

IN RE: PETITION FOR SPECIAL HEARING
22/5 Magleth Road, 380' SW of
the c/l of Golden Rod Lane
(9707 Magleth Road)
11th Election District
6th Councilmanic District
John T. Grover, et al
Petitioners

REFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 94-298-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for the subject property, known as 9707 Magleth Road, located in the Parkville area of eastern Baltimore County. The Petition was filed by the owners of the property, John T. Grover and his wife, Esther E. Grover, and their son, Edward J. Grover, and his wife, Joyce L. Grover. The Petitioners seek approval to create two non-density underlaid areas on the subject property, in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Petition were Edward J. and Joyce L. Grover, and their son, Anthony Grover. Also appearing on behalf of the Petition was Leo Rader, Registered Land Surveyor. There were no Protestants present.

Testimony and evidence presented established that the subject property consists of 1.627 acres, more or less, split zoned D.R. 3.5 and D.R. 5.5 and is improved with a 1.5 story dwelling and garage to the front of the property, known as 9707 Magleth Road, and another 1.5 story dwelling to the rear of the property known as 9711 Magleth Road. The Petitioners are desirous of subdividing the property to create three lots in accordance with Petitioner's Exhibit 1. Proposed Lot 1 would contain the existing dwelling to the rear of the property known as 9711 Magleth Road, which is

the residence of Edward and Joyce Grover. Proposed Lot 2 would contain the dwelling known as 9707 Magleth Road, which is located to the front of the property, and is the home of Edward's parents, John T. and Esther Grover. Proposed Lot 3 is planned for development with a single family dwelling which would be the residence of Edward's son, Anthony, and his family. Because the property is split zoned D.R. 3.5 and D.R. 5.5, the proposed subdivision will result in the creation of a small sliver of D.R. 5.5 zoned land on Lot 2 and a small sliver of D.R. 3.5 zoned land on proposed Lot 3. Neither of these small parcels of land are large enough to support a density unit. Therefore, the Petitioners are forced to ask for the relief set forth in the Petition for Special Hearing in order to proceed with the proposed subdivision.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

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

WHEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of March, 1994 that the Petition for Special Hearing to approve the creation of two non-density parcels in accordance with Petitioner's Exhibit 1, 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.

Anthony M. Kowack
TINOTHY M. KOWACK
Deputy Zoning Commissioner
for Baltimore County

TINOTHY

ORDER RECEIVED FOR FILING
Date 3/17/94
By [Signature]

Baltimore County Government
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

March 17, 1994

(410) 867-4366

Mr. Edward J. Grover
9709 Magleth Road
Baltimore, Maryland 21234

RE: PETITION FOR SPECIAL HEARING
22/5 Magleth Road, 380' SW of the c/l of Golden Rod Lane
(9707 & 9709 Magleth Road)
11th Election District - 6th Councilmanic District
Edward J. Grover, et al - Petitioners
Case No. 94-298-SPH

Dear Mr. Grover:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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 867-3591.

Very truly yours,

Anthony M. Kowack
TINOTHY M. KOWACK
Deputy Zoning Commissioner
for Baltimore County

TINOTHY

cc: People's Counsel

File

Item 300 receipt

2-2-94
JAN GROVER
SP. HRL
POSTING

9709 MAGLETH RD.
50 X 24 LOTS
100.00
35.00
135.00

82401904AC0000
BA 000212F02-02-94

CERTIFICATE OF POSTING
BALTIMORE COUNTY
TOWSON, MARYLAND

Order: 110 Date of Posting: 2/20/94
Posted by: Special Hearing
Location of property: 9707-11 Magleth Rd., 166, 380' SW of Golden Rod Lane
Location of signs: 9707-11 Magleth Rd. property line
Number of signs: 2
Date of return: 2/25/94

LEO W. RADER
REGISTERED PROFESSIONAL SURVEYOR
94-298-SPH
SUBDIVISION ENGINEERING
TITLES SURVEY
LAND PLANNING

28 Belfast Road - Timonium, Maryland 21093 Phone: (410) 252-2920
ZONING DESCRIPTION January 14, 1994

GROVER PROPERTY 9707, 9709 AND 9711 MAGLETH ROAD
11TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT

BEGINNING on the southeast side of Magleth Road at a point measured southwesterly 288 feet more or less along the southeast side of Magleth Road from its intersection with the center of Goldenrod Lane, thence running by the three following courses and distances, Lane, thence running by the three following courses and distances, respectively, viz: South 30 degrees 30 minutes 31 seconds East 822.30 feet, South 87 degrees 25 minutes 39 seconds West 100.74 feet, and North 30 degrees 30 minutes 31 seconds West 770.39 feet to the southeast side of Magleth Road; thence binding thereon and running North 56 degrees 28 minutes 35 seconds East 89.12 feet to the place of beginning.
CONTAINING 1.627 acres more or less.



Leo W. Rader

300

Petition for Special Hearing
94-298-SPH
to the Zoning Commissioner of Baltimore County
for the property located at 9707 & 9709 MAGLETH RD.

which is zoned D.R. 3.5 & D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner of the property, do hereby certify that the description and all other facts and matters set forth herein are true and correct, and that the property is as described in the petition and is not the subject of any other pending petition for special hearing or other pending petition for special hearing or other pending petition for special hearing.

Witness my hand and seal this 20th day of February, 1994.

The creation of two non-density underlaid areas on Lot Number 2 (DR 5.5 portion) and Lot Number 3 (DR 3.5 portion).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, the undersigned, do hereby certify that the petition, and the facts and matters set forth therein, are true and correct, and that the property is as described in the petition and is not the subject of any other pending petition for special hearing or other pending petition for special hearing.

Witness my hand and seal this 20th day of February, 1994.

Edward J. Grover, John T. Grover, Esther E. Grover, Joyce L. Grover

Edward J. Grover, John T. Grover, Esther E. Grover, Joyce L. Grover

9707 & 9709 MAGLETH RD. 661-3221

BALTO., MD. 21204

Edward J. Grover

9707 MAGLETH RD. 661-3221

BALTO., MD. 21204

Edward J. Grover

9707 MAGLETH RD. 661-3221

BALTO., MD. 21204

Edward J. Grover

9707 MAGLETH RD. 661-3221

BALTO., MD. 21204

300

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb 17, 1994

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 Feb. 17, 1994.

A. Henkelman
LEGAL AD - TOWSON

Edward Grover
9709 Magleth Road
Baltimore, Maryland 21234

CASE NUMBER/PROJECT NAME: 94-298-SPH

(1) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$60.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-298-SPH

Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ For EACH

*Amount Due waived upon return of the COMPLETE sign and post set(s). When you return same, bring this form with you.

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring 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 RESULT IN CANCELLATION OF ZONING CASE.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 300
Petitioner: JAMES GROVER et al
Location: 3707-11 MAPLE
PLEASE FORWARD ADVERTISING BILL TO:
NAME: EDWARD GROVER
ADDRESS: 9709 MAPLE RD. 21234
PHONE NUMBER: (410) 661-2321
(410) 893-6443
Alt: ggo (Revised 04/09/93)

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204.

Room 110, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-298-SPH (Item 300)

3707-11 Maple Road
3709 Maple Road, 300 +/- sq ft of Golden Rod Lane
110a Election District - 6th Councilmember
Legal Owner Lot 1: Edward and Joyce Grover
Legal Owner Lot 2: John and Esther Grover
110a Election District - 6th Councilmember

Special hearing to approve the creation of two new density subdistrict areas on lot #2 (B.5.5.5 portion) and lot #3 (B.5.5.5 portion).

HEARING: TUESDAY, MARCH 8, 1994 at 11:00 a.m. in Room 106 County Office Bldg.

LAMBERT L. HENRY
DEPUTY COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARING IS FOR INFORMATION PURPOSES ONLY. FOR SPECIAL ADVERTISING PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THE OFFICE AT 867-3353.

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Legal Owner Lot 2: John and Esther Grover
110a Election District - 6th Councilmember

Special hearing to approve the creation of two new density subdistrict areas on lot #2 (B.5.5.5 portion) and lot #3 (B.5.5.5 portion).

HEARING: TUESDAY, MARCH 8, 1994 at 11:00 a.m. in Room 106 County Office Bldg.

Arnold Jablon, Director

John Grover, et al.

NOTES: (1) HEARING IS FOR INFORMATION PURPOSES ONLY. FOR SPECIAL ADVERTISING PLEASE CALL 867-3353.
(2) HEARING AND ADVERTISING REQUIREMENTS, FOR SPECIAL ADVERTISING PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THE OFFICE AT 867-3353.



Messrs. John T. Grover and Edward J. Grover
and Messrs. Esther E. Grover and Joyce L. Grover
3707-11 Maple Road
Baltimore, Maryland 21234

RE: Case No. 94-298-SPH, Item No. 300
Petitioners: John T. Grover, et al.
Petition for Special Hearing

Dear Messrs. and Mrs. Grover:

The Zoning Planning 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 commission, 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 February 2, 1994, 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 reasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petition 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 DATE: February 18, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Development Engineering Section

RE: Zoning Advisory Committee Meeting
for February 22, 1994
Item No. 300

The Development Engineering Section has reviewed the subject zoning item. Please see our comments on Minor Subdivision Project #9317761, Grover Property, dated December 9, 1993.

RWB:rc



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

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
DAVID N. KANEY, ACTING CHIEF
Engineering Access Permits
Division

BSV

J. James Lightizer
Secretary
Hal Kassoff
Administrator

2-16-94

Re: BALTIMORE COUNTY
Item No. 300 (JCM)

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

February 18, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson
Development Coordinator, DEPOM
SUBJECT: Zoning Item #300 - Grover Property
3707 & 3709 Maple Road
Zoning Advisory Committee Meeting of February 14, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management

This proposal, if approved, would allow a minor subdivision to proceed. Two of the three lots would be served by public utilities. The remaining lot, identified as Lot #1, would continue to be served by a meter well and septic system.

Though a site inspection made by Mr. Clare Brunner of this office found that the well and septic system appeared in good physical condition, it is recommended that the owner/applicant attempt to obtain a minimum 12' foot wide easement to the south of the property to be used as a water and sewer easement upon availability of utilities in Joppa Road.

JLP:TE:sp
GROVER/DEPOM/TATSBY

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 867-4500

DATE: 01/27/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION:

Item No.: SEE BELOW Zoning Agency:

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, ABOUT THE FOLLOWING ITEM NUMBERS: 299, 300, 301, 302 AND 303.

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Prevention, PHONE 867-4801, MS-1106F

cc: File

RECEIVED
FEB 18 1994
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Ablon, Director
Zoning Administration and
Development Management

DATE: February 18, 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 Nos. 300, 295, 306, 307 and 310.

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 M. Long
Division Chief: Pat Keller

PK/PJLW

(ZAC, ISO, FOUNE, ZAC)

PETITION FOR SPECIAL HEARING : BEFORE THE
9707 & 9709 Magle Road : ZONING COMMISSIONER
-44-300-XA : OF BALTIMORE COUNTY

PETITIONER : EDWARD GROVER & JOYCE L. GROVER, Lot 1
JOHN GROVER & ESTHER GROVER, Lot 2 : CASE NO: 94-298-SPH

ENTRY OF APPEARANCE

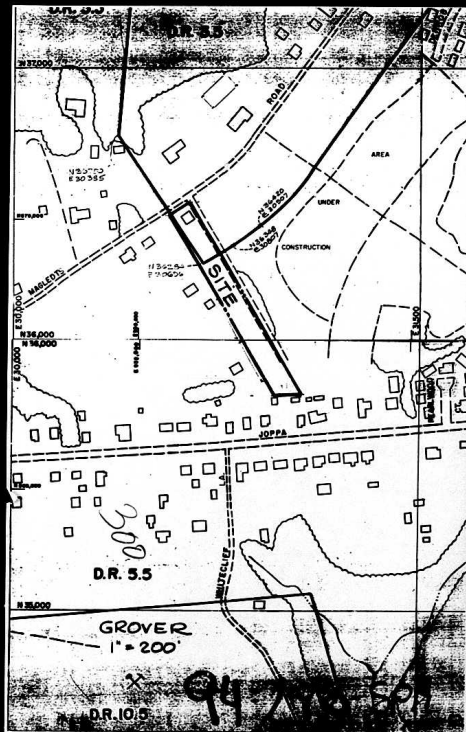
Please enter the appearance of the People's Counsel in the above captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
Peter Max Zimmerman
People's Counsel for Baltimore County

Carol S. Deallie
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-2183

I HEREBY CERTIFY THAT on this 27th day of February, 1994, a copy of the foregoing Entry of Appearance was mailed to Edward J. Grover, 9709 Magle Road, Baltimore, MD 21234.

Peter Max Zimmerman
Peter Max Zimmerman



LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, JOHN T. GROVER, resident of the County of Baltimore, State of Maryland, have made, constituted and appointed, and by these presents, do make constitute and appoint my son ED GROVER of the State of Maryland my true and lawful attorney to act as follows; that is to say:

GIVING AND GRANTING unto my said attorney full power: To approve and testify on my behalf in favor of the zoning requested under Case No. 94-298-SPH, Item 300.

FURTHER, I do authorize and empower my aforesaid attorney-in-fact to perform all necessary acts in the execution of the aforesaid authorizations with the same validity as I could effect if personally present.

AND I HEREBY DECLARE that any act or thing lawfully done hereunder by my said attorney shall be binding on myself and my personal representatives and assigns.

PROVIDED, however, that all business transacted hereunder for me or for my account shall be transacted in my name, and that all endorsements and instruments executed by my said attorney for the purpose of carrying out the foregoing powers shall contain my name, followed by that of my said attorney and the designation "Attorney-in-Fact".

I HEREBY RATIFY and confirm every act and thing which my said attorney shall do or cause to be done in the premises; and this power of attorney shall not be affected by my disability as the principal, as provided by the Laws of the State of Maryland, or any other state.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of March, 1994.

John T. Grover (SEAL)
JOHN T. GROVER

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 4th day of March, 1994, before me, a Notary Public of the State of Maryland, personally appeared, JOHN T. GROVER, who acknowledged himself to be the person whose name is subscribed to the within Power of Attorney; and acknowledged the same to be his act.

WITNESS my hand and Notarial Seal.

Robert E. Carney, Jr.
Robert E. Carney, Jr.



My Commission Expires: February 1, 1996.

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, ESTHER E. GROVER, resident of the County of Baltimore, State of Maryland, have made, constituted and appointed, and by these presents, do make constitute and appoint my son ED GROVER of the State of Maryland my true and lawful attorney to act as follows; that is to say:

GIVING AND GRANTING unto my said attorney full power: To approve and testify on my behalf in favor of the zoning requested under Case No. 94-298-SPH, Item 300.

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I HEREBY RATIFY and confirm every act and thing which my said attorney shall do or cause to be done in the premises; and this power of attorney shall not be affected by my disability as the principal, as provided by the Laws of the State of Maryland, or any other state.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of March, 1994.

Esther E. Grover (SEAL)
ESTHER E. GROVER

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 4th day of March, 1994, before me, a Notary Public of the State of Maryland, personally appeared, ESTHER E. GROVER, who acknowledged herself to be the person whose name is subscribed to the within Power of Attorney; and acknowledged the same to be her act.

WITNESS my hand and Notarial Seal.

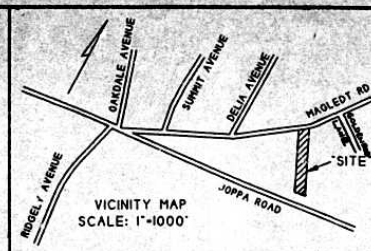
Robert E. Carney, Jr.
Robert E. Carney, Jr.



My Commission Expires: February 1, 1996.

POINT OF BEGINNING

CENTERLINE OF GOLDENROD LANE



SITE COMPUTATIONS

1. TOTAL AREA OF SITE1.827 AC.
2. AREA IN ZONE DR 3.50.40 AC.
3. NO. OF LOTS ALLOWED FOR ZONE DR 3.5 (0.4 x 3.5).....1
4. AREA IN ZONE DR 5.5.....1.227 AC.
5. NO. OF LOTS ALLOWED FOR ZONE DR 5.5 (1.227 x 5.5)....6
6. TOTAL NO. OF LOTS ALLOWED.....7
7. NO. OF LOTS PROPOSED.....3
8. GROSS RESIDENTIAL DENSITY.....1.84 LOTS/AC.

ZONING DATA

LOT NO. 2	ZONE DR-3.5 - 10117 SQ. FT.
	ZONE DR-5.5 - 1090 SQ. FT.
	TOTAL 11207 SQ. FT.
LOT NO. 3	ZONE DR-3.5 - 7041 SQ. FT.
	ZONE DR-5.5 - 6203 SQ. FT.
	TOTAL 13244 SQ. FT.
LOT NO. 1	ZONE DR-5.5 - 42584 SQ. FT.

SOIL TYPES

CHB2-CHILLUM SILT LOAM-2 TO 5% SLOPES
MODERATELY ERODED.
3dD3-8 ASSAFARAS AND JOPPA SOILS-5 TO 15% SLOPES
SEVERELY ERODED

- NOTES
- 1) CONTOURS AND DETAIL ARE FROM CURRENT SURVEY, UNLESS NOTED OTHERWISE.
 - 2) ALL DIMENSIONS ON PROPERTY LINES AND AREAS ARE BASED ON CURRENT SURVEY.
 - 3) EXISTING ZONING DR 3.5 AND DR 5.5
 - 4) CENSUS TRACT: 4114.04
 - 5) UNDEVELOPED: 58
 - 6) WATERFED: 4
 - 7) COUNCILMANIC DISTRICT: 6 TH
 - 8) TAX ACCOUNT NO.: ESTHER & JOHN GROVER 17-00-001102
EDWARD & JOYCE GROVER 17-00-001101
EDWARD & JOYCE GROVER 840 4248-173
EDWARD & JOYCE GROVER 5520-122
 - 10) REGIONAL PLANNING DISTRICT: 317A
 - 11) SCHOOL DISTRICT: 15A
 - 12) A INDICATES PASSED PERC TEST.
 - 13) SOIL BOUNDARIES ARE FROM UNPAVED BALTO. CO. SOIL CONSERVATION MAPS.
 - 14) ALL SLOPES 25 PERCENT OR STEEPER ARE SHADED.
 - 15) THIS PROPERTY AS SHOWN ON THIS PLAN HAS BEEN HELD INTACT BY THE BOUNDARY SHOWN SINCE NOV. 25, 1979. 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 DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLING.
 - 16) PROPOSED USE OF PROPERTY: 3 LOTS FOR SINGLE FAMILY DWELLING.
 - 17) ALL EXISTING ON SITE BUILDINGS ARE TO REMAIN.
 - 18) SITE VEGETATION: ENTIRE SITE IS LAWN.

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR UNDERSIZED LOTS IN ZONES DR-3.5 AND DR-5.5

II TH ELECTION DISTRICT
SCALE: 1"=50'

BALTO. CO., MD.
JAN. 18, 1994

OWNERS:
ESTHER E. GROVER AND HUSBAND
9707 MAGLEDT ROAD
BALTO., MD 21234
EDWARD JOHN GROVER AND WIFE
7099 MAGLEDT ROAD
BALTO., MD 21234

94-298-SPH



LEO W. RADER
REGISTERED LAND SURVEYOR
38 BELFAST ROAD
TIMONUM, MD 21093
PHONE: (410) 252-2920

Leo W. Rader
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1825

CONTROL NOTES
1. THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE BALTO. CO. NET. DIST. GRID SYSTEM USING HUBS NO. X-4747 AND X-4748.

X-4747 X-4748
N 36459.96 E 30087.99
E 30508.04

2. THE ELEVATIONS SHOWN HEREON ARE REFERRED TO THE BALTO. CO. NET. DIST. DATUM USING HUB NO. 10662.
ELEVATION - 175.954

PANHANDLE NOTE:
FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.