

DATE: 02/15/94

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

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 307, 309 AND 310.

REVIEWER: LT. ROBERT P. SANDERSON
Fire Prevention, PHONE 887-4883, MS-11027

cc: File

RECEIVED
FEB 18 1994
ZADM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: February 24, 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. 305.

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 Long

Division Chief: [Signature]

PK/261w

ZAC 309/304/305/307/310

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

March 4, 1994

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

FROM: J. Lawrence Pilsbury
Development Coordinator, DEPRM

SUBJECT: Zoning Item #309 - Abbott Property
Eastview Drive
Zoning Advisory Committee Meeting of February 22, 1994

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

Ground Water Management

This plan conforms to Master Plot Plan for development.

Environmental Impact Review

At present, this site is in compliance with the Forest Conservation Act. The zoning petition plat and minor subdivision plan must reflect the reforestation area shown on the approved Forest Conservation Plan. Reforestation must be initiated within one (1) year of approval or two (2) growing seasons.

Agricultural Preservation Program

Reviewed for prime and productive soils and because of the size, there is no significant loss of agricultural resources.

JLP:TE/ML:sp
ABBOTT/DEPRM/TEXT/SP

(410) 239-7744

April 22, 1994

Mr. Timothy H. Kotroos
Deputy Zoning Commissioner
for Baltimore County
Suite 113 Courthouse
400 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
West side of Eastview Drive, opposite north
end of Fifth Avenue.
(P1058 Eastview Drive)
Fourth Election District - 3rd Councilmanic District
Don H. Abbott, Jr. vs. Petitioner
Case No. 94-305-03H

Dear Mr. Kotroos,

Upon reading your decision in the above matter and after further discussion with Mr. Joseph C. Murray of the Baltimore County Zoning Office, regarding the property, I would like to call to your attention the following:

1. The Final Development Plan for the site has been revised showing the proposed changes to lot 6 and the plan will be submitted to the Zoning Office.
2. Though the ability to subdivide lot 6 has been clearly stated in the order, that ability is based on available clarity provided by the RC 2 zone.

I hereby request that your order be amended reflecting the availability of that clarity and providing for the submission of the amended Final Development Plan.

Very Truly Yours,

[Signature]
Albert Laffey Snyder

CC: Mr. & Mrs. Don Abbott
Mr. Joseph C. Murray

NA/te

RECEIVED
APR 22 1994
ZADM

ENCLOSURE AND SET OF SURVEYS - 10 BY 10 INCHES OF LAND SURVEYS - A.C.S.M. -

DEVELOPMENTAL ZONING

PETITION(S) SIGN-IN SHEET

NAME: DENN E. ABBOTT
ADDRESS: 1201 E. BOSTON DR.
MAGNOLIA H. ABBOTT
400 E. L. M. D. 21115
AL Snyder, Surveyor

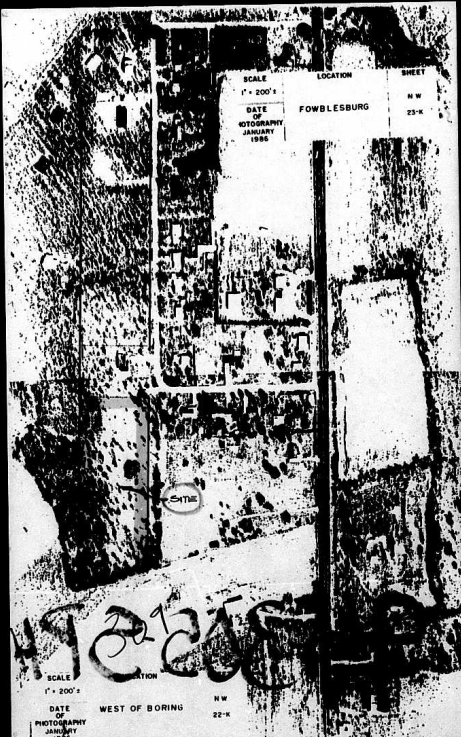
19/132
Feb 15, 1993

Zoning RC-2

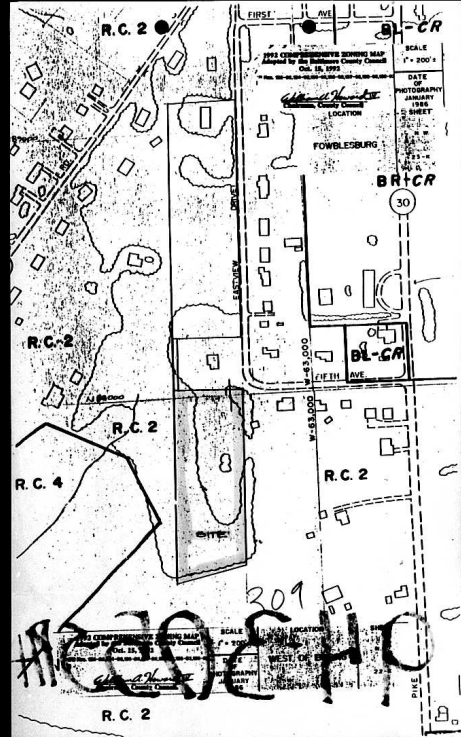
48/119
Nov. 22, 1978
RC-2



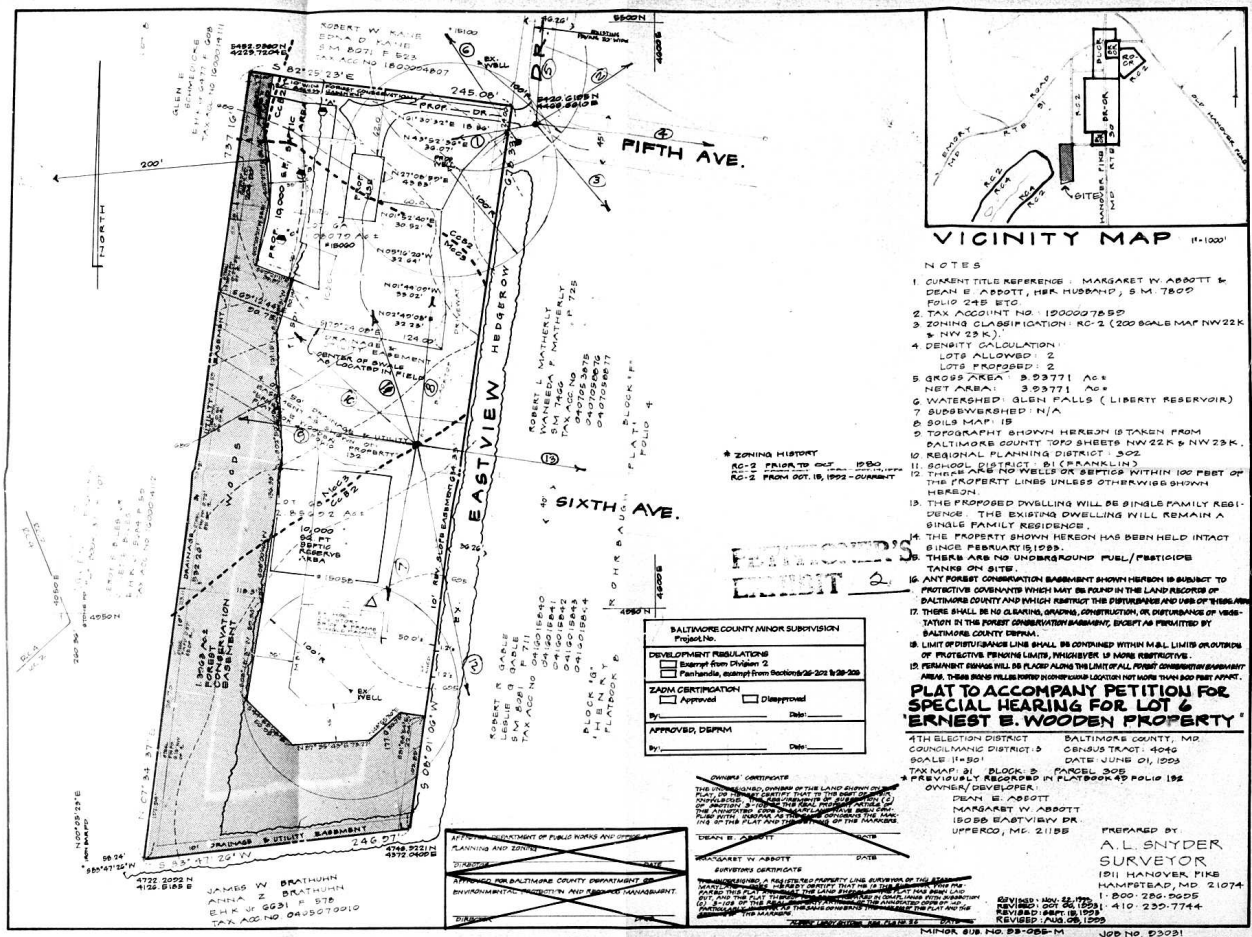
100' CURBLINE ZONING RC-2
OCT. 1992



SCALE 1" = 200"
LOCATION WEST OF BORING
DATE OF PHOTOGRAPHY JANUARY 1986
NW 25'



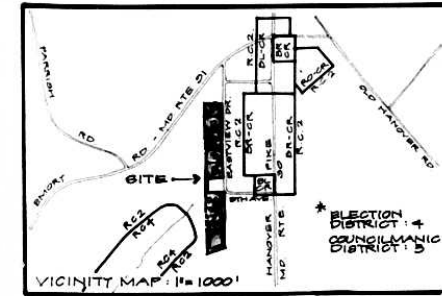
RC 2



Case 94-305-SPH
Photographs
1-13
Petitioner's
Exhibit 3



* ZONING HISTORY
 RC 2 PRIOR TO OCT. 1980
 RC 2 OCT. 1980 - OCT. 19, 1992
 RC 2 OCT. 19, 1992 - PRESENT



- NOTES
1. WATERSHED: GLEN FALLS (LIBERTY RESERVOIR)
 2. SUBWATERSHED: N/A
 3. EXISTING ZONING: RC 2
 4. SOILS MAP: B5
 5. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY TOPO SHEETS NW 22 K & NW 23 K.
 6. RECORD PLAT: RECORDED FEB 16, 1992 E.H.K. 42 FOLIO 132
 7. DWELLING UNITS ARE SINGLE FAMILY
 8. THE PROPOSED LOT 3A WILL BE IMPROVED WITH A SINGLE FAMILY DWELLING
 9. LANDSCAPING & SCREENING SHALL CONFORM TO THE STANDARDS CONTAINED IN THE BALTIMORE COUNTY LANDSCAPE MANUAL ADOPTED PURSUANT TO SECTION 22-105 OF TITLE 22 OF THE BALTIMORE COUNTY CODES. (BILL NO. 189, 1979; NO. 81, 1984)
 10. REPAIR COLLECTION FOR EACH LOT WILL BE BY BALTIMORE COUNTY, FROM A STANDARD ROADSIDE PAD WITHIN THE STREET RIGHT OF WAY.
 11. EACH DWELLING SHALL HAVE NO LESS THAN TWO (2) OFF-STREET PARKING SPACES
 12. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY BUILDINGS, FENCES & PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPES, BUT MUST COMPLY WITH SECTIONS 402 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO GOVERNMENT AFFIDAVIT BUILDING PERMITS)
 13. THIS DEVELOPMENT PLAN COMPLIES WITH THE C.R.S. PLANS & ALL C.R.S. COMMENTS
 14. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE BUILDING PERMIT
 15. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIED WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AND THAT THEY ARE SUBSIDIARY TO THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN HEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLING UNITS FOR ANY PURPOSE OTHER THAN THAT IN EXISTENCE. ALL HAVE OCCURRED WHEN A TRACT HAS BEEN UTILIZED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY

ELMO'S SUBDIVISION PLATBOOK 10 FOLIO 12

LOT 1: RUSSELL B. ABBOTT, VIRGINIA ABBOTT, E.H.K. 42 F. 622, TAX ACC NO. 040108900

LOT 2: HENRY H. DAVIS, HERTA CULLISON DAVIS, E.H. 8104, F. 384, TAX ACC NO. 0403028990

LOT 3: BRUCE A. WILSON, JACQUELINE GOLDEN WILSON, E.H. 10823, F. 779, TAX ACC NO. 041505200

LOT 4: ROBERT STROUSE, ALBERT LEE BAKER, DANIEL L. MONTEMARINI, ROBERTA TRACY, CROTHIT B. BAKER, E.H. 8674, F. 501, TAX ACC NO. 040302760

LOT 5: E.H. 8674, F. 501, TAX ACC NO. 040302760

LOT 6: E.H. 8674, F. 501, TAX ACC NO. 040302760

LOT 7: E.H. 8674, F. 501, TAX ACC NO. 040302760

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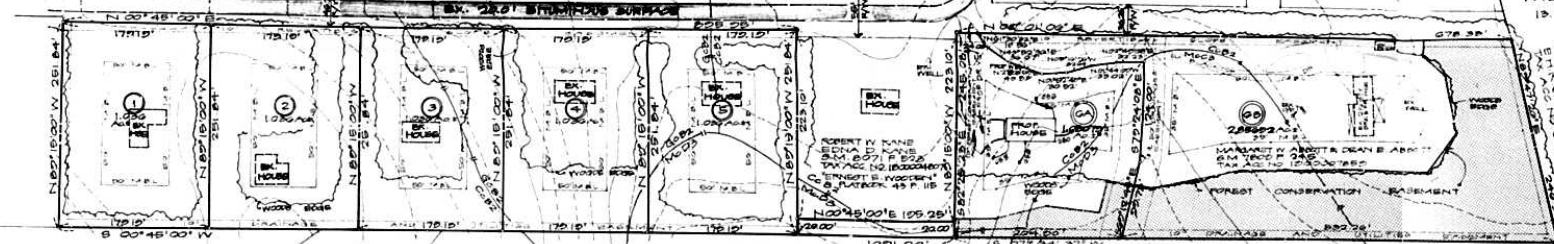
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LOT 100: E.H. 8674, F. 501, TAX ACC NO. 040302760

EASTVIEW DRIVE

FIFTH AVENUE

SIXTH AVENUE



SAMUEL H. HOPKINS
 E.H. 10823, F. 779
 LOT 13, GLEN ELMUR
 PLATBOOK 37, P. 131

LEROY B. BILES JR.
 E.H. 10823, F. 779
 LOT 14, GLEN ELMUR
 PLATBOOK 37, P. 131

TAX ACC NO. 150001412

GLEN B. SCHMIDTKE
 E.H. 10823, F. 779
 LOT 15, GLEN ELMUR
 PLATBOOK 37, P. 131

LEGEND

- EX. CONTOURS
- PROP. CONTOURS
- EX. SOILS LINE
- WOODS EDGE

FIRST AMENDED
 FINAL DEVELOPMENT PLAN
 *THE ERNEST E. WOODEN PROPERTY

4TH ELECTION DISTRICT - CENSUS TRACT 4046 - BALTIMORE COUNTY, MARYLAND
 DATE: JANUARY 10, 1994
 SCALE: 1"=100'

* PREVIOUSLY RECORDED IN PLATBOOK E.H. 42 FOLIO 132

AFFILIANT: DEAN E. ABBOTT
 MARGARET W. ABBOTT
 15055 EASTVIEW DR.
 UPPER MERIDON, MD 21155

PREPARED BY:
 A.L. SNYDER
 SURVEYOR, INC.
 1811 HANOVER PIKE
 HANFSTAD, MD 21074
 410-230-7744

JOB NO. 53091

OFFICE OF PLANNING AND ZONING
 APPROVED BY:

DIRECTOR OF PLANNING	DATE
ZONING COMMISSIONER	DATE