chief
Engineering Access Permits
Division

My telephone number is 410-333-1350

Photocopier for Impaired Hearing or Speech
303-7866 Baltimore Metro - 442-0451 D.C. Metro - 1-800-452-9083 Statewide Toll Free
787 North Calvert St., Baltimore, Maryland 21203-8717

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500 (410) 887-4500

JANUARY 13, 1993

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GOUCHER WOODS DEVELOPMENT, INC.
Location: #7505 NORTH POINT ROAD
Item No.: 229 (JLL) Zoning Agenda: JANUARY 19, 1993

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: *Cost. James Horsey* Noted and Approved *JP*
Planning Group File Prevention Bureau
Special Inspection Division

JP/KEK

Department of Environmental Protection & Resource Management
Development Review Committee
Authorized signature: *V. C. ...* Date: 2-1-93

Project Name	Waiver Number	Zoning Issue	Meeting Date
Joseph K. And Alva A. Pokorny	216	1-04-93	Written Comments
COUNT 1			
Worthington Place L.P.			
DEPRM RP STP	219	1-11-93	NO COMMENTS
John F. Moore			
DEPRM RP STP	223		Written Comments
COUNT 2			
Zigmas J. And Ona E. Bucevicius	224	1-19-93	NO COMMENTS
DEPRM RP STP TE			
Ronald D. And Norma J. Jewell	225		NO COMMENTS
DEPRM RP STP TE			
Steven P. and Deborah J. Benson	226		NO COMMENTS
DEPRM RP STP TE			
Deereco Limited Partnership	227		NO COMMENTS
DEPRM RP STP TE			
James R. and Cecile Myrick	228		IN PROCESS
DEPRM RP STP TE			
Goucher Woods Development, Inc.	229		NO COMMENTS
DEPRM RP STP TE			
Connolly Funeral Home	230		NO COMMENTS
DEPRM RP STP TE			
Orville M. Jones	231		NO COMMENTS
DEPRM RP STP TE			WRITTEN COMMENTS

DPW/Developers Engineering Division (Public Services) 01/27/93
 Development Review Committee Response Form
 Authorized signature Dennis G. Kennedy Date 3/1/93

File Number	Project Name	Waiver Number	Zoning Issue	Meeting Date	
DED DEPRM RP STP TE	Zygnas J. And Ona E. Bucevicius	224		1-19-93	NC
DED DEPRM RP STP TE	Ronald D. And Norma J. Jewell	225			NC
DED DEPRM RP STP TE	Steven P. and Deborah J. Benson	226			NC
DED DEPRM RP STP TE	Deereco Limited Partnership	227			NC
DED DEPRM RP STP TE	James R. and Cecile Myrick	228			NC
DED DEPRM RP STP TE	Goucher Woods Development, Inc.	229			NC
DED DEPRM RP STP TE	Connelly Funeral Home	230			Comment
DED DEPRM RP STP TE	Orville M. Jones	231			NC
DED DEPRM RP STP TE	Louis A. Slavotinek	232			NC
DED DEPRM RP STP TE	Jack J. Basel	234			NC
COUNT 10	G & R No. 3, Inc.	233		1-25-93	
DED DEPRM RP STP TE	Congregation Darchel Tzedek, Inc.	235			Comment

93-222-A
 3/1/93

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

DATE: January 27, 1993

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: January 18, 1993

ITEM NUMBER: 229

- It is recommended that the access to Lot 407 be off of Lodge Farm Road.
- Any access to North Point Road must provide an on-site turnaround area for Lots 406 and 407.
- Adequate right-of-way for both North Point Road and Lodge Farm Road must be dedicated at this time.

Rahee J. Famill
 Traffic Engineer II

RJF/WKL/lvd

INTER-OFFICE CORRESPONDENCE

TO: Director, Office of Planning and Zoning
 Alvin E. McDaniel
 County Courts Bldg, Rm 406
 401 Bosley Av
 Towson, MD 21284

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Underzoned Lots
 Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Underzoned Lots
 108 M. Timonium Road, Timonium, MD 21093 410-560-1182

Lot Location: W. side North Point Rd 184' south from S. side Election District 15 Council District 7 Square Feet 94,983

Lodge Farm Road 7505 North Point Road

Lead Owner: Goucher Woods Development, Inc. Tax Account Number 15-13-203833

Address: 108 M. Timonium Road Telephone Number 410-560-1182

Timonium, Maryland 21093

CHECKLIST OF MATERIALS: (to be submitted to the Office of Planning and Zoning)

	PROVIDED	NO
1. Permit Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Photographic Map (shown in the 1988 C.G.S.) Topo	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevations Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs of Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Photographs of Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Processing Fee Paid
 Code C30 & C30
 Accepted by: ZAM
 Date: 2/21/93

RECEIVED
 JAN 15 1993

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

OFFICE OF PLANNING AND ZONING

RECOMMENDATIONS/COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the permit to conform with the following recommendations:

The Office of Planning and Zoning has reviewed the applicant's request and recommends APPROVAL with the following conditions:

- The proposed dwelling should have the same setback as the dwelling on lot 406 (7507 North Point Road).
- The parking should be back to back (stadium parking). This type of parking will reduce the amount of pavement in the front yard of the dwelling.

Signed by: Alvin E. McDaniel Date: 1/27/93

Balfis & Associates, Inc.
 Civil Engineers / Land Planners / Surveyors
 1249 Englebert Rd. Baltimore, Md 21221
 410-361-2308

LETTER OF TRANSMITTAL

TO: City of Baltimore

DATE: 2/2/93

REF: 7505 North Point Road

WE ARE SENDING:

ORIGINAL TRACINGS
 SEPIA TRANSPARENCIES
 PHOTOSTATS
 SKETCHES

HERETHWITH
 BLACK LINE PRINTS
 BLUE LINE PRINTS
 SHOP DRAWINGS
 SPECIFICATIONS

UNDER SEPARATE COVER
 PHOTOGRAPHS
 LETTERS
 SAMPLES
 ESTIMATES

REPORTS
 MAPS
 AGREEMENTS
 AS NOTED BELOW

PREPARED BY: B.A. APPROVED: _____

THESE ARE FORWARDED:

AS REQUESTED
 FOR APPROVAL
 FOR COMMENT
 FOR PAYMENT

FOR CORRECTIONS
 FOR CONSTRUCTION
 YOUR INFORMATION
 AS NOTED BELOW

REVIEWED AND ACCEPTED
 REVIEWED AND ACCEPTED AS NOTED
 REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO.	NO OF COPIES	LATEST DATE	DESCRIPTION
1	1		<u>Signed by Keith Link</u>
1	1		<u>Revised Site Plan</u>

SENT VIA:

SPECIAL DELIVERY
 CERTIFIED MAIL
 FIRST CLASS MAIL

AIR MAIL
 PARCEL POST
 BUS

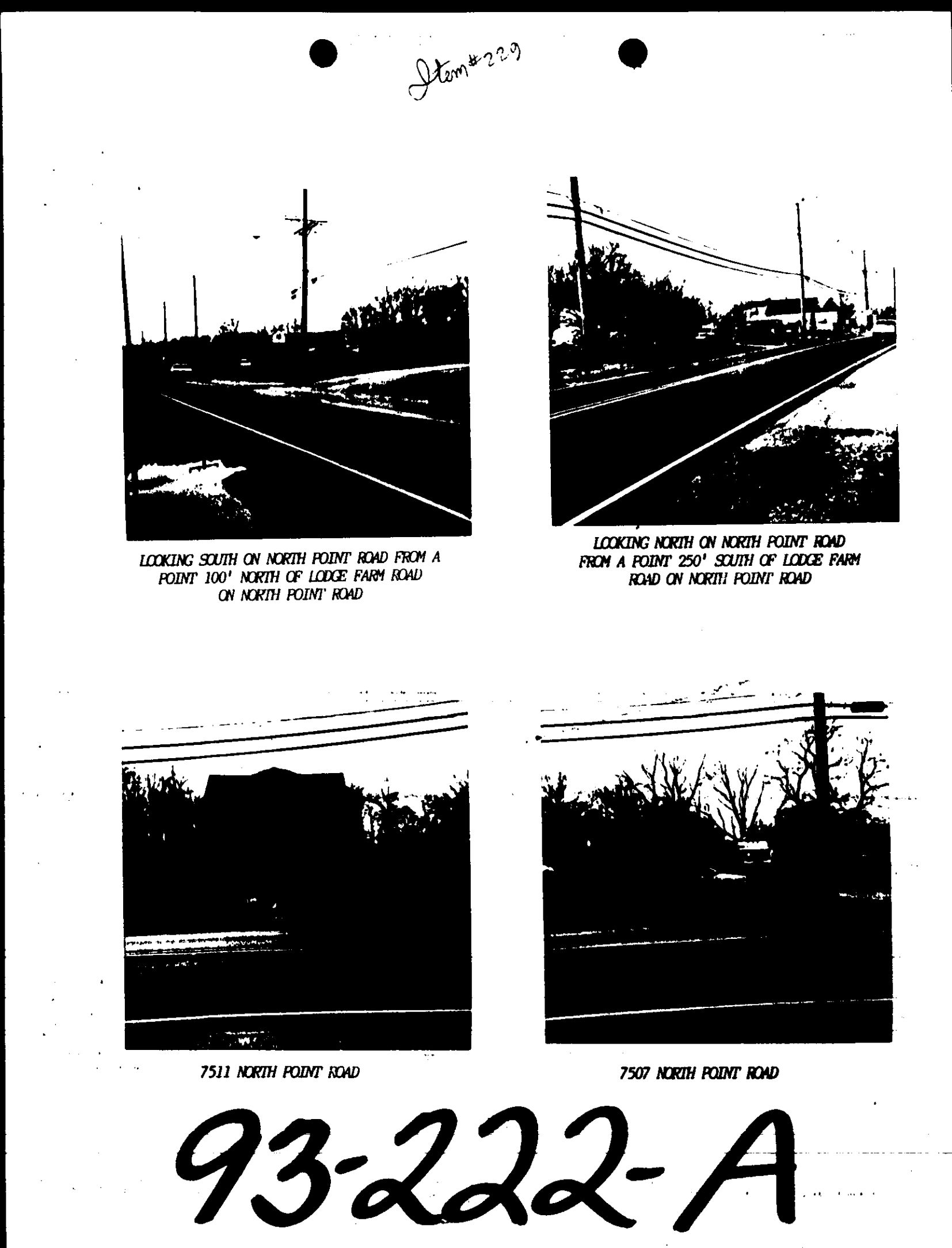
COUR MESSENGER
 OUR MESSENGER
 UNITED PARCEL

EXPRESS
 INSURED
 AS NOTED BELOW

NOTES:

Very truly yours,
William Balfis

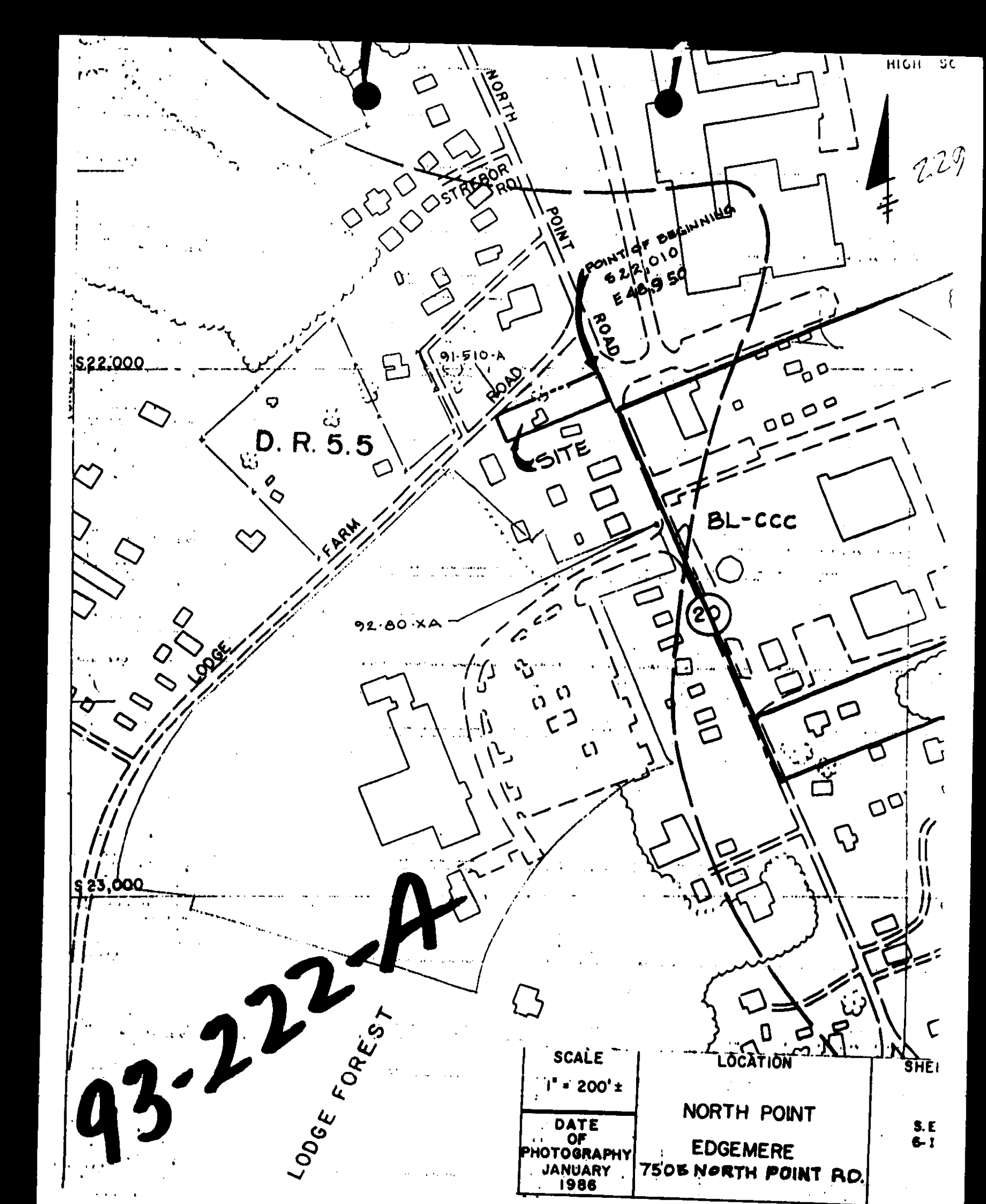
Copy To:



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>William Balfis</u>	<u>1249 Englebert Rd.</u>
<u>Keith Link</u>	<u>TRAFFIC ENG.</u>

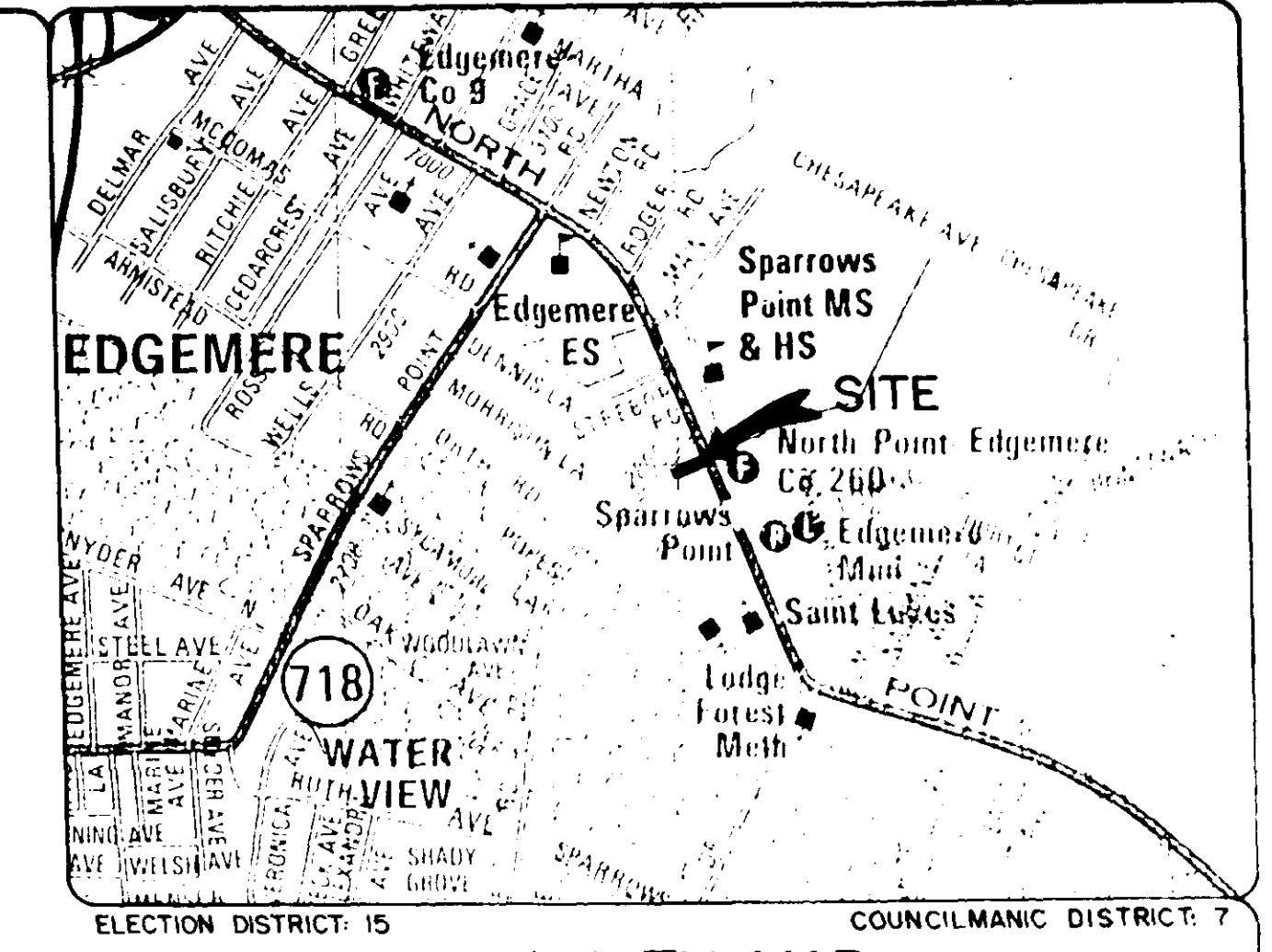
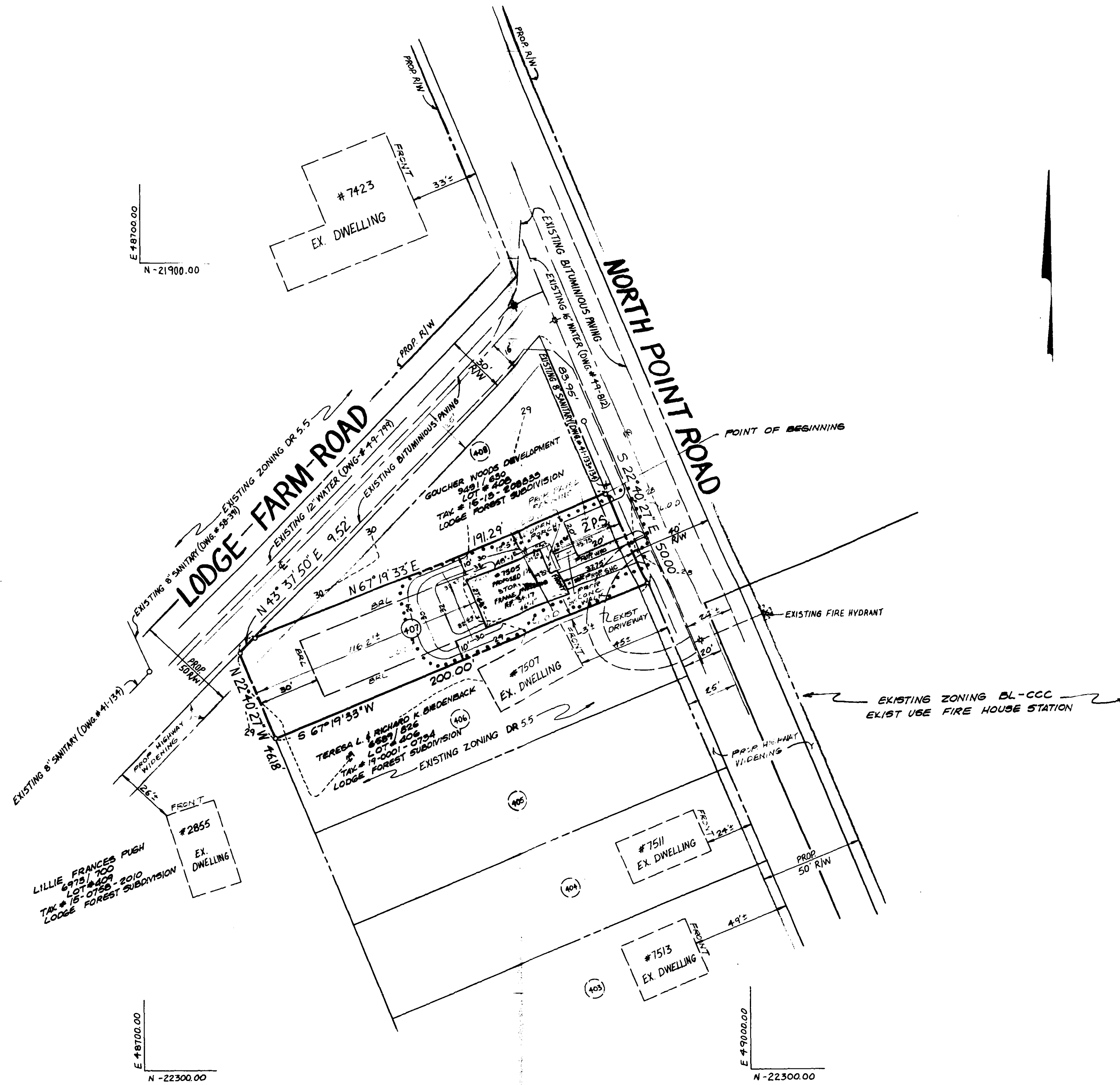


North Point Road

Determination of Front Yard Setback Required

Setback of existing permanent buildings within 200' of subject site

#7423 North Point Road	=	33'
#7507 North Point Road	=	45'
#7511 North Point Road	=	24'
#7513 North Point Road	=	49'
Total	=	151'
Average $\frac{102}{3}$	=	37.75'
Required Setback	=	37.75'



VICINITY MAP
SCALE 1"=1000'

SITE DATA

1. Owner/Developer: Goucher Woods Development, Inc.
108 N. Timonium Road
Timonium, Maryland 21093
(410) 560-1182
9491 / 630
2. Deed Reference: 9491 / 630
3. Site Area: 9,983.4 S.F. = 0.2292 Ac.
Minimum Allowable Lot Area: 6,000 S.F.
4. Tax Map: 111 Parcel: Part of 98
5. Tax Account Number: 15-13-203833
6. Lot Number: 407
7. Plat: Lodge Forest - WPC No. 7 Part 2-152
8. Election District: 15
9. Councilmanic District: 7
10. Census Tract: 4520
11. Existing and Proposed Zoning: DR 5.5
12. Total Disturbed Area: 5652 S.F. or 0.13 Ac.±
13. Total Number of Lots Existing and Proposed: 1
14. Total Number of Dwellings Proposed: 1 Single Family
15. There are no riverine or tidal flood areas on this site.
16. This site is not located within the Chesapeake Bay Critical Area.
17. Topography shown hereon is field run.

VARIANCES
TO PERMIT A MINIMUM LOT WIDTH OF 60'
IN LIEU OF REQUIRED 66' SECTION 1802.3
C.L. BCZR.

LEGEND
--- EXISTING CONTOUR
--- PROPOSED CONTOUR
--- LIMIT OF DISTURBANCE

Plan # 229

Dafitis & Associates, Inc.
William D. Dafitis, P.E.
PRESIDENT
Civil Engineers, Land Planners
SURVEYORS
12417 ENGLEBERTH ROAD, BALTIMORE, MD 21221
(410) 524-2412

**PLAT TO ACCOMPANY PETITION FOR ZONING
VARIANCE & PERMIT PLAN
FOR
7505 NORTH POINT ROAD
BALTIMORE COUNTY, MARYLAND**

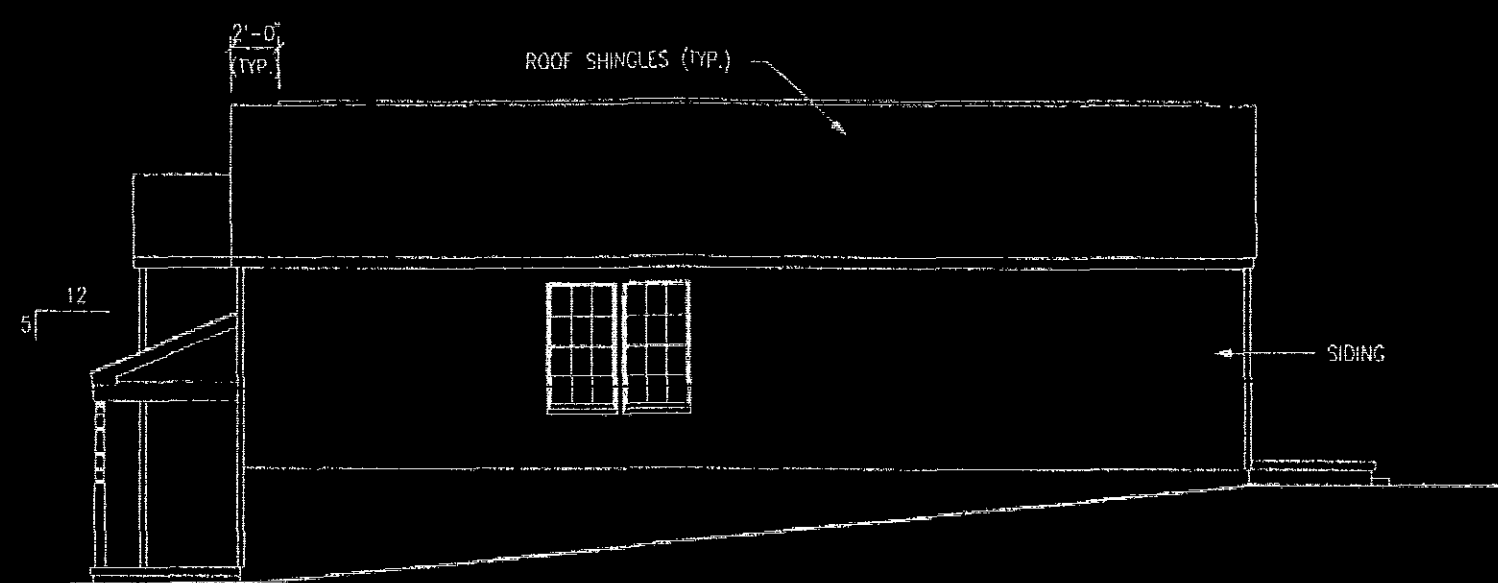
1"=30'
92049
DEC 22, 1992

93-222-A

5/16/91



LEFT SIDE ELEVATION
1/8" = 1'-0"



RIGHT SIDE ELEVATION
1/8" = 1'-0"

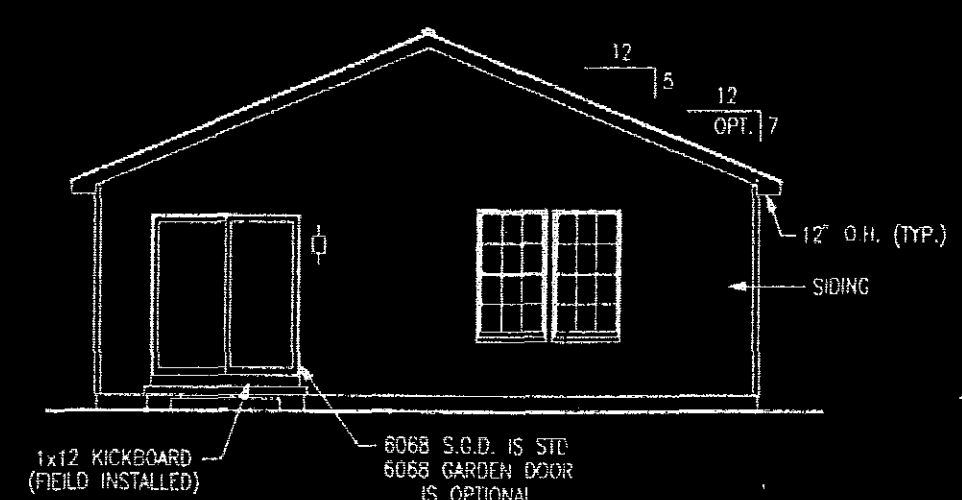
93-222-A

RECEIVED
MAY 15 1991

GENERAL NOTES:
1. ALL SIDING, SIDING TRIM, SHUTTERS, AND DECORATIVE PANELS WILL BE SHIPPED LOOSE FOR INSTALLATION BY THE BUILDER.
2. ALL PORCH TRUSS ASSEMBLIES AND SUPPORT BEAMS SHALL BE TEMPORARILY SET BY ROSS IN FIELD. REMAINING MATERIALS (FILL, SHINGLES, & ETC.) SHALL BE SHIPPED BY ROSS AND FIELD INSTALLED BY BUILDER.



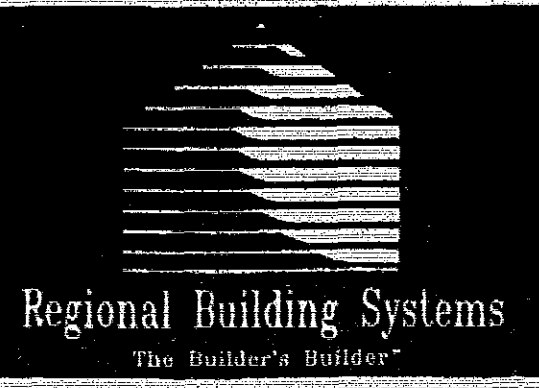
FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

REV. NO.	DATE	REMARKS
	10/12/89	ISSUED
4026	5/16/91	PROTOTYPE CHANGES

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MODEL		ESSEX II 2844 G.F.B.	
DRAWING		ELEVATION B	
OPTION NO.	OPTION DESCRIPTION	SHEET NO.	
		3	
SCALE	DRAWN BY	SET NO.	
1/4" = 1'-0"		12844BLGIFB1	

05/22/91 10:27 AM
7505 NORTH POINT ROAD