

CIVIL ENGINEERS • LAND SURVEYORS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: 7/28/93
Posted for: Variances
Petitioner: Ester, Yehuda & Sime Glazer
Location of property: 112 & 112A E Chestnut Hill Lane & 205 Cherry Hill Rd
Location of signs: Signs on driveway of E Chestnut Hill Lane & 205 Cherry Hill Rd
Remarks: None
Posted by: Michelle Date of return: 7/30/93
Number of signs: 7

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 27, 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 July 27, 1993.

THE JEFFERSONIAN,
A. Henrichsen
LEGAL AD. - TOWSON
Published

NOTES OF VARIANCES
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, 111 W. Chesapeake Avenue, Towson, Maryland 21204 as follows:
Case #94-21-A (Item 22)
1112 and 1112A E Chestnut Hill Lane and 205 Cherry Hill Road
S/8 Cherry Hill Road and S/8 E Chestnut Hill Lane, approximately 100' W of Marden Drive
4th Election District - 3rd Councilmanic
Petitioner(s): Ester, Yehuda and Sime Glazer
HEARING: WEDNESDAY, AUGUST 18, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.
Variances to permit a front yard setback of 26 feet in lieu of the required front average setback of 32 feet for proposed lot 1; to permit a rear setback of 30 feet in lieu of the required 30 feet for lot 2; to permit a front yard setback of 26 feet in lieu of the required front average setback of 72 feet for proposed lot 3; and to permit a dwelling to be built on a lot less than 20,000 square feet which does not abut on a public right-of-way.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held on Wednesdays, for special circumstances please call 887-3353.
(2) For information concerning the file under hearing, please call 887-3353.
7/28/93

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

receipt

Date: 7/13/93
Account: R0014150
Number: ITEN #22 (WCR)
7/13/93
#010 - RESIDENTIAL VARIANCE --- \$50.00 each --- 3 LOTS --- \$150.00
#020 - SIGN POSTING --- \$55.00 each --- 2 SIGNS --- \$110.00
TOTAL --- \$260.00

Legal Owner: Glazer
112 Chestnut Hill Lane
4th Election District
Attorney: Lee N. Sachs
Wartzman, Omansky, et al.

NO REVIEW - DROP-OFF

Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

JUL 27 1993 (410) 887-3353

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: 94-21-A (Item 22)
8112 and 8112A E Chestnut Hill Lane and 8205 Cherry Hill Road
S/8 Cherry Hill Road and S/8 E Chestnut Hill Lane, approximately 100' W of Marden Drive
4th Election District - 3rd Councilmanic
Petitioner(s): Ester, Yehuda and Sime Glazer
HEARING: WEDNESDAY, AUGUST 18, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variances to permit a front yard setback of 26 feet in lieu of the required front average setback of 32 feet for proposed lot 1; to permit a rear setback of 30 feet in lieu of the required 30 feet for lot 2; to permit a front yard setback of 26 feet in lieu of the required front average setback of 72 feet for proposed lot 3; and to permit a dwelling to be built on a lot less than 20,000 square feet which does not abut on a public right-of-way.

Bel John

Arnold Jablon
Director

cc: Ester, Yehuda & Sime Glazer
Richard E. Metz
Lee N. Sachs, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

August 9, 1993

(410) 887-3353

Lee N. Sachs, Esquire
Wartzman, Omansky, Bilbaum,
Simons, Steinberg, Sachs and Segel, P.A.
1414 Reisterstown Road
Baltimore, Maryland 21208

RE: Case No. 94-21-A, Item No. 22
Petitioner: Ester Glazer, et al.
Petition for Variance

Dear Mr. Sachs:

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 July 13, 1993, and a hearing was 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, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Pat Kaller, Deputy Director
Office of Planning and Zoning
DATE: July 29, 1993
SUBJECT: 205 Cherry Hill Road, 112 and 112A Chestnut Hill Lane

INFORMATION:
Item Number: 22
Petitioner: Ester, Yehuda and Sime Glazer
Property Size: _____
Zoning: D.R. 3.5
Requested Action: _____
Hearing Date: 7/29

SUMMARY OF RECOMMENDATIONS:

- Any consideration for relief on lot 3 should not be entertained since the Planning Office has denied its subdivision from parcel #1018. The denial was based on the following reasons:
 - The front to back orientation of lots 2 and 3 is not appropriate.
 - The proposed panhandle drive is not being utilized to achieve better use of an irregularly shaped parcel, or to avoid development in an environmentally sensitive area, both, criteria for panhandle approval.
 - A dwelling on the proposed lot 3 is not consistent with the pattern of development on the north side of East Chestnut Hill Lane, which is characterized by large front yards and mature trees.
 - If allowed, lot 3 will set a precedent for additional panhandles along the north side of East Chestnut Hill Lane.
- We recommend approval of the setback variances for lots 1 and 2.

Prepared by: Jeffrey M. Long
Division Chief: Dan L. Klein
PK/JL:lw

ZAC.22/ZAC1

Pg. 1



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

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

Re: Baltimore County
Item No. 22 (WCR)

Dear Ms. Kehring:

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,

for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 2, 1993
Zoning Administration and Development Management
FROM: Robert W. Bowling, Senior Engineer
Development Plan Review
RE: Zoning Advisory Committee Meeting
for August 2, 1993
Item No. 22

The Development Plan Review Section has reviewed the subject zoning item. The Department of Public Works has reviewed the minor subdivision plan for this site and the comments are attached.

RWB:s

Attachment

BALTIMORE COUNTY, MARYLAND

SUBJECT: MINOR SUBDIVISION REVIEW COMMENTS DATE: 7/28/93

FROM: Robert W. Bowling, P.E.
Development Plan Review

PROJECT NAME: GLAZER TRAP
PROJECT NO: 93047MP
LOCATION: Cherry Hill Rd & E Chestnut Hill Lane
DISTRICT: 4C3

The following comments as checked are supplied in response to our review of the subject site.

GENERAL COMMENTS:

- All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.
- All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.
- The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs Incurred. Currently these charges are 3 times payroll for Metropolitan District Projects and 2 times payroll for the Capital Improvement Fund.
- The Developer is responsible for the full cost of all highway and storm drain construction.
- A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Record Plat or Building Permit may be approved.
- In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.
- The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

August 3, 1993

(410) 887-3353

Lee N. Sachs, Esquire
Wartzman, Omsky, et al.
1414 Reisterstown Road
Baltimore, MD 21208

RE: Preliminary Petition Review (Item #22)
Legal Owner: Ester, Yehuda & Sima Glazer
205 Cherry Hill Road, 112 Chestnut Hill
Lane, and 112-A Chestnut Hill Lane
4th Election District

Dear Mr. Sachs:

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The petition was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information.

If you need further information or have any questions, please do not hesitate to contact me at 887-3391.

Very truly yours,
John P. Lewis
Manner II

JLL:scj
cc: Zoning Commissioner
Enclosure: Receipt

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Cherry Hill Rd. & N/S East : OF BALTIMORE COUNTY
Chestnut Hill Lane, approx. 100' :
W of Mardian Drive (#112 & 112-A : Case No. 94-21-A
E. Chestnut Hill La. & #205 :
Cherry Hill Rd.), 4th Election :
Dist., 3rd Councilmanic Dist. :
ESTER, YEHUDA & SIMA GLAZER, :
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2188

I HEREBY CERTIFY that on this 29th day of July, 1993, a copy of the foregoing Entry of Appearance was mailed to Lee N. Sachs, Esquire, Wartzman, Omsky, et al., 1414 Reisterstown Rd., Baltimore, MD 21208, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

COLBERT ENGINEERING, INC.
3723 Old Court Road Suite 206
BALTIMORE, MARYLAND 21208
(410) 653-3838
FAX (410) 653-7953

7/13/93 LETTER OF TRANSMITTAL
6183-93 WCR-JL

TO ZONING

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via the following items: #22
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order

COPIES	DATE	NO.	DESCRIPTION
3			CHECKS - \$85 - A TOTAL OF \$255 FOR LOTS 1, 2 & 3
1		14	PRINTS OF PLAN TO ACCOMPANY VARIANCE PETITION SET OF COLOR XEROX OF PHOTOGRAPHS TO ACCOMPANY PETITION
3			COPIES OF PETITION FOR VARIANCE
1			1"=200' SCALE AERIAL PHOTOGRAPH
1			1"=200' ZONING MAP
7			ZONING DESCRIPTIONS SEALED

THESE ARE TRANSMITTED as checked below:
☒ For approval ☐ Approved as submitted ☐ Resubmit copies for approval
☒ For your use ☐ Approved as noted ☐ Submit copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☒ For review and comment ☐
☐ FOR BIDS DUE 19 ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

RECEIVED
JUL 13 1993
ZADM

COPY TO: DEC MATZ

COLBERT ENGINEERING, INC.
3723 OLD COURT ROAD • SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838
FAX: (410) 653-7953

August 19, 1993

Mr. Ervin McDaniel, Chief
Development Review Section
Baltimore County
111 W. Chesapeake Ave.
Towson, MD 21204

SUBJECT: Glazer Property
(93097 MP)

Dear Mr. McDaniel:

In response to your inter-office correspondence dated July 28, 1993, I am asking you to review the above-mentioned project a second time noting some parameters you may not have taken into consideration during your first review. For convenience, I will list your comment and my response will follow.

Comment a. The front to back orientation of lots 2 and 3 is not within the guidelines of the Comprehensive Manual Development Policies.

Response a: Although the front to back orientation of lots 2 and 3 are not strictly within the guidelines of the CMDF, the distance between the front of the existing dwelling and the rear of proposed lot 3 is more than 100 feet apart. The front of the existing dwelling is well buffered from the rear of lot 3 by large existing trees and extensive smaller shrubbery.

Comment b. The proposed panhandle drive is not being utilized to achieve better use of an irregularly shaped parcel or to avoid development in an environmentally sensitive area which are criteria for panhandle approval.

Response b: The proposed panhandle is not really a panhandle. It is an existing driveway which has served the existing dwelling for many years. The purpose of leaving the driveway intact, is, in fact, not to disturb the environment by grading or paving excessive areas and to retain the semi-rural nature of the property.

Comment c. A dwelling at this location is not consistent with the pattern of development on the north side of East Chestnut Hill Lane, which is characterized by large front yards and mature trees.

CIVIL ENGINEERS • LAND SURVEYORS

COLBERT ENGINEERING, INC.
3723 OLD COURT ROAD • SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838
FAX: (410) 653-7953

September 7, 1993

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
Baltimore County
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

SUBJECT: Case No. 94-21-A
Glazer Property
CEI No. 93003

Dear Mr. Kotroco:

Pursuant to your zoning decision, we are enclosing two copies of a revised site plan removing the proposed Lot 3. The remaining Lot 2 now contains 0.54 acres.

Please note that the removal of Lot 3 negates the necessity for the variance dealing with a panhandle on a lot less than 20,000 square feet which was granted. Since no Lot 3 now exists, I don't believe any revision is necessary in your order.

Should you have questions or need clarification, please do not hesitate to call.

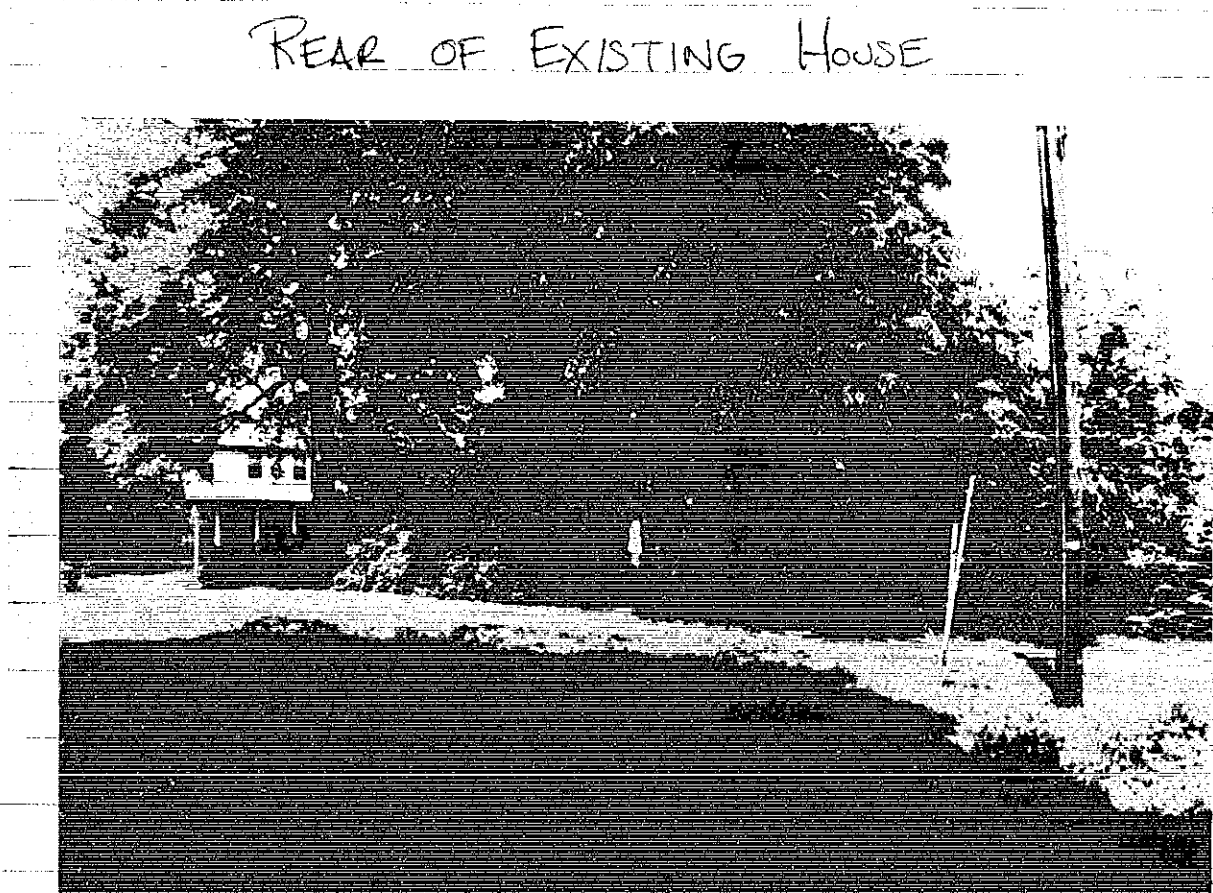
Very truly yours,
Richard E. Matz, P.E.
Colbert Engineering, Inc.

Enclosure

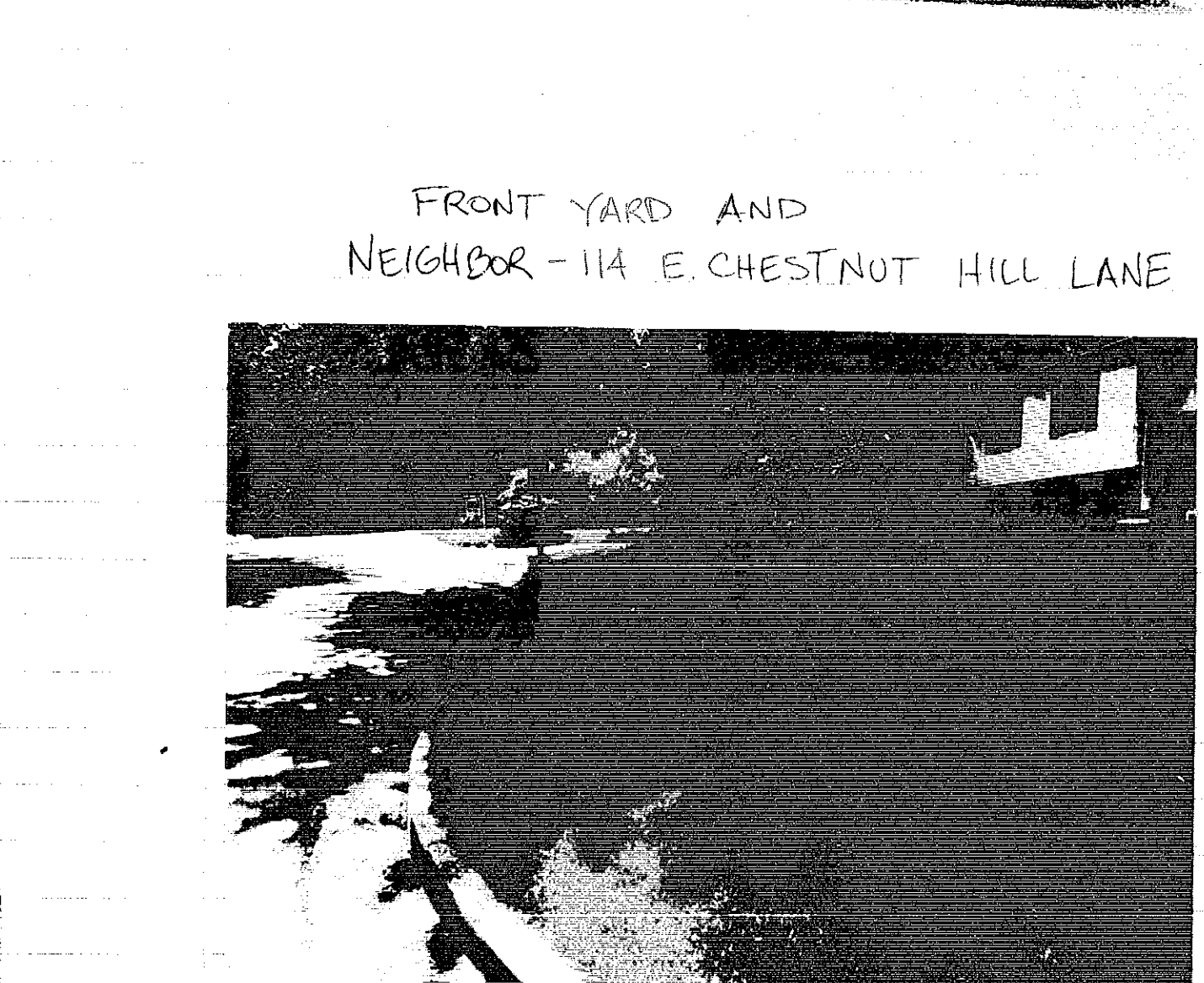
cc: Yehudah Glazer w/att.
Lee N. Sachs w/att.

090793.kot

CIVIL ENGINEERS • LAND SURVEYORS

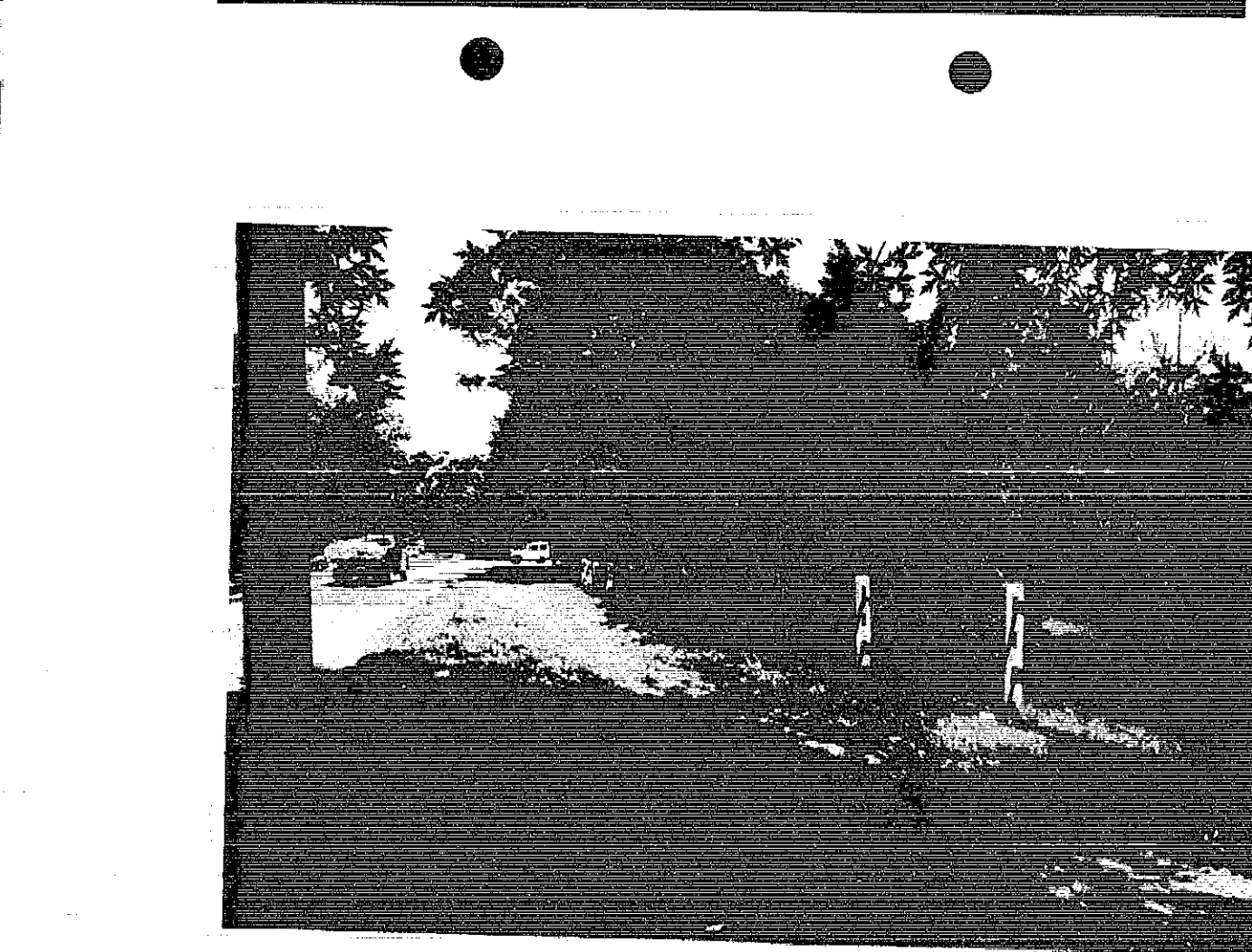
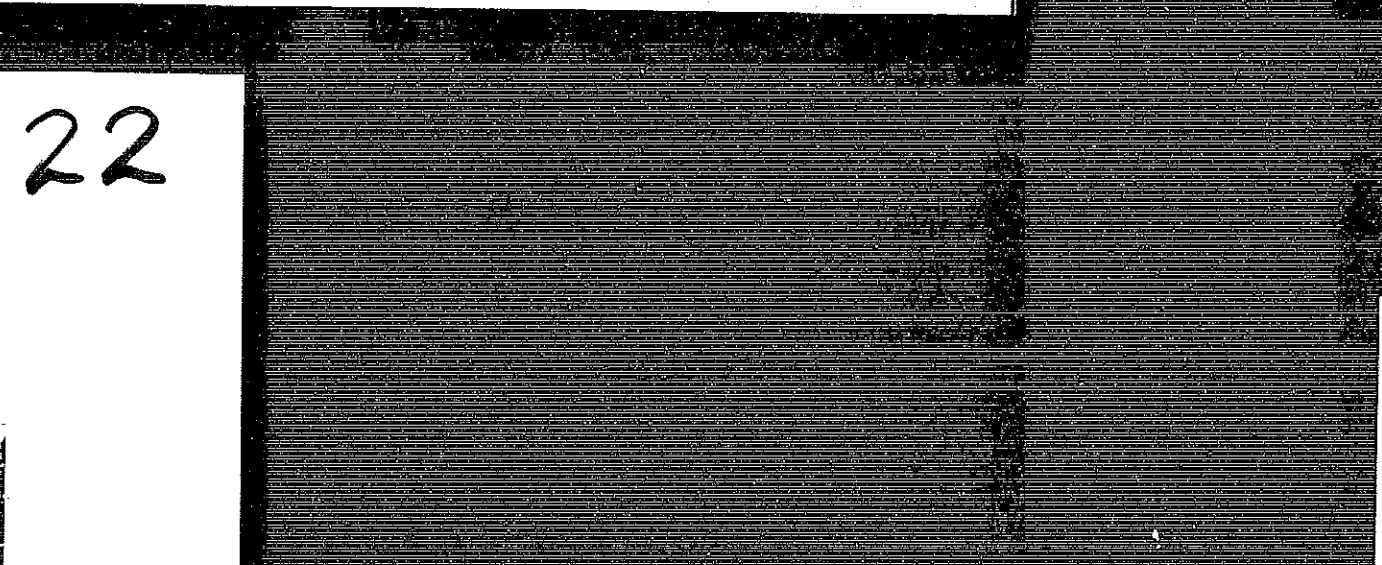


PETITIONER'S EXISTING HOUSE
EXHIBIT 2

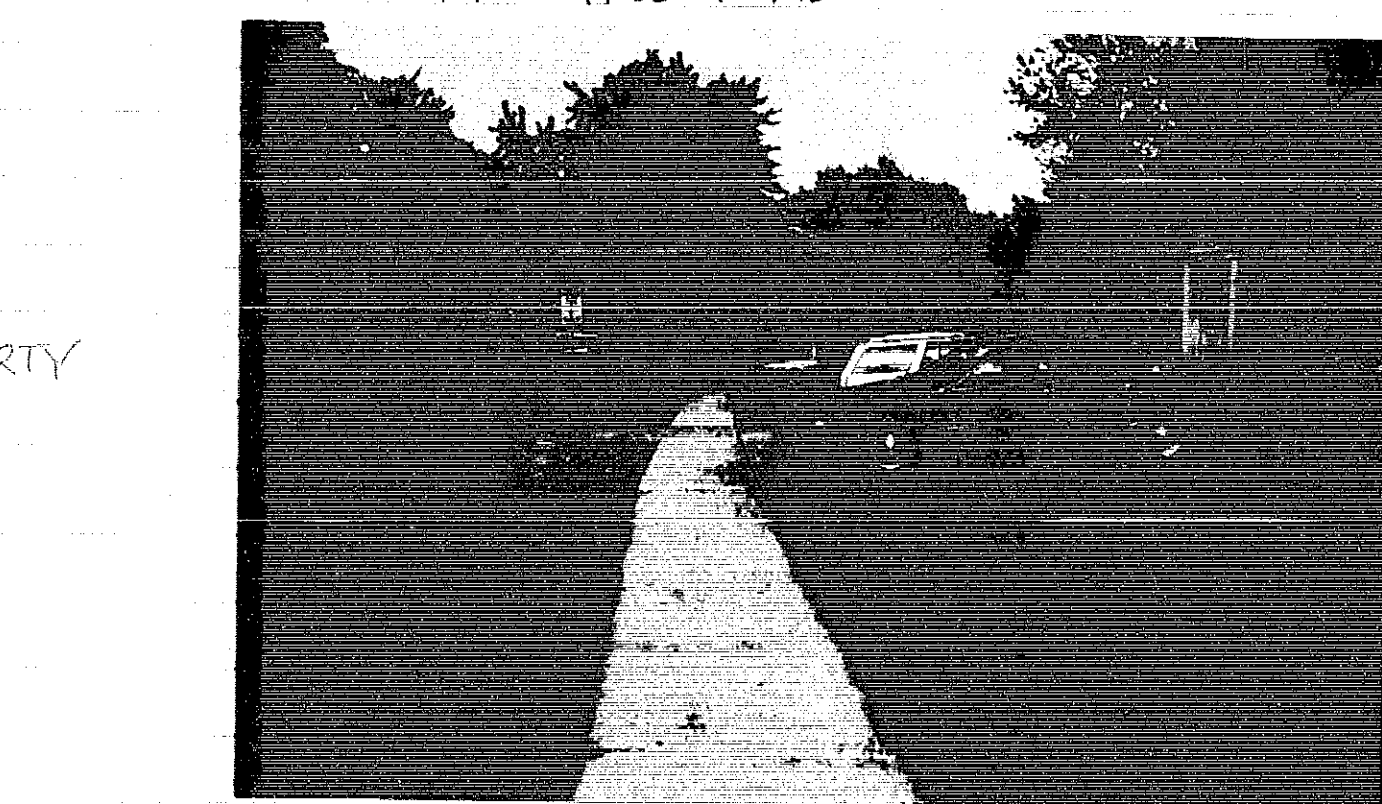


FRONT YARD AND NEIGHBOR - 114 E. CHESTNUT HILL LANE

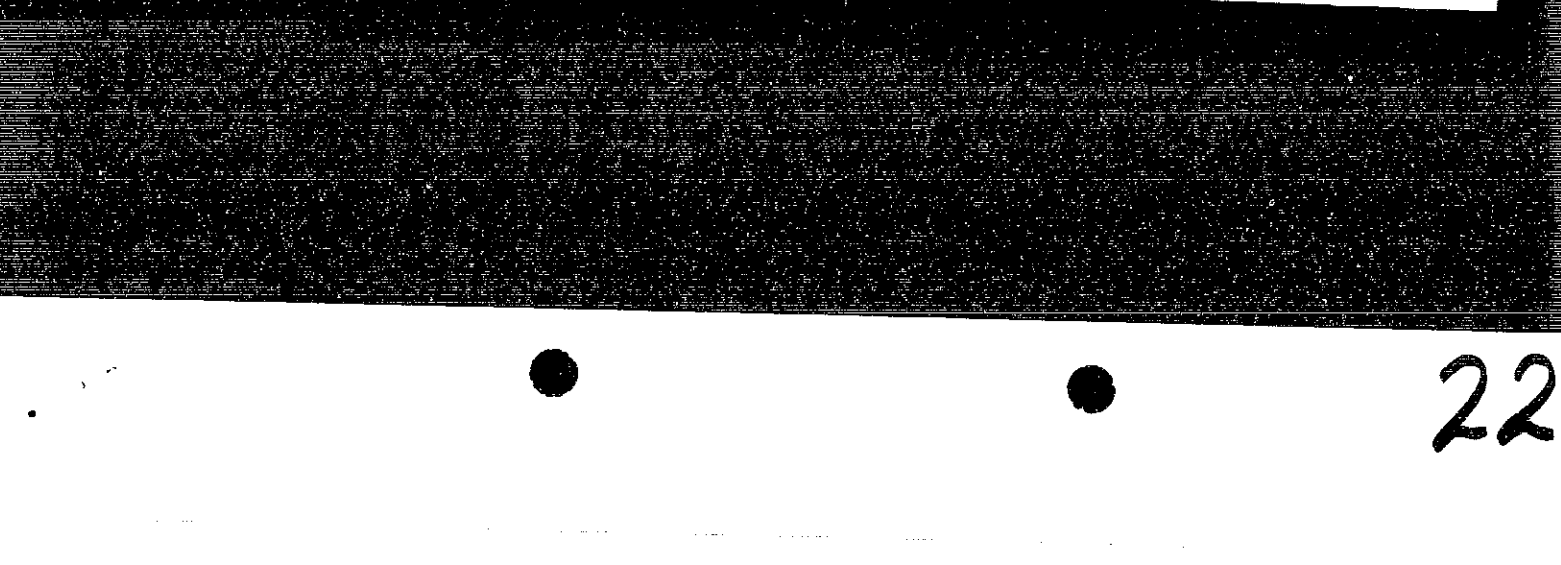
114 E. CHESTNUT HILL LANE TOWARDS PROPERTY



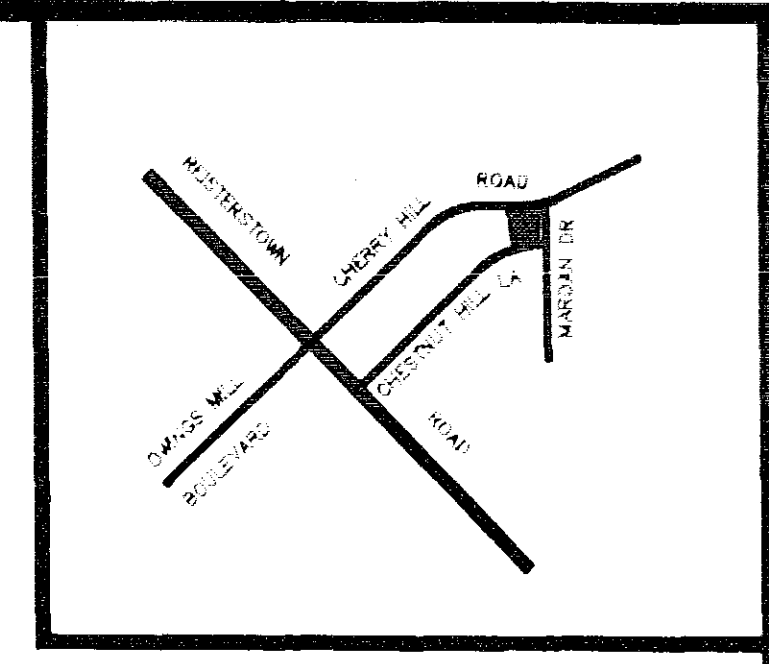
FRONT OF PROPERTY ALONG CHERRY HILL ROAD



201 & 203 CHERRY HILL ROAD
LOOKING EAST TOWARD PROPERTY



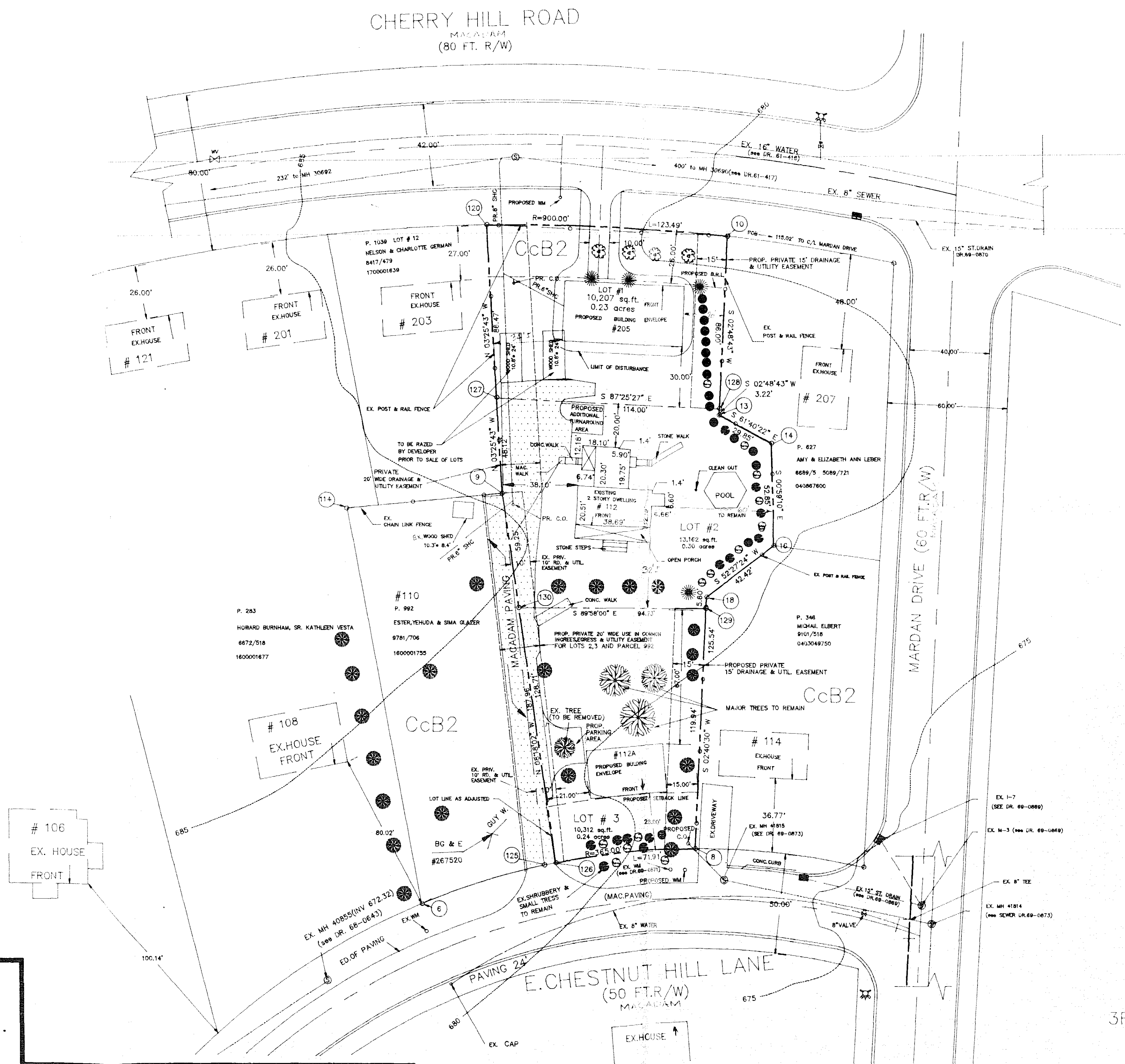
EXISTING DRIVEWAY ALONG E. CHESTNUT HILL LANE SERVING EXISTING HOUSE



VICINITY MAP
SCALE: 1" = 1000'

COORDINATE TABLE

126	N	9975.8548	E	4797.2427
9	N	10161.8419	E	4770.1084
120	N	10296.1914	E	4762.0592
10	N	10290.6443	E	4885.3270
13	N	10201.5278	E	4880.9501
14	N	10187.3615	E	4907.2299
16	N	10134.5223	E	4906.1394
18	N	10108.6750	E	4874.5071
8	N	9983.2669	E	4868.6479
6	N	9954.9605	E	4729.5038
114	N	10153.8076	E	4692.2284
127	N	10209.8758	E	4767.2306
128	N	10204.7440	E	4881.1062
129	N	10103.0698	E	4874.4201
130	N	10103.3140	E	4779.3626



GENERAL NOTES:

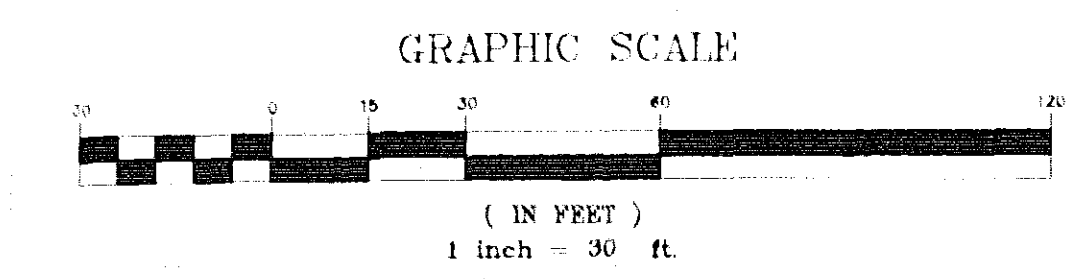
1. SITE AREA: GROSS = 39,319 SQ. FT. = 0.90 AC.
NET = 33,681 SQ. FT. = 0.77 AC.
LOT #1 = 10,207 SQ. FT. = 0.23 AC.
LOT #2 = 13,162 SQ. FT. = 0.30 AC.
LOT #3 = 10,312 SQ. FT. = 0.24 AC.
2. EXISTING ZONING: UR 3.5
3. OWNERS: ESTER YEHUDA & SIMA GLAZER
5 SAPPHIRE HILL COURT
BALTIMORE, MD 21209
TAX ACCT. # 1600004109
TAX MAP 46-24-1018
DEED REF. LIBER 9781 FOLIO 706
4. EXISTING PUBLIC WATER AND SEWER
5. CENSUS TRACT 4045
6. REGIONAL PLANNING DISTRICT - 306A
7. A WAIVER OF LOCAL OPEN SPACE HAS BEEN APPROVED ON
8. THERE ARE NO KNOWN UNDERGROUND FUEL TANKS, WELLS OR SEPTIC TANKS ON SITE OR WITHIN 100'.
9. DENSITY: LOTS PERMITTED: OR 3.5 X 0.90 = 3.15 LOTS
LOTS PROPOSED: 3 SINGLE FAMILY DWELLINGS
PARKING REQUIRED: 2/UNIT = 6 SPACES
PARKING PROVIDED: 6 SPACES
10. ENTIRE SITE - CcB2 SOIL
11. SCHOOL DISTRICT 190
12. WATERSHED 27
13. SUB-SEWERAGE 67
14. THIS PROPERTY, AS SHOWN ON THE PLAN, HAS BEEN HELD INTACT SINCE 7/30/71. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

PETITIONER'S
EXHIBIT 1

PLAT TO ACCOMPANY VARIANCE PETITION
OF THE GLAZER PROPERTY

AT 112 CHESTNUT HILL LANE
3RD COUNCILMANIC DISTRICT, 4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

22



COLBERT ENGINEERING INC.

DUMBARTON SQUARE
3723 OLD COURT ROAD, SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838

ELECTION DISTRICT 4				COUNCILMANIC DISTRICT 3			
DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE	DESIGNED BY	DATE
J.K.	T.V.	J.K.	T.V.	J.K.	T.V.	J.K.	T.V.
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
9/30/13	9/30/13	9/30/13	9/30/13	9/30/13	9/30/13	9/30/13	9/30/13

NO.	DATE	REVISION	BY

RICHARD E. MATZ, P.E. REG. NO. 13203

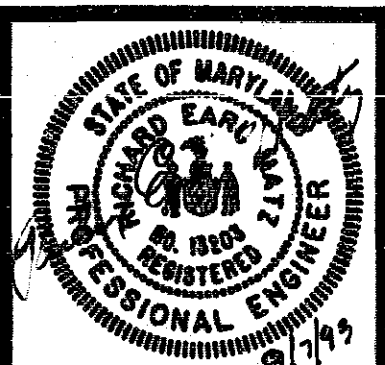
COORDINATE TABLE

126	N	9975.8548	E	4797.2427
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120	N	10296.1914	E	4762.0592
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14	N	10187.3615	E	4907.2299
16	N	10134.5223	E	4908.1394
18	N	10108.6750	E	4874.5071
8	N	9983.2669	E	4868.6479
127	N	10209.8758	E	4767.2306
128	N	10204.7440	E	4881.1062

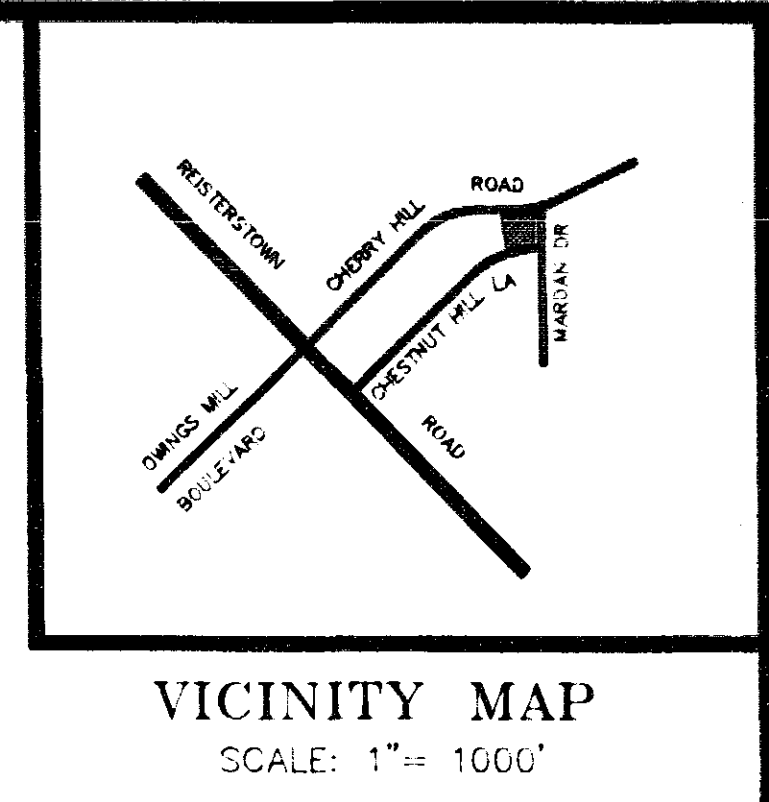
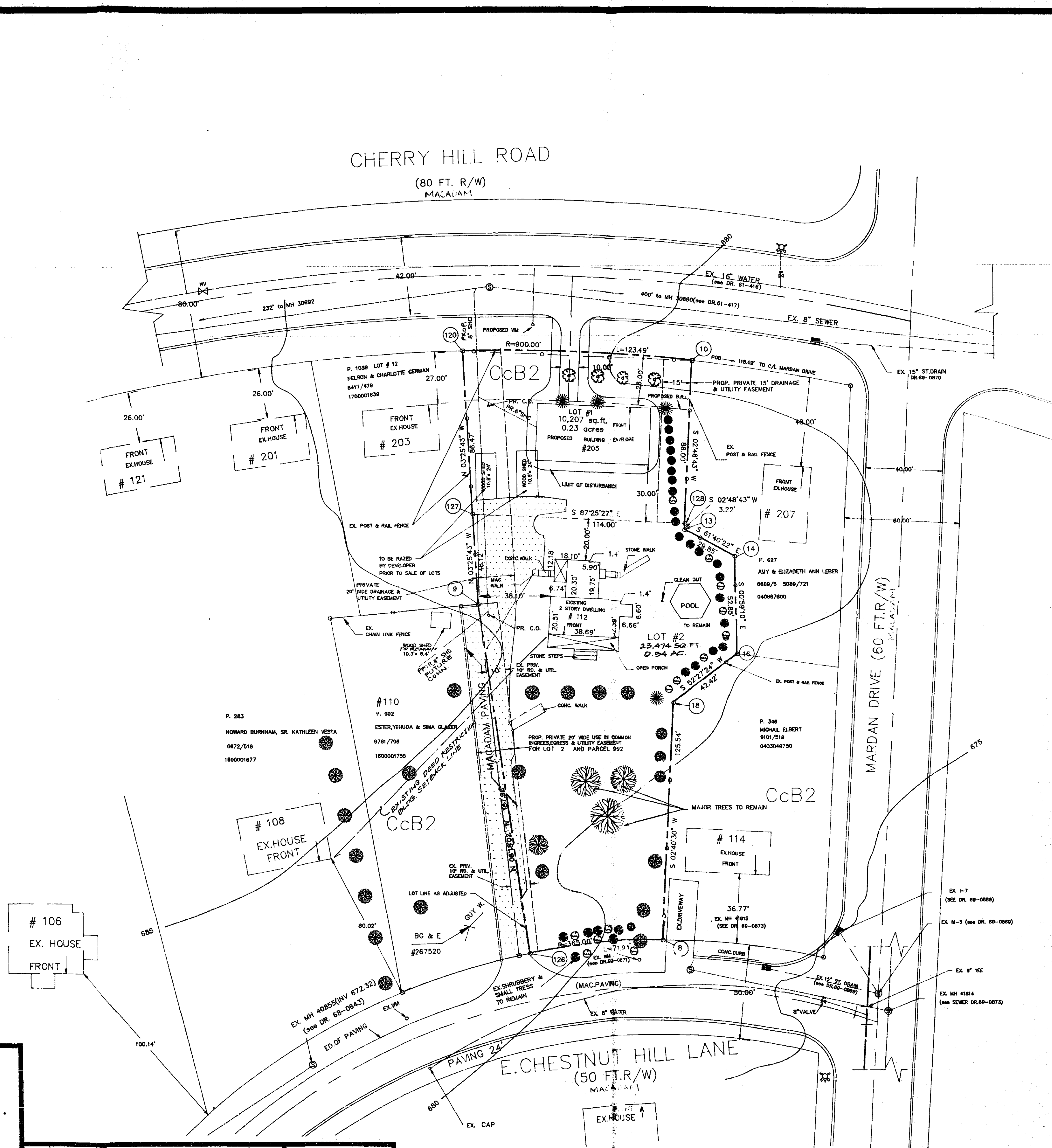
COLBERT ENGINEERING INC.

DUMBARTON SQUARE
3723 OLD COURT ROAD, SUITE 208
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838

ELECTION DISTRICT 4				COUNCILMANIC DISTRICT 3			
SUBMITTED BY	DESIGNED BY	DRAWN BY	CHECKED BY	SUBMITTED BY	DESIGNED BY	DRAWN BY	CHECKED BY
J.K.	T.V.	T.V.	REM	J.K.	T.V.	T.V.	REM
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
9/30/13	9/30/13	9/30/13	9/30/13	9/30/13	9/30/13	9/30/13	9/30/13



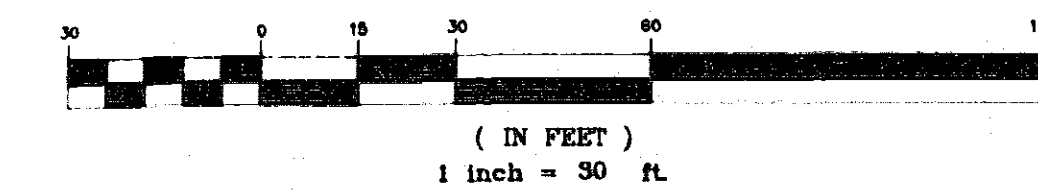
RICHARD E. MATZ, P.E. REG. NO. 9743

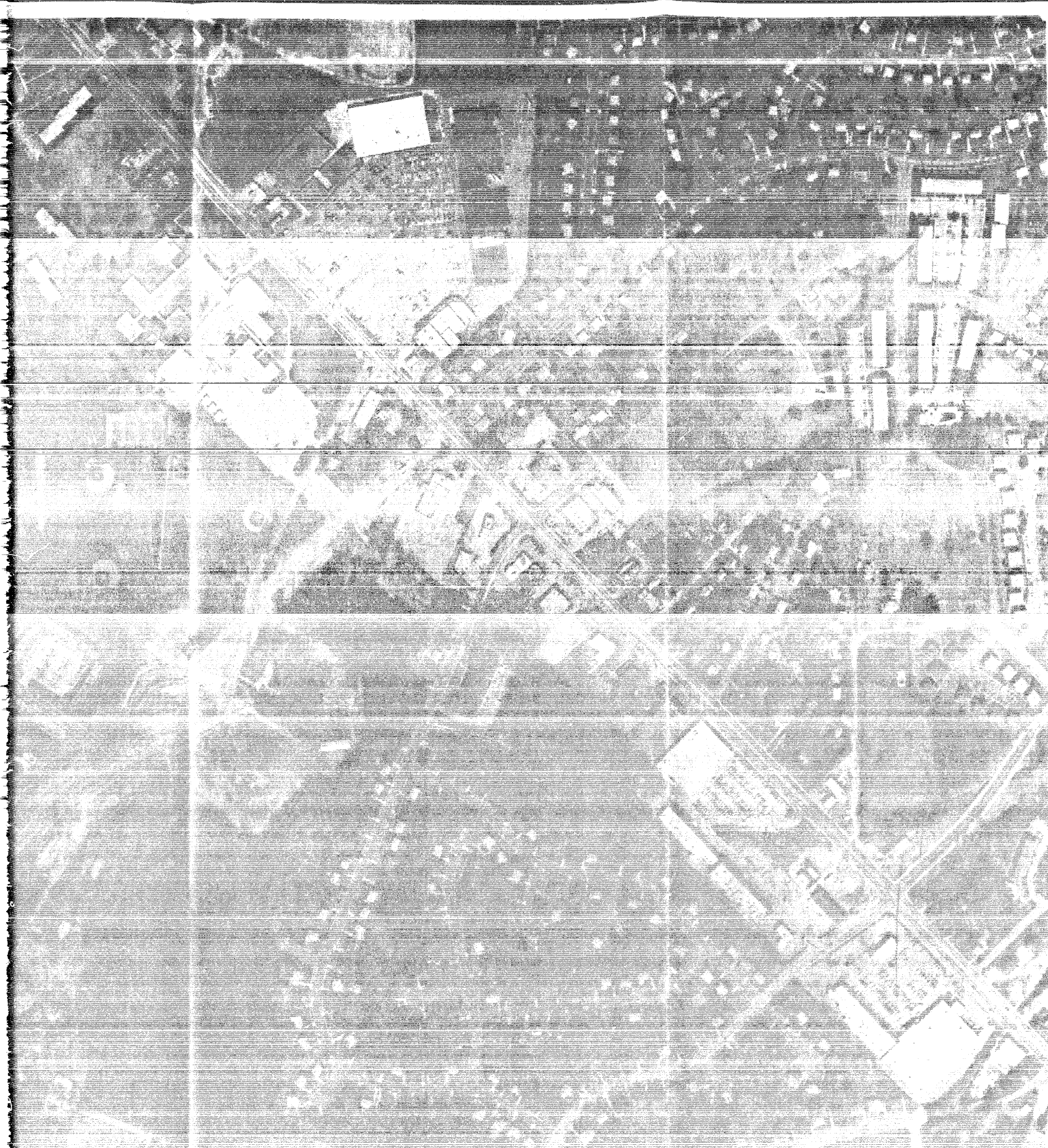


- GENERAL NOTES:
1. SITE AREA: GROSS = 39,319 SQ. FT. = 0.90 AC.
NET = 34,841 SQ. FT. = 0.77 AC.
LOT #1 = 10,207 SQ. FT. = 0.23 AC.
LOT #2 = 23,474 SQ. FT. = 0.54 AC.
 2. EXISTING ZONING: DR 3.5
 3. OWNERS: ESTER YEHUDA & SIMA GLAZER
5 SAPHIRE HILL COURT
BALTIMORE, MD 21209
TAX ACCT. # 1600004109
TAX MAP 48-24-1018
DEED REF. LIBER 9781 FOLIO 706
 4. EXISTING PUBLIC WATER AND SEWER
 5. GENSUS TRACT 4045
 6. REGIONAL PLANNING DISTRICT - 306A
 7. A WAIVER OF LOCAL OPEN SPACE HAS BEEN APPROVED ON
 8. THERE ARE NO KNOWN UNDERGROUND FUEL TANKS, WELLS OR SEPTIC TANKS ON SITE OR WITHIN 100'
 9. DENSITY: LOTS PERMITTED: DR 3.5 X 0.90 = 3.15 LOTS
LOTS PROPOSED: 2 SINGLE FAMILY DWELLINGS
PARKING REQUIRED: 2/UNIT = 4 SPACES
PARKING PROVIDED: 4 SPACES
 10. ENTIRE SITE - CcB2 SOIL
 11. SCHOOL DISTRICT 190
 12. WATERSHED 27
 13. SUB-SEWERSHED 67
 14. THIS PROPERTY, AS SHOWN ON THE PLAN, HAS BEEN HELD INTACT SINCE 7/30/71. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
 15. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM 1"=200' SCALE BALTIMORE COUNTY TOPOGRAPHIC MAPS AND IS SUPPLEMENTED BY A FIELD RUN LOCATION SURVEY.
 16. ALL LOTS SHOWN HEREON ARE FOR SALE.
 17. LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.
 18. ALL UTILITIES SHOWN HEREON ARE TO BE PUBLIC.
 19. TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
 20. THERE ARE NO HISTORICAL AREAS, CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
 21. EXISTING TREES AND VEGETATION ARE TO BE PRESERVED WHERE POSSIBLE OUTSIDE OF UTILITY AND BUILDING CONSTRUCTION AREAS.
 22. INDIVIDUAL LOT GRADING WILL BE ACCOMPLISHED BY THE HOME BUILDING CONTRACTOR.
 23. ENVIREPES SHOWN HEREON ARE FOR THE LOCATIONS OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH THE SECTION 400 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
 24. EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.
 25. A VARIANCE OF THE AVERAGE FRONT SETBACK FROM 32 TO 26' WAS GRANTED FOR LOT #1 ON 26TH AUGUST 1993; CASE # 94-21-A.
 26. A VARIANCE OF REQUIRED REAR YARD OF 30' TO 20' WAS GRANTED FOR LOT #2 ON 26TH AUGUST 1993; CASE # 94-21-A.
 27. EXISTING AREA IS LESS THAN 5000 SQUARE FEET
 28. ARCHITECTURE TO BE COMPATIBLE WITH THAT OF ADJACENT PROPERTIES.
 29. THERE ARE NO WETLANDS OR HYDRIC SOILS ON THE SITE.
 30. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.

MINOR SUBDIVISION OF THE GLAZER PROPERTY

AT 112 CHESTNUT HILL LANE
3RD COUNCILMANIC DISTRICT, 4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
REVISED PLAT TO ACCOMPANY PETITION CASE 94-21-A
MINOR SUBDIVISION # 93-097-MP
GRAPHIC SCALE





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TO REFLECT CHANGES IN ZONING DISTRICTS AND MEASUREMENTS
SINCE THE LAST PHOTOGRAPHIC MAP WAS PUBLISHED.

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1996

LOCATION
DELIGHT

SHEET
NW
14-J

22

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

Chairman, County Council

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1996

LOCATION
DELIGHT

SHEET
NW
14-J

22

