

IN RE: PETITION FOR VARIANCE
W/S Leisure Hill Drive, 830' SW
of the c/l Park Heights Avenue
(8574 Leisure Hill Drive)
3rd Election District
3rd Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 94-255-A

Richard Alter, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance filed by the owners of the subject property, Richard and Rosalie Alter, by and through their attorney, Gary Huddles, Esquire. The Petitioners seek a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 38 feet and a side yard setback of 33 feet in lieu of the required 50 feet for each, and to amend the last approved Final Development Plan of Leisure Hill in accordance with Petitioner's Exhibits 1 and 2.

Appearing on behalf of the Petition were Richard Alter, owner, and his attorney, Gary Huddles, Esquire. Also appearing on behalf of the Petitioner were Joseph Larson, Registered Professional Engineer, Sydney M. Shure, Kitty Jenkins and Kristine Forsyth. There were no Protestants.

Testimony indicated that the subject property, known as 8574 Leisure Hill Drive, consists of 2.5466 acres, more or less, zoned R.C. 5 and is currently unimproved. Said property is also known as Lot 2A of Leisure Hill. The Petitioner is desirous of developing the property with a single family dwelling; however, due to the topography of the land and site constraints, the Petitioner has had difficulty placing a home on this lot. Testimony indicated that steep slopes restrict the location of the dwelling to the north and east of the existing building envelope. Thus,

the Petitioner seeks to amend the Final Development Plan of Leisure Hill in order to enlarge the existing building envelope, thereby necessitating the requested variances.

No testimony was offered in opposition to the Petitioner's request; however, the adjoining property owner, Ms. Catherine Jenkins, remarked that she would not be held responsible for the condition of the soils on Lot 2A due to the close proximity of the septic area serving her lot. Mr. Alter stated that he would issue a letter to Mr. & Mrs. Jenkins releasing them from any liability or responsibility for the condition of the soils found on Lot 2A.

It should also be noted that the Department of Environmental Protection and Resource Management (DEPRM) submitted comments dated January 11, 1994 in which they raise several issues concerning the proposed development. Mr. Joseph Larson testified that all concerns raised by DEPRM have been addressed and corrections made to the plan in accordance with Petitioner's Exhibit 1.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18th day of February, 1994 that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 38 feet and a side yard setback of 33 feet in lieu of the required 50 feet for each, and to amend the last approved Final Development Plan of Leisure Hill for a proposed dwelling in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 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 relief granted herein shall be rescinded.

THK:bjs

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

February 18, 1994

(410) 887-4366

Gary Huddles, Esquire
1777 Reisterstown Road
Baltimore, Maryland 21208

RE: PETITION FOR VARIANCE
W/S Leisure Hill Drive, 830' SW of the c/l Park Heights Avenue
(8574 Leisure Hill Drive)
3rd Election District - 3rd Councilmanic District
Richard Alter, et ux - Petitioners
Case No. 94-255-A

Dear Mr. Huddles:

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

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

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

THK:bjs

cc: Mr. & Mrs. Richard Alter
7 Hidenwood Court, Baltimore, Md. 21208

Ms. Catherine Jenkins
8530 Park Heights Avenue, Baltimore, Md. 21208

People's Counsel; File

ORDER RECEIVED FOR FILING
Date 2/18/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 2/18/94
By [Signature]

ORDER RECEIVED FOR FILING
Date 2/18/94
By [Signature]

Petition for Variance
to the Zoning Commissioner of Baltimore County

for the property located at 8574 Leisure Hill Drive, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND, which is presently zoned RC-5

94-255-A
This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned legal owners 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) 1A04.3.B.3. to permit a 38' front setback and 33' side setback both in lieu of 50' and amend the last approved Final Development Plan of "Leisure Hill"

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
The existing building envelope size is in part due to CRG comments related to the steep slope areas on the site. Due to the steep slope areas and the resultant total building envelope an undue hardship and practical difficulty is evident when attempting to locate a building on the site consistent with the neighborhood.

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.

1994 Ordinance 200-100 and after, under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser: N/A
Type of Petition: N/A
Signature: [Signatures]
Address: N/A
City: N/A
Attorney for Petitioner: Gary Huddles, Esq.
Type of Petition: N/A

1777 Reisterstown Rd. 653-6500
Baltimore MD 21208

Joseph L Larson
105 W Chesapeake Ave 823-3535
TOWSON MD 21204

ESTIMATED LENGTH OF HEARING: 1 hr
REVIEWED BY: [Signature] DATE: 2/11/94

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 - JEFFERSON BUILDING
105 W CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 823-5215

94-255-A

DESCRIPTION FOR ZONING NO 8574 LEISURE HILL DRIVE, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the west side of Leisure Hill Drive, 40 feet wide, at the southwestern most outline of the Plat entitled Resubdivision of Leisure Hill, Plat 2, EHK, Jr. 48/135, said Plat being recorded among the Plat Records of Baltimore County in Liber EHK, Jr. No. 54, Folio 129, said point being on the southern most corner of Lot 2 A as shown on said Plat and running thence and binding on the outline of said Plat north 68 Degrees 36 Minutes 32 Seconds west 299.15 feet north 38 Degrees 42 Minutes 44 Seconds west 280.54 feet north 29 Degrees 14 Minutes 39 Seconds east 282.86 feet north 04 Degrees 04 Minutes 31 Seconds west 72.15 feet south 56 Degrees 13 Minutes 11 Seconds east 148.00 feet north 66 Degrees 58 Minutes 08 Seconds east 113.15 feet and south 44 Degrees 54 Minutes 52 Seconds east 49.88 feet to the dividing line between Lot No. 2 A and 2 B as shown on said Plat thence leaving the outline of said Plat and binding on the dividing line between Lots No. 2 A and 2 B south 32 degrees 59 Minutes 46 Seconds west 106.66 feet south 13 Degrees 06 Minutes 49 Seconds west 193.65 feet south 33 Degrees 48 Minutes 02 Seconds west.

255

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 109 - JEFFERSON BUILDING
105 W CHESAPEAKE AVENUE
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TEL (410) 823-3535
FAX (410) 823-5215

94-255-A

DESCRIPTION FOR ZONING NO 8574 LEISURE HILL DRIVE, 3RD DISTRICT, BALTIMORE COUNTY, MARYLAND

Page: 2
197.68 feet south 38 Degrees 42 Minutes 44 Seconds east 6.86 feet and south 68 Degrees 36 Minutes 32 Seconds east 280.27 feet to the west side of Leisure Hill Drive herein referred to and running thence and binding on the west side of Leisure Hill Drive southerly by curve to the right with a radius of 328.23 feet the distance of 24.16 feet to the place of beginning.

Being Lot No. 2 A as shown on a Plat entitled Resubdivision of Leisure Hill, Plat 2, EHK Jr. 48/135 said Plat being recorded among the Plat Records of Baltimore County in Plat Book EHK Jr No. 54, Folio 129, Containing 2.5466 acres of land, more or less.

12/8/93



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 2/14/94
Posted for: [Signature]
Petitioner: Richard & Rosalie Alter
Location of property: 8574 Leisure Hill Drive, 3rd of Park Heights
Location of Sign: Facing road way, on property being zoned
Remarks: [Signature]
Posted by: [Signature] Date of return: 2/14/94
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan 13, 1994
THIS IS TO CERTIFY that the attached 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 Jan 13, 1994.

THE JEFFERSONIAN
A. Henikson
LEGAL AD. - TOWSON
Publisher

Baltimore County Government
Zoning Administration & Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21286

receipt

Account: R 0016150
 Number: _____
 Item #: 255

Date: 12/21/93
 94-255-A

Alter, Richard - 8574 Leisur Hill Drive
 Hill Drive

010 - Variance (MSA) - \$ 50.00
 030 - Special Hearing (MSA) - \$ 50.00
 000 - Sign - \$ 35.00

Total: \$ 135.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
 Office of Zoning Administration
 and Development Management

#255

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
 ARNOLD JABLON, DIRECTOR

For newspaper advertising:
 Item No.: 255
 Petitioner: Richard + Rosalie Alter
 Location: 8574 Leisure Hill Drive

PLEASE FORWARD ADVERTISING BILL TO:
 NAME: Richard + Rosalie Alter
 ADDRESS: 4 Hillinwood Ct
 Balto, Md. 21208
 PHONE NUMBER: 321-0299

AJ-948 (Revised 04/09/93)

Item Number: 255
 Planner: RJA
 Date Filed: 12-21-93

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:
 _____ Descriptions, including accurate beginning point
 _____ Actual address of property
 _____ Zoning
 _____ Acreage
 _____ Plats (need 12, only _____ submitted)
 _____ 200 scale zoning map with property outlined
 _____ Election district
 _____ Councilmanic district
 _____ BCZA section information and/or wording
 _____ Hardship/practical difficulty information
 _____ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 _____ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address
 _____ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
 _____ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
 _____ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
 _____ Notary Public's action is incomplete and/or incorrect and/or commission has expired

PET-FLAG (TXTSOPH)
 11/17/93

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21204 (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, 69 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-255-A (11w 255)
 8574 Leisure Hill Drive
 W/S Leisure Hill Drive, 830' SW of c/o Park Heights Avenue
 3rd Election District - 3rd Councilmanic
 Petitioner(s): Richard Alter and Rosalie Alter
 HEARING: WEDNESDAY, FEBRUARY 2, 1994 at 10:00 a.m. in Room 118, Courthouse.

The owner to provide a 10 foot front setback and 15 foot setback both in lines of 50 feet; and to meet the last approved Final Development Plan of October 1993.

Arnold Jablon
 ARNOLD JABLON, DIRECTOR

cc: Richard and Rosalie Alter
 Joseph L. Larson
 GARY HEDDLES

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 FILING AND/OR HEARING, CONTACT THIS OFFICE AT 887-3353.

Printed with Toppan Ink on Recycled Paper

Baltimore County Government
 Office of Zoning Administration
 and Development Management

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

January 21, 1994

Gary Huddles, Esquire
 1777 Reisterstown Road
 Baltimore, Maryland 21208

RE: Case No. 94-255-A, Item No. 255
 Petitioner: Richard Alter, et ux
 Petition for Variance

Dear Mr. Huddles:

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 December 21, 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.

Maryland Department of Transportation
 State Highway Administration

O. James Lighthizer
 Secretary
 Hal Kassoff
 Administrator

1-3-94

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

Re: Baltimore County
 Item No.: 255 (117K)

Dear Ms. Minton:

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 project.

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
 BOB SMALL, ACTING CHIEF
 JOHN CONTESTABILE, CHIEF
 Engineering Access Permits
 Division

BS/

My telephone number is _____
 Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2258 Statewide Toll Free
 Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: January 5, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
 Item No. 243, 248, 250, 251, 253, 255, 256, 257, and 259.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
 Division Chief: *Paul Keller*

PK/JL:lw

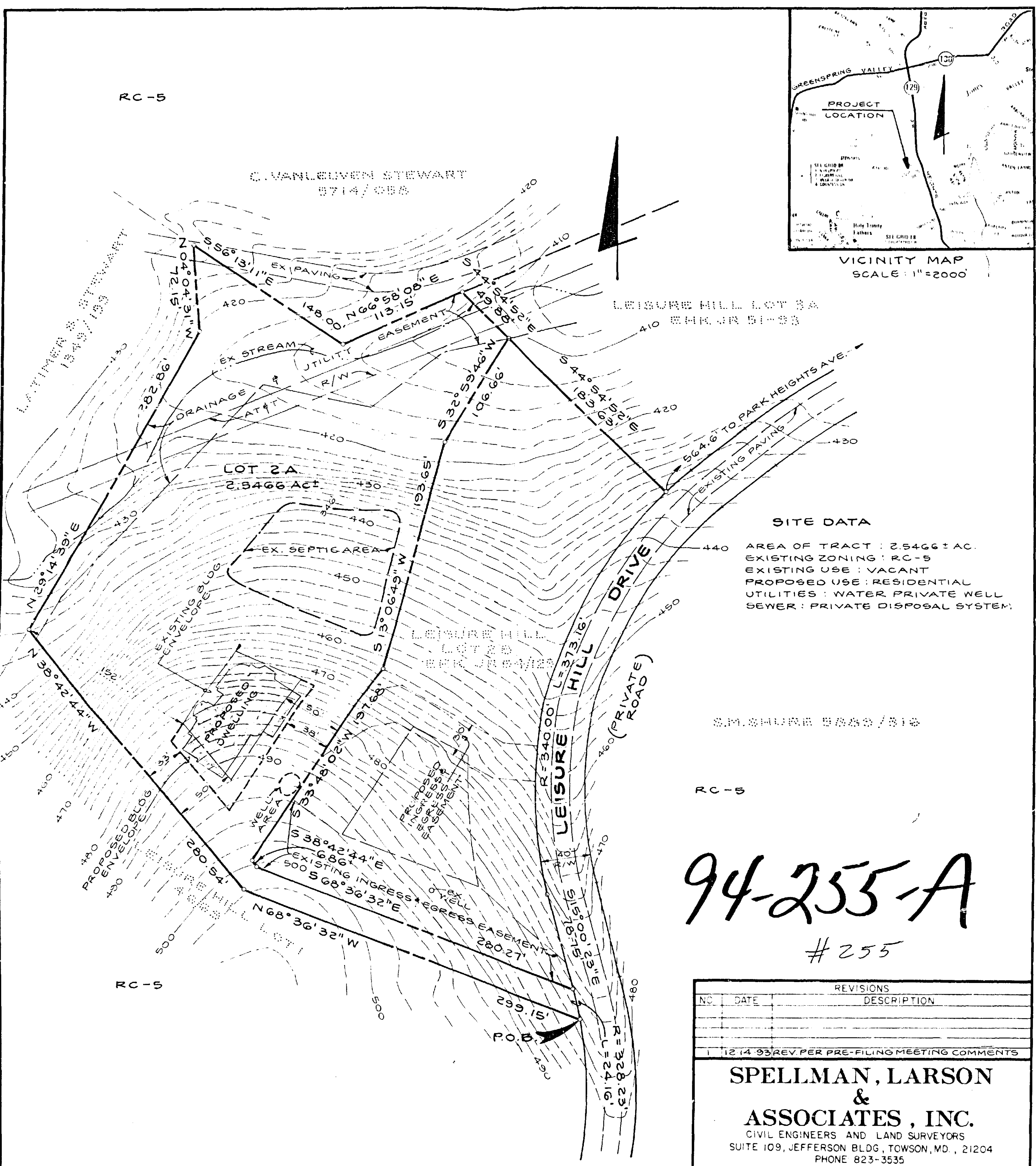
ZAC. 243/PZONE/ZAC1

Baltimore County Government
 Fire Department

700 East Joppa Road Suite 901
 Towson, MD 21286-5500 (410) 887-1500

RECEIVED
 JAN 5 1994
 ZADA

Printed on Recycled Paper



VICINITY MAP
SCALE: 1"=2000

SITE DATA
 AREA OF TRACT: 2.5466 AC.
 EXISTING ZONING: RC-5
 EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL
 UTILITIES: WATER, PRIVATE WELL
 SEWER: PRIVATE DISPOSAL SYSTEM

94-255-A
 #255

NO.	DATE	DESCRIPTION
1	12/14/93	REV PER PRE-FILING MEETING COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 109, JEFFERSON BLDG, TOWSON, MD., 21204
 PHONE 823-3535

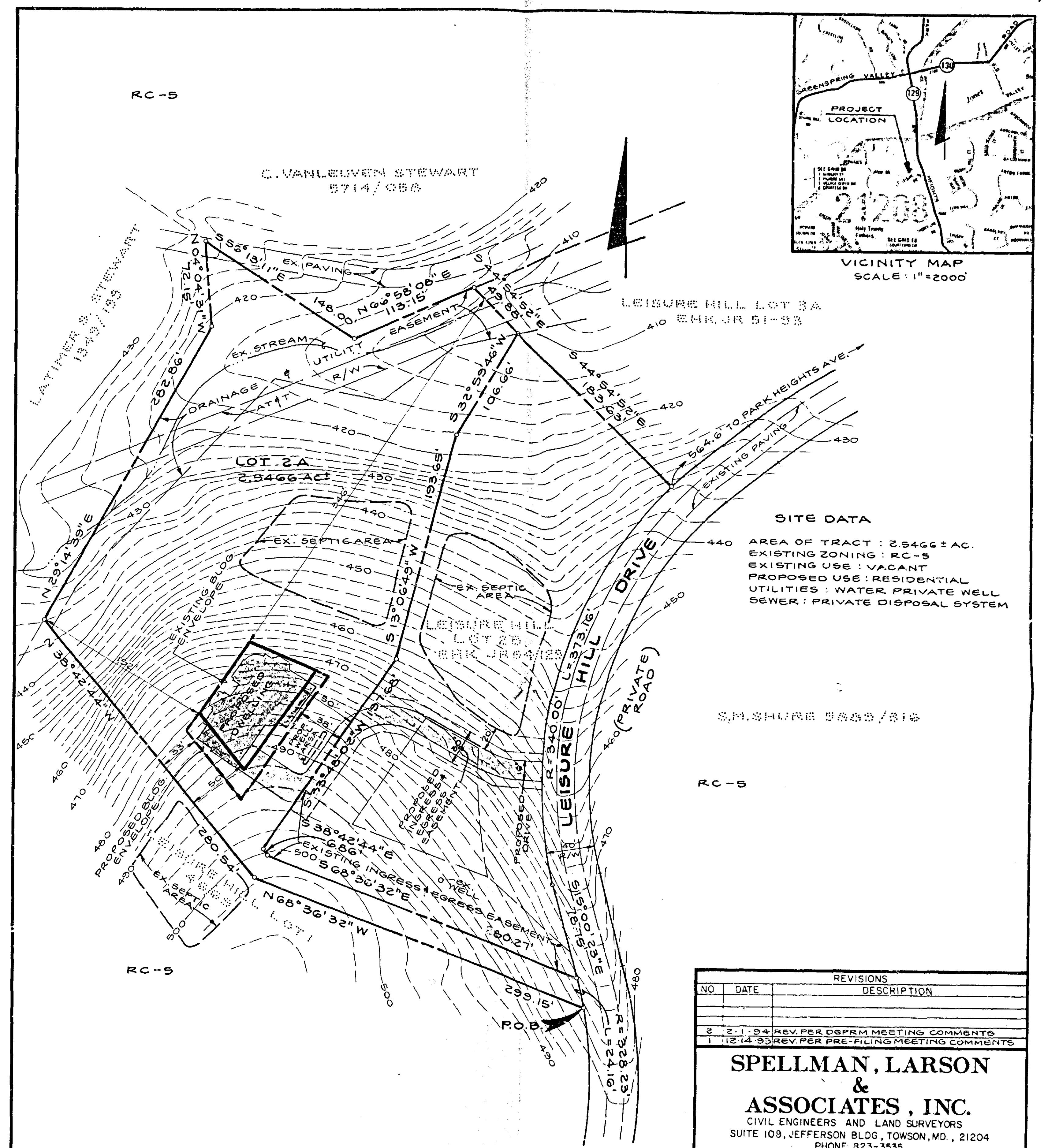
OWNER
 RICHARD ALTER
 7155 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MD 21046
 PH 290-1440

PLAT TO ACCOMPANY ZONING PETITION
 8574 LEISURE HILL DRIVE

3RD ELECTION DISTRICT BALTO.CO., MD
 SCALE: 1"=50' DES BY: J.L.L.
 DATE: DEC. 9, 1993 DRN BY: W.D.G. SHT. 1 OF 1

93049

ZONING VARIANCE NOTE
 THE PURPOSE OF THE PLAT IS TO OBTAIN A VARIANCE FROM SECTION 1A04.3.B.3 TO ALLOW BUILDING SETBACKS OF 33' AND 36' IN LIEU OF THE REQUIRED 50' BUILDING SETBACKS.



VICINITY MAP
SCALE: 1"=2000

SITE DATA
 AREA OF TRACT: 2.5466 AC.
 EXISTING ZONING: RC-5
 EXISTING USE: VACANT
 PROPOSED USE: RESIDENTIAL
 UTILITIES: WATER, PRIVATE WELL
 SEWER: PRIVATE DISPOSAL SYSTEM

PETITIONER'S SUBMIT

ZONING VARIANCE NOTE
 THE PURPOSE OF THE PLAT IS TO OBTAIN A VARIANCE FROM SECTION 1A04.3.B.3 TO ALLOW BUILDING SETBACKS OF 33' AND 36' IN LIEU OF THE REQUIRED 50' BUILDING SETBACKS.

NO.	DATE	DESCRIPTION
1	12/14/93	REV PER PRE-FILING MEETING COMMENTS
2	2/1/94	REV PER DEPRM MEETING COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 109, JEFFERSON BLDG, TOWSON, MD., 21204
 PHONE 823-3535

OWNER
 RICHARD ALTER
 7155 COLUMBIA GATEWAY DRIVE
 COLUMBIA, MD 21046
 PH 290-1440

PLAT TO ACCOMPANY ZONING PETITION
 8574 LEISURE HILL DRIVE

3RD ELECTION DISTRICT BALTO.CO., MD
 SCALE: 1"=50' DES BY: J.L.L.
 DATE: DEC. 9, 1993 DRN BY: W.D.G. SHT. 1 OF 1

93049

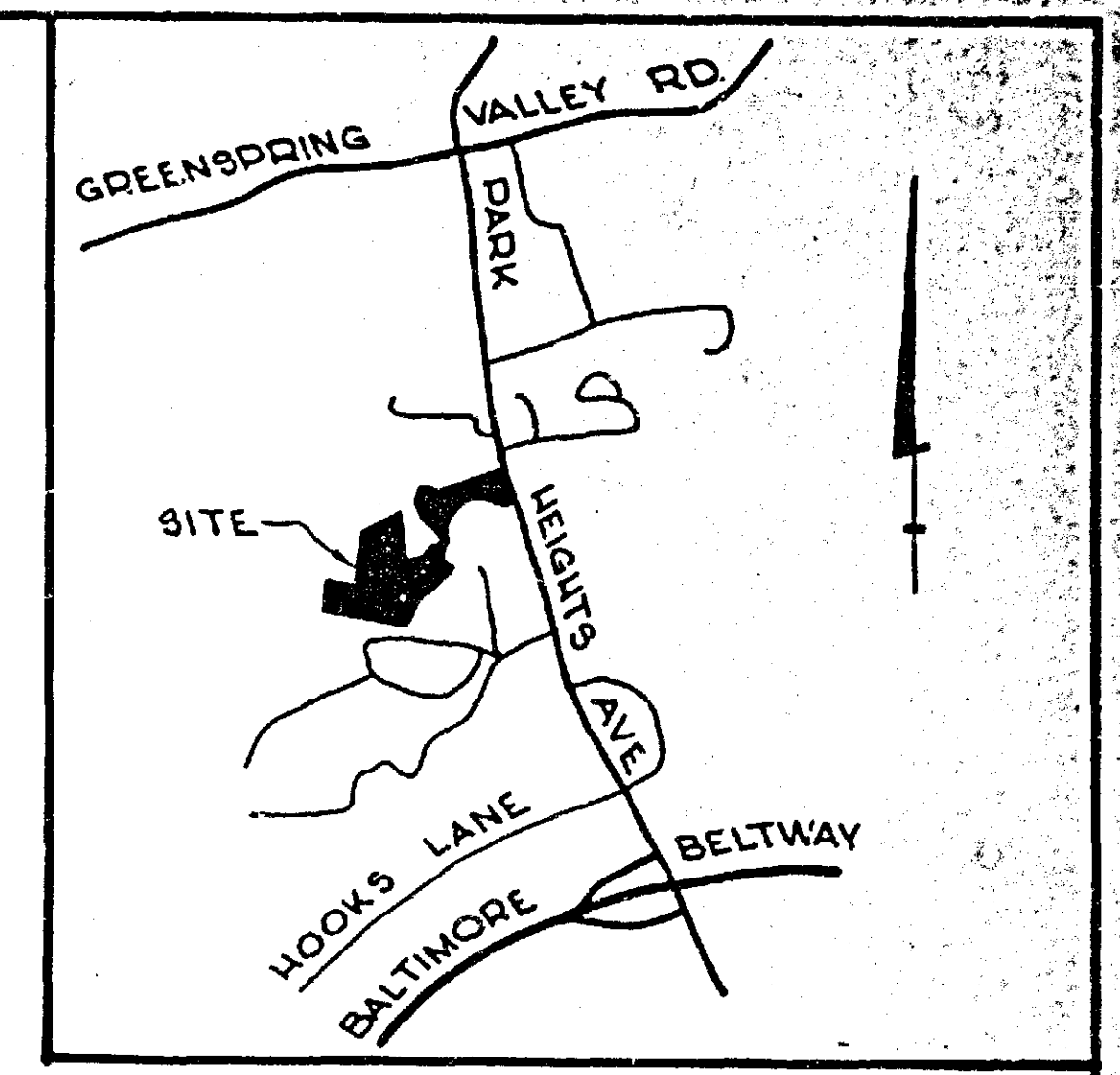
LIMITATIONS OF SOILS				
HOMESITES				
SERIES	SYMBOL	WITH BASEMENT	WITHOUT BASEMENT	SOLUTION
Baile	BaB	severe	severe	No houses will be constructed in this area.
Chester	CcB2	slight	slight	N/A
Chester	CcC2	moderate slope	moderate slope	Housing types will be selected to accommodate existing grades where possible.
Manor	MdB2	slight	slight	N/A
Manor	MdB2	moderate slope	moderate slope	Housing types will be selected to accommodate existing grades where possible.
Manor	MdB3	severe slope	severe slope	Housing types will be selected to accommodate existing grades where possible.
Manor	MdE	severe slope	severe slope	Housing types will be selected to accommodate existing grades where possible.
Glenville	GnB	severe: high water table	severe: high water table	No basements will be constructed in this area.

LANDSCAPING CALCULATIONS

NO OF DWG UNITS PROPOSED	10
GROSS NO OF TREES REQUIRED	10
CREDIT FOR EXISTING TREE COVER (50% OF GROSS)	5
NET NO OF TREES REQUIRED	5
NO OF MAJOR DECIDUOUS TREES REQUIRED (50% OF NET)	3
NO OF EVERGREEN TREES REQUIRED (50% OF NET)	2

GENERAL NOTE:
THE UNDERSIGNED IS REQUIRED TO CONSENT TO THE APPROVAL OF THIS 5th AMENDMENT FINAL DEVELOPMENT PLAN AND BY THE AFFIXING OF THE SIGNATURES BELOW DOES HEREBY CONSENT.

RICHARD D. BIGGS, JR. OWNER LEISURE HILL DRIVE	DATE
ROBERT M. TABOLA OWNER LEISURE HILL DRIVE	DATE
SYDNEY GILBREZ OWNER LEISURE HILL DRIVE	DATE



VICINITY MAP
SCALE 1"=2000'

LIST OF REVISIONS
REVISIONED
PERMIT 2

NOTE: A landscape plan must be approved by the Office of Planning and Zoning prior to issuance of building permits.

1. IOPG Plan approved: July 11, 1985
2. Necessary structures, fencing and projections into yards may be constructed but must comply with Sections 400 & 301 of the Baltimore Co. Zoning Regulations subject also to covenants and applicable building permits.
3. No more than 15% of any lot in an RC-5 zone may be covered with buildings.
1. Trash to be collected by Baltimore Co.

GENERAL NOTES

1. Councilmanic District 3.
2. Census Tract 4038.02.
3. Watershed 24.
4. Subwatershed 61.
5. Gross Site Acreage = 25.593 Acres +/-
Net Site Acreage = 25.345 Acres +/-
6. Open Space is not required.
7. There will be two paved offstreet parking spaces per lot.
8. Existing Zoning RC-5.
9. Number of lots permitted = 25.593 x 0.667 = 17.
Number of lots proposed = 10. (For sale)
10. There will be no grading of entire site - only that required for construction of homes and drives.
11. Only dead or damaged trees and trees in the way of construction will be cut and removed from lots.
12. Existing vegetation consists of mature hardwoods and meadow.
13. Existing 100-year flood plain is contained within the existing drainage and utility easement. Refer to study prepared by E.F. Rippl and Associates.
14. There are no historic buildings on this property.
15. Source of title: RICHARD ALTER, 1176/1184.
16. Leisure Hill Drive is a home owner road.
17. The site is in a Residential Transition Area (RTA), but is exempt from RTA requirements under B111 100-82; Section 1.B.1.C.
18. Panhandle driveways will be composed of 2" of bituminous concrete and 2" of crusher run stone and will be maintained by the home owners. Driveways will be 16' wide when shared with more than one owner.
19. Estimated Average Daily Trips (ADT) = 10 Units x 12.4 ADT/Unit = 124 ADTs.
20. The Baile Site Loam (BaB) is a wetland soil. The only construction in the vicinity of this soil type will be a driveway and culvert crossing to Lot 9C.
21. There are no critical areas, archeological sites, endangered species habitats or hazardous materials sites on this property.
22. This parcel is the same property shown on Plat 2, Leisure Hill, recorded E.H.K., Jr. 48 Folio 135 and on the Resubdivision of Lots 3 and 7 of Plat 2, Leisure Hill, recorded E.H.K., Jr. 51 Folio 93.
23. Site Property Number: 20-00-009715 & 20-00-009714.
24. Exempt from stormwater management. waiver fee paid under old policy April 16, 1982.



THIS DEVELOPMENT FALLS WITHIN THE LINES OF THE NATIONAL HISTORIC DISTRICT (GREENSPRING VALLEY).

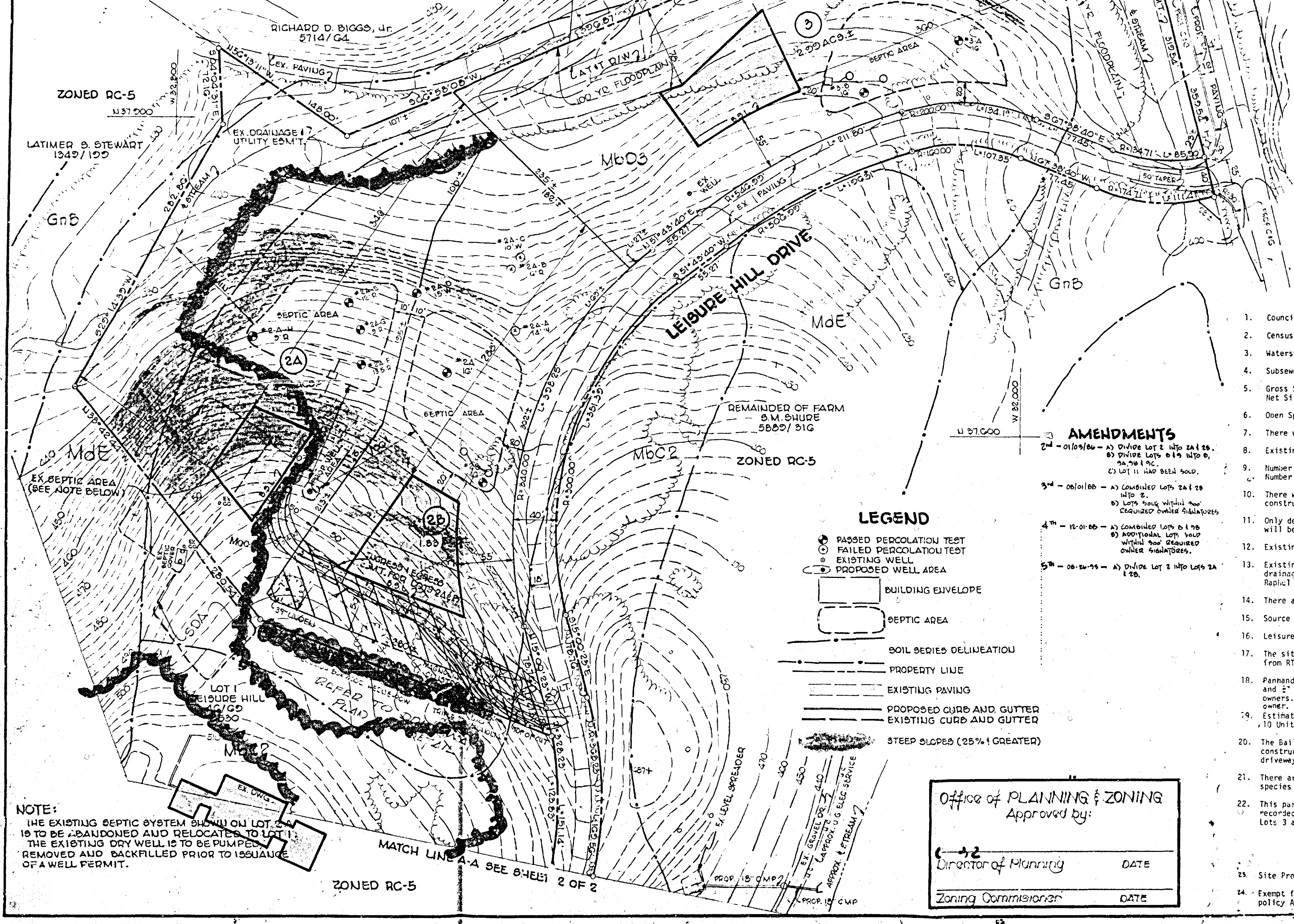
REVISIONS	
NO	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 107, JEFFERSON BLDG, TOWSON, MD., 21204
PHONE 823-3535

OWNER / DEVELOPER
RICHARD ALTER
1176 COLUMBIA GATEWAY DRIVE
COLUMBIA, MD. 21046

FINAL DEVELOPMENT PLAN OF LEISURE HILL
RESUBDIVISION PLAT 2 / E.H.K. JR. 48/135
5th AMENDMENT

3RD ELEC. DIST. BALTIMORE, CO., MD.
SCALE: 1"=50' DES. BY: AWR
DATE: APR 26, 1985 DRN BY: AWR SHT. 1 OF 2



LEGEND

- FAILED PERCOLATION TEST
- FAILED PERCOLATION TEST
- EXISTING WELL
- PROPOSED WELL AREA
- BUILDING ENVELOPE
- SEPTIC AREA
- SOIL SERIES DELINEATION
- PROPERTY LINE
- EXISTING PAVING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- STEEP SLOPES (25%+ GREATER)

Office of PLANNING & ZONING
Approved by:

Director of Planning DATE

Zoning Commissioner DATE

NOTE:
THE EXISTING SEPTIC SYSTEM SHOWN ON LOT 2A IS TO BE ABANDONED AND RELOCATED TO LOT 1. THE EXISTING DRY WELL IS TO BE PUMPED, REMOVED AND BACKFILLED PRIOR TO ISSUANCE OF A WELL PERMIT.

MATCH LINE A-A SEE SHEET 2 OF 2