

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE	*	BEFORE THE
SW/S Greenbrush Ct., 150 ft. SE	*	ZONING COMMISSIONER
of c/l Southgreen Road		
Liberty Manor Addition, formerly	*	OF BALTIMORE COUNTY
Village of Pine Run		
4, 6, 8 and 10 Greenbrush Court	*	Case No. 95-5-SPHA
2nd Election District		
3rd Councilmanic District	*	
Baker Land Company		
Petitioner	*	

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for lots 1, 2, 3 and 4 of the Liberty Manor Subdivision, (also known as Nos. 4, 6, 8 and 10 Greenbrush Court). As to the Petition for Special Hearing, an amendment to the Final Development Plan for the Liberty Manor Addition (case No. II-138 and 93-202-A) is requested. As to the Petition for Zoning Variances, a rear yard setback of 29 ft. 2 inches for Nos. 4, 6 and 8 Greenbrush Court and 27. ft. 8 inches for No. 10 Greenbrush Court, in lieu of the required 30 ft., is requested. Also sought is a variance to allow open projections of 21 ft. 8 inches for Nos. 4, 6 and 8 Greenbrush Court, and 20 ft. 2 inches for No. 10 Greenbrush Court, in lieu of the required 22 ft. 6 inches. The subject property and requested variances are all more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing was Mark T. Julio on behalf of the property owner, Baker Land Company. Also present was Rick Chadsey from George W. Stehens, Jr. and Associates, Inc., Civil Engineers and Land Planners. Mr. Chadsey prepared the site plan. The Petitioner was represented by Anthony J. DiPaula, Esquire. There were no Protestants present.

ORDER RECEIVED FOR FILING

Date

By

8/25/94
M. H. Hark

MICROFILMED

Testimony and evidence presented was that the subject four lots are within that residential subdivision known as Liberty Manor, located not far from Old Court Road and Windsor Mill Road. The Liberty Manor Subdivision has been largely built out, but for the remaining section which is the subject of these Petitions. This remaining section contains 13 lots which border a cul-de-sac known as Greenbrush Court. The Court will be developed with single family dwellings consistent with other houses which have been built in this subdivision. In fact, Mr. Chadsey indicated that the proposed houses will be marketed for approximately \$110,000.00 each.

Further testimony and evidence presented was that four of the lots (lots Nos. 1 through 4) are in need of variance relief in order to be developed. In fact, Mr. Chadsey testified extensively about this issue. He noted that a sewer line and stream exists to the north of the subject lots which limits the setback distances which can be provided. Moreover, the Department of Environmental Protection and Resource Management (DEPRM) has required that the Developer maintain an adequate buffer to existing forest which will not be disturbed. Because of these constraints, as well as the Petitioner's desire to construct homes with garages and decks, the requested variances are sought. It is to be noted that the variances are minor in scope and nature, specifically, a variance of 10 inches from the 30 ft. requirement is requested for lots 4, 6 and 8 and a variance of 2 ft. 4 inches is sought for lot No. 10. As to the requested decks, a variance of less than 1 ft. is requested for lots 4, 6 and 8 and a variance of approximately 2 ft. 4 inches is requested for lot No. 10.

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

ORDER RECEIVED FOR FILING

Date

By

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.

The Petition for Special Hearing is requested to formally amend the Final Development Plan which was previously approved. It is clear that an amendment of the Final Development Plan to bring same into accordance with the variance relief is appropriate. There is no evidence that a grant of the special hearing will be detrimental to the health, safety or general welfare of the community. Moreover, approval of the amendment to the Final Development Plan is consistent with the spirit and intent of the previously approved plan and the zoning and development regulations.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of August 1994, that, pursuant to the Petition for Special Hearing, approval to amend Final Development Plan for the Liberty Manor Addition, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 301.1 of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard setback of 29 ft. 2 inches for Nos. 4, 6 and 8 Greenbrush Court and 27. ft. 8 inches for No. 10 Greenbrush Court, in lieu of the required 30 ft., be and is hereby GRANTED; and,

ORDER RECEIVED FOR FILING

Date

8/25/94

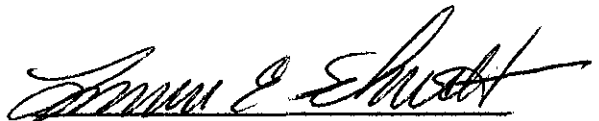
By

M. Gorak

RECEIVED
BALTIMORE COUNTY
AUG 25 1994

IT IS FURTHER ORDERED that a variance to allow open projections of 21 ft. 8 inches for Nos. 4, 6 and 8 Greenbrush Court, and 20 ft. 2 inches for No. 10 Greenbrush Court, in lieu of the required 22 ft. 6 inches, 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 its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

8/20/98
M. Horah

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 24, 1994

Anthony J. DiPaula, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 95-5-SPHA
Petitions for Special Hearing and Zoning Variances
Baker Land Company, Petitioner

Dear Mr. DiPaula:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variances have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered 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 Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

encl.

cc: Mr. Mark T. Julio, 10 Parks Avenue, Cockeysville, Md. 21030

MICROFILMED



Petition for Special Hearing

#2

95-5-SPA

to the Zoning Commissioner of Baltimore County

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----

An amendment to the final development plan for the Liberty Manor Addition,

Case Nos. II-138 and 93-202-A (Project No. 92-222Z), as affirmed by the -----

County Board of Appeals on June 11, 1993 in Case CBA-93-130. -----

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

I, or we, agree to pay expenses of the above Special Hearing 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Anthony J. DiPaula

(Type or Print Name)

Signature

614 Bosley Avenue

Address

Towson, MD 21204

City and State

Attorney's Telephone No.: (410)828-9441

Legal Owner(s):

Lloyd McNutt, President

(Type or Print Name)

Signature

Baker Land Company

(Type or Print Name)

Signature

10 Parks Avenue

(410) 628-6000

Address

Phone No.

Cockeysville, MD 21030

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Rick Chadsey

George William Stephens, Jr. & Associates, Inc.

Name

658 Kenilworth Drive

(410)825-8120

Address

Phone No.



MICROFILMED

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR./hr. 1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: MDK DATE 7/5/94



Petition for Variance

75-5-SPHA

to the Zoning Commissioner of Baltimore County

for the property located at #4, #6, #8 and #10 Greenbrush Court (Lots 1, 2, 3 & 4 Liberty Manor)
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) A rear yard setback of 29'-2" for #4, #6 & #8 and 27'-8" for #10 in lieu of the 30 feet required by Section 1B01.2.C.2.a of the Baltimore County Zoning Regulations (BCZR) and the residential standards established in the comprehensive manual of design policies and to allow open projections of 21'-8" for #4, #6 and #8 and 20'-2" ^{for #10} in lieu of the required 22'-6" as required by Section 301.1 of the BCZR of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Due to the limiting factors created by the forest buffer, stream, the existing utilities and the topography the owner would suffer a substantial hardship due to the fact that a marketable footprint and house could not be constructed on the aforesaid lots.

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

Zipcode

Attorney for Petitioner:

Anthony J. DiPaula

(Type or Print Name) Covahey & Boozer, P.A.

Signature

614 Bosley Avenue 828-9441

Address Phone No.

Towson MD 21204

City State Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Lloyd McNutt, President

(Type or Print Name)

Signature

Baker Land Company

(Type or Print Name)

Signature

10 Parks Avenue 410-628-6000

Address Phone No.

Cockeysville MD 21030

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Rick Chadsey
George William Stephens, Jr. & Associates, Inc.

Name

658 Kenilworth Drive 410-825-8120

Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: MDK DATE 7/5/94

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR., & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

95-5-SPHA

Description to accompany Variance Petition
#4, #6, #8, #10 Greenbrush Court
(Lots 1, 2, 3 and 4 Liberty Manor)

June 15, 1994
page -1-

Beginning at the same point being on the southerly right-of-way of Greenbush Road, said point being North 33 degrees 40 minutes 18 seconds West 149.75 feet from the point formed by the intersection of the centerline of Southgreen Road with the centerline of Greenbush Road, running thence leaving said point of beginning, the following 7 courses;

1. South 53 degrees 04 minutes 42 seconds West 86.76 feet,
2. South 14 degrees 51 minutes 18 seconds East 232.74 feet,
3. South 02 degrees 39 minutes 00 seconds East 28.00 feet,
4. North 84 degrees 45 minutes 10 seconds East 91.99 feet,
5. Thence along a curve to the left having a radius of 415.00 feet for an arc length of 69.59 feet,
6. Thence along a curve to the left having a radius of 139.18 feet for an arc length of 53.60 feet,
7. North 14 degrees 51 minutes 18 seconds West 186.50 feet, to the point of beginning,

Containing 0.5915 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



#2

8-5-94

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-5-A

District 2ndDate of Posting 7/18/94Posted for: Special Hearing - VariancesPetitioner: Baker Land CompanyLocation of property: 1st end of Green LaneLocation of Signs: Posted at end of Green Lane, on right side at beginning of Parcel 'E' at SE side of South Green Rd

Remarks: _____

Posted by W. Reeler

Signature

Date of return: 7/22/94Number of Signs: 1

MICROFILMED

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: #95-5-SPHA
(Item 2)

4, 6, 8 and 10 Greenbrush Court
SW/S Greenbrush Court,
150' SE of c/l Southgreen Road

Liberty Manor Addition, formerly Village of Pine Run
2nd Election District
2nd Councilmanic
Petitioner(s):

Baker Land Company
Hearing: Friday,

August 5, 1994 at 9:00
a.m. in Rm. 106, County Office Building.

Special Hearing to approve an amendment to the final development plan for the Liberty Manor Addition, case #11-136 and #93-202-A (project #92-222-Z), as affirmed by the County Board of Appeals on June 11, 1993 in case #CBA-93-130. Variance to permit a rear yard setback of 28 feet, 2 inches for #4, #6, #8 and 27 feet, 8 inches for #10 in lieu of the required 30 feet; and to allow open projections of 21 feet, 8 inches for #4, #6, #8 and 20 feet, 2 inches for #10 in lieu of the required 22 feet, 6 inches.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

7/21/94 July 21.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

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 21, 1994.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

~~Baltimore~~



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

receipt

95-5-SPHA

Account: R-001-6150

Number

Date 7/5/94

Taken In By: MCK
Item Number: 2

Baker Land Company — Liberty Manor Addition

010-4 res lots variance — \$ 200.00

040-Sp. Hearing to amend — \$ 250.00

080-2 signs — \$ 70.00

\$ 520.00

MICROFILMED

Please Make Checks Payable To: Baltimore County

Cashier Validation

02A02401-TRACT SET

BA 001251067-05-94

02A02401-TRACT SET

BA 001251067-05-94

1520.00

1520.00

2

Baltimore County Government
Office of Zoning Administration
and Development Management



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/neighbor 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, DIRECTOR

For newspaper advertising:

Item No.: 2

Petitioner: Baker Land Company

Location: # 4, 6, 8, 10 Greenbush Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anthony J. Dipaula (Corahy + Boozor, P.A.)

ADDRESS: 614 Bosley Avenue

Towson, MD 21204

PHONE NUMBER: 828-9441

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
July 21, 1994 Issue - Jeffersonian

Please forward billing to:

Anthony J. DiPaula, Esq.
Covahey & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204
828-9441

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: 95-5-SPHA (Item 2)
4, 6, 8 and 10 Greenbrush Court
SW/S Greenbrush Court, 150' SE of c/l Southgreen Road
Liberty Manor Addition, formerly Village of Pine Run
2nd Election District - 2nd Councilmanic
Petitioner(s): Baker Land Company
HEARING: HEARING: FRIDAY, AUGUST 5, 1994 at 9:00 a.m. in Rm. 106 County Office Building.

Special Hearing to approve an amendment to the final development plan for the Liberty Manor Addition, case #II-138 and #93-202-A (project #92-222-Z), as affirmed by the County Board of Appeals on June 11, 1993 in case #CBA-93-130.

Variance to permit a rear yard setback of 29 feet, 2 inches for #4, #6, #8 and 27 feet, 8 inches for #10 in lieu of the required 30 feet; and to allow open projections of 21 feet, 8 inches for #4, #6, #8 and 20 feet, 2 inches for #10 in lieu of the required 22 feet, 6 inches.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 14, 1994

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: 95-5-SPHA (Item 2)
4, 6, 8 and 10 Greenbrush Court
SW/S Greenbrush Court, 150' SE of c/l Southgreen Road
Liberty Manor Addition, formerly Village of Pine Run
2nd Election District - 2nd Councilmanic
Petitioner(s): Baker Land Company
HEARING: FRIDAY, AUGUST 5, 1994 at 9:00 a.m. in Rm. 106 County Office Building.

Special Hearing to approve an amendment to the final development plan for the Liberty Manor Addition, case #II-138 and #93-202-A (project #92-222-Z), as affirmed by the County Board of Appeals on June 11, 1993 in case #CBA-93-130.

Variance to permit a rear yard setback of 29 feet, 2 inches for #4, #6, #8 and 27 feet, 8 inches for #10 in lieu of the required 30 feet; and to allow open projections of 21 feet, 8 inches for #4, #6, #8 and 20 feet, 2 inches for #10 in lieu of the required 22 feet, 6 inches.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Baker Land Company
Anthony DiPaula, Esq.
Rick Chadsey

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 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 25, 1994

Anthony J. DiPaula, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 95-5-SPHA, Item No. 2
Petitions for Special Hearing and Variance
Petitioner: Baker Land Company

Dear Mr. DiPaula:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on July 5, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.

11/15/94 10:00 AM

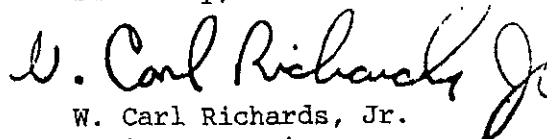


Zoning Plans Advisory Committee Comments
Anthony J. DiPaula, Esquire
Date: July 25, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR:cm

9/1/94 10:11 AM



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

7-19-94

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.: *2 (MJK)*

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

for

DAVID N. RAMSEY, 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

95-5-SPHA

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
PETITION FOR VARIANCE *
4, 6, 8 and 10 Greenbrush Court, * ZONING COMMISSIONER
SW/S Greenbrush Court, 150' SE of *
c/l Southgreen Road, Liberty Manor * FOR BALTIMORE COUNTY
Addition, formerly Village of Pine *
Run, 2nd Election Dist., 2nd * CASE NO.: 95-5-SPHA
Councilmanic *
Baker Land Company *
Petitioner *

* * * * *

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

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of July, 1994, a copy of the foregoing Entry of Appearance was mailed to Antony J. DiPaula, Esq., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

RECEIVED

JUL 21 1994

ZADM

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

113

TOWSON
658 KENILWORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
410/825-8120
FAX 410/583-0288

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

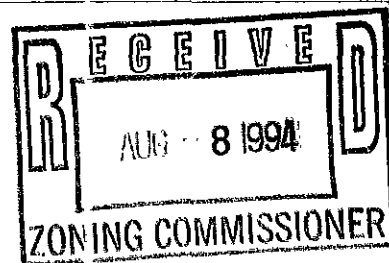
BEL AIR
203 EAST BROADWAY
BEL AIR, MARYLAND 21014
410/879-1500
410/838-3800
FAX 410/893-0425

TO: ZONING COMMISSIONER DATE: 8/5/94
OLD COURTS BUILDING REFERENCE: LIBERTY MANDOR

ATTENTION: LARRY SCHMIDT

We are:

- ☐ Submitting ☒ Herewith ☐ Under Separate Cover
☒ Forwarding
☐ Returning



COPIES	DESCRIPTION
1	SEALED VARIANCE PLAT

- | | |
|---|---|
| ☐ In accordance with your request | ☒ For your use |
| ☐ For your review | ☐ Please call when ready |
| ☐ For processing | ☐ Please return to this office |
| ☐ Plans reviewed and accepted | ☐ Approval requested |
| ☐ Plans reviewed and accepted as noted | ☐ Meeting requested |

Remarks _____

For further information, please contact the writer at this office.

Sincerely yours,

Pick Charles

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

ANTHONY J. DIPALMA ESQ.

614 BOSWELL AVE. TOWSON, 21204

RICK CHADSEY

650 KENILWORTH DR 21204

MARK T. JULIO

10 PARKS AVE COCKEYSVILLE 21030



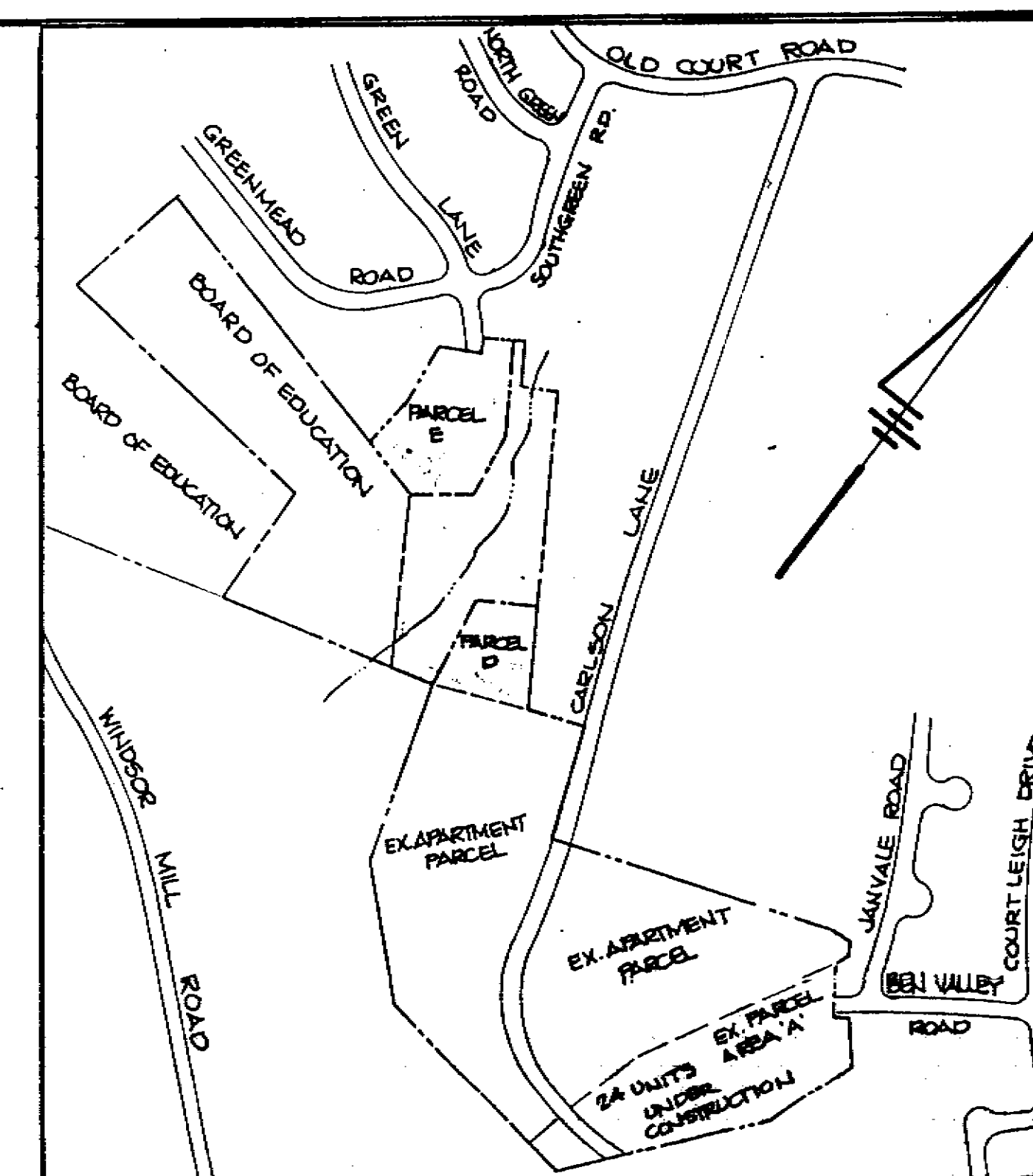


- PROPERTY LINE
LOT LINE
PROPOSED CURB & GUTTER
EX. CURB & GUTTER
PROPOSED CONTOUR
EX. CONTOUR
EX. TREE LINE
PROPOSED STREET LIGHT
LOT NUMBERS
EX. EASEMENTS
PROPOSED EASEMENTS
WETLANDS
FOREST BUFFER
FLOOD PLAIN
EX. SEWER
SOIL LINE
HUTTER NO
RW LINE
BUILDING ENVELOPE
OPEN SPACE

1. NOTES:
2. UNITS ARE FOR SALE OR RENT.
3. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.
4. DRIVEWAYS TO BE PAVED IN ACCORDANCE WITH ZONING POLICY B-11 (MACADAM SURFACE).
5. NO WELLS ON SITE TO OUR KNOWLEDGE OR SEPTIC SYSTEMS.
6. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT/RESERVATION AREAS EXCEPT AS PERMITTED BALTO CO DEPRM1.
7. ANY FOREST BUFFER EASEMENT/RESERVATION SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
8. TRASH TO BE COLLECTED BY BALTIMORE COUNTY, IN RIGHT OF WAY.
9. CENSUS TRACT 4023.02
10. WATERSHED 31 SUBWATERSHED G4
11. NO HISTORIC BUILDINGS ON SITE.
12. NOT IN CRITICAL AREA.
13. NO ARCHEOLOGICAL SITE.
14. NO ENDANGERED SPECIES HABITAT.
15. NO HAZARDOUS MATERIALS ON SITE TO OUR KNOWLEDGE.
16. THERE ARE NO EXISTING SLOPES OF 25% OR GREATER.

14. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HAD CONTACT BY THE OWNERSHIP SHOWN SINCE 1955 THE DEVELOPER 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 OFFSITE DWELLINGS TO HIS KNOWLEDGE.
17. SCHOOL - WINFIELD ELEMENTARY SCHOOL DISTRICT
SCHOOL CAPACITY - 470
1997 ENROLLMENT - 511
ESTIMATED FUPIL YIELD - 8
18. DISTURBANCE OF THE OPEN SPACE BEYOND THE LIMITS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
19. TEMPORARY BOUNDARY MARKERS AND TREE PROTECTION DEVICES SHALL BE INSTALLED CONCURRENTLY WITH THE LIMITS OF DISTURBANCE PRIOR TO ANY CLEARING OR GRADING.
20. 2ND COUNCILMANIC DIST. 4TH ELECTION DISTRICT
21. NO EXISTING UNDERGROUND FUELS OR CHEMICAL STORAGE TANKS WITHIN 100' OF SITE BOUNDARIES, TO OUR KNOWLEDGE.
22. ENVELOPES SHOWN ON SINGLE FAMILY LOTS DICTATE A SPECIFIC ORIENTATION WHICH ALLOWS COMPLIANCE WITH THE PALMDALE ZONING REGS. AND SHOULD THE ORIENTATION CHANGE THE SETBACKS REQUIRED BY SECTION 1801.2.C.1B. MUST BE MET.

25. EDGE OF PROPOSED GRADE IS ANTICIPATED LIMIT OF DISTURBANCE.
24. DEED REFERENCE : 2847/192 & 2849/075
25. TAX ACCOUNT NO 02-02-000810 & 02-02-000811
26. STORM WATER MANAGEMENT RESERVATION TO BE CONVEYED TO BALTIMORE COUNTY.
27. EXISTING USE : VACANT.
28. PROPOSED USE : AS SHOWN
29. EX ZONING : DR 5.5
30. ACCESSORY STRUCTURE NOTE
a. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURE, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 501 OF THE BALTIMORE COUNTY ZONING REGULATIONS ; SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
b. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN THE FLOODPLAIN AREAS OR HYDRIC SOILS.
31. DIRECTOR OF Z.A.D.M. NOTE
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF Z.A.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
- 92



VICINITY MAP
SCALE: 1"=500'

PRIMARY DENSITY: SEE FRG NO. 87322

"VILLAGE OF FINE RUN APARTMENTS"

DENSITY PERMITTED

GROSS AREA = $37.65 \times 5.5 = 207$ UNITS
DENSITY EXISTING = 204 UNITS

DENSITY REMAINING = 3 UNITS

ADDITIONAL DENSITY: EXIST ZONE

"VILLAGE OF PINE RUN"

FROM AREA "C"

DENSITY PERMITTED

DENSITY UNDER CULSTR. = 24 UNITS

DENSITY REMAINING = 45

TOTALS:

TOJRES

UNITS PROPOSED = 14

OPEN SPACE

REQUIRED : $40 \times 650 = 26000 = 0.0$

OPEN SPACE

PROVIDED = 1.05 AC. ± (6.65 AC.
555 556 112 27222

SEE CRG NO. 87222

PARKING REQUIRED
14 INDIVIDUAL LOTS x 2 = 28

PARKING PROVIDED = 28

Working Notes - 10

VARIANCE REQUESTED: A rear yard setback of 25'-2" for #4, #6 & #8 and 27'-5" for #10 in lieu of the 30 feet required by section 1801.2 C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) and the residential standards established in the comprehensive manual of design policies and to allow open projections of 25'-2" for #4, #6 and #8 and 20'-2" in lieu of the required 22'-6" as required by section 302.1 of the (B.C.Z.R.).

95-5-SPHA

#2

MICROFILMED

**PLAT TO ACCOMPANY PETITION
FOR VARIANCE**

**LIBERTY MANOR ADDITION
FORMERLY
VILLAGE OF PINE RUN**

2nd ELECTION DISTRICT
SCALE -1 = 50

BALTIMORE CO. MARYLAND
DATE -JUNE 8th 1994

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

**OWNER & DEVELOPER
BAKER LAND COMPANY**

19 PARKS AVENUE

COCKEYSVILLE, MD. 21030

TELEPHONE 561-1300

DEED REF-2847-132 & 2869-75

TAX ACCT.# 02-02-000810
TAX ACCT.# 02-02-000811

TAX ACCT.# 02-02-000811

[illegible]

THIS MAP HAS BEEN REVIEWED IN SITU PHOTO AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHHEIM-MORRIS, INC. BALTIMORE, MD. 21210

P-SW P-SE

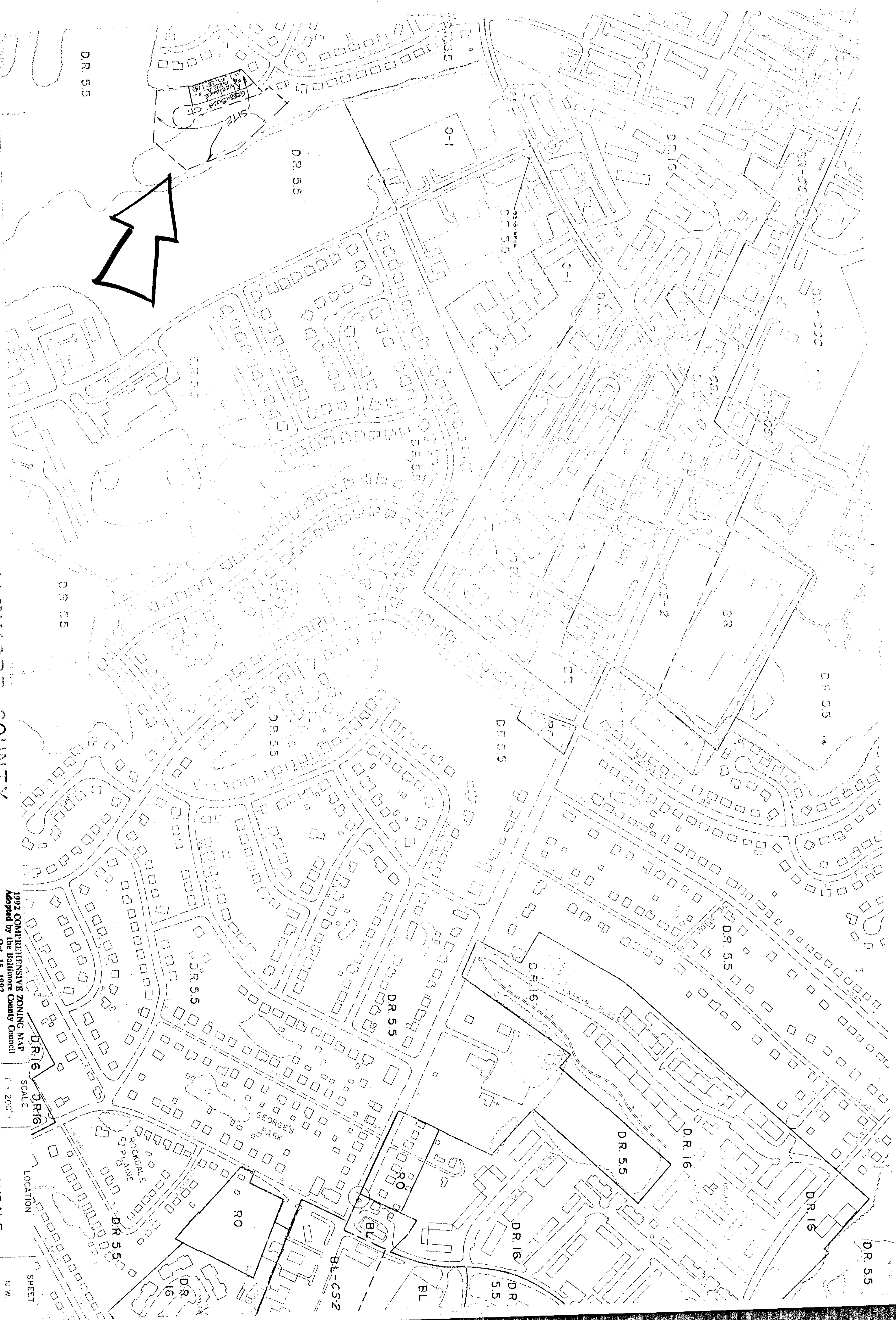
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill No. 92-04-02, 92-05-02, 92-06-02, 92-07-02, 92-08-02, 92-09-02, 92-10-02, 92-11-02, 92-12-02

William A. Hunter
Chairman, County Council

DATE OF PHOTOGRAPHY JANUARY 1985	SCALE 1" = 200' ±	LOCATION ROCKDALE BLANS ROCKDALE	SHEET N.W. 6-11
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#2



95-5-SPHA

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
SW/S Greenbrush Ct., 150 ft. SE of c/l Southgreen Road
Liberty Manor Addition, formerly Village of Pine Run
4, 6, 8 and 10 Greenbrush Court 2nd Election District
3rd Councilmanic District
Baker Land Company
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Variance for lots 1, 2, 3 and 4 of the Liberty Manor Subdivision, (also known as Nos. 4, 6, 8 and 10 Greenbrush Court). As to the Petition for Special Hearing, an amendment to the Final Development Plan for the Liberty Manor Addition (case No. II-138 and 93-202-A) is requested. As to the Petition for Zoning Variances, a rear yard setback of 29 ft. 2 inches for Nos. 4, 6 and 8 Greenbrush Court and 27 ft. 8 inches for No. 10 Greenbrush Court, in lieu of the required 30 ft., is requested. Also sought is a variance to allow open projections of 21 ft. 8 inches for Nos. 4, 6 and 8 Greenbrush Court, and 20 ft. 2 inches for No. 10 Greenbrush Court, in lieu of the required 22 ft. 6 inches. The subject property and requested variances are all more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing was Mark T. Julio on behalf of the property owner, Baker Land Company. Also present was Rick Chadsey from George W. Stephens, Jr. and Associates, Inc., Civil Engineers and Land Planners. Mr. Chadsey prepared the site plan. The Petitioner was represented by Anthony J. DiPaola, Esquire. There were no Protestants present.

Testimony and evidence presented was that the subject four lots are within that residential subdivision known as Liberty Manor, located not far from Old Court Road and Windsor Mill Road. The Liberty Manor Subdivision has been largely built out, but for the remaining section which is the subject of these Petitions. This remaining section contains 13 lots which border a cul-de-sac known as Greenbrush Court. The Court will be developed with single family dwellings consistent with other houses which have been built in this subdivision. In fact, Mr. Chadsey indicated that the proposed houses will be marketed for approximately \$110,000.00 each.

Further testimony and evidence presented was that four of the lots (lots Nos. 1 through 4) are in need of variance relief in order to be developed. In fact, Mr. Chadsey testified extensively about this issue. He noted that a sewer line and stream exists to the north of the subject lots which limits the setback distances which can be provided. Moreover, the Department of Environmental Protection and Resource Management (DEPRM) has required that the Developer maintain an adequate buffer to existing forest which will not be disturbed. Because of these constraints, as well as the Petitioner's desire to construct homes with garages and decks, the requested variances are sought. It is to be noted that the variances are minor in scope and nature, specifically, a variance of 10 inches from the 30 ft. requirement is requested for lots 4, 6 and 8 and a variance of 2 ft. 4 inches is sought for lot No. 10. As to the requested decks, a variance of less than 1 ft. is requested for lots 4, 6 and 8 and a variance of approximately 2 ft. 4 inches is requested for lot No. 10.

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

-2-

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.

The Petition for Special Hearing is requested to formally amend the Final Development Plan which was previously approved. It is clear that an amendment of the Final Development Plan to bring same into accordance with the variance relief is appropriate. There is no evidence that a grant of the special hearing will be detrimental to the health, safety or general welfare of the community. Moreover, approval of the amendment to the Final Development Plan is consistent with the spirit and intent of the previously approved plan and the zoning and development regulations.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of August 1994, that, pursuant to the Petition for Special Hearing, approval to amend Final Development Plan for the Liberty Manor Addition, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 301.1 of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard setback of 29 ft. 2 inches for Nos. 4, 6 and 8 Greenbrush Court and 27 ft. 8 inches for No. 10 Greenbrush Court, in lieu of the required 30 ft., be and is hereby GRANTED; and,

-3-

IT IS FURTHER ORDERED that a variance to allow open projections of 21 ft. 8 inches for Nos. 4, 6 and 8 Greenbrush Court, and 20 ft. 2 inches for No. 10 Greenbrush Court, in lieu of the required 22 ft. 6 inches, 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 its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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
Zoning Commissioner for
Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date: 8/25/94
By: M. T. Julio

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 24, 1994

Anthony J. DiPaola, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 95-5-SPHA
Petitions for Special Hearing and Zoning Variances
Baker Land Company, Petitioner

Dear Mr. DiPaola:

Enclosed please find the decision rendered in the above captioned case. The Petitions for Special Hearing and Variances have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered 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 Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.
cc: Mr. Mark T. Julio, 10 Parks Avenue, Cockeysville, Md. 21030

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment to the final development plan for the Liberty Manor Addition,

Case Nos. II-138 and 93-202-A (Project No. 92-2222), as affirmed by the County Board of Appeals on June 11, 1993 in Case CBA-93-130.

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

I, or we, agree to pay expenses of the above Special Hearing 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Anthony J. DiPaola

(Type or Print Name)

Signature

614 Bosley Avenue

Address

Towson, MD 21204

City and State

Attorney's Telephone No. (410) 828-9441

Legal Owner(s):

Lloyd McNutt, President

(Type or Print Name)

Signature

Baker Land Company

(Type or Print Name)

Signature

Address

City and State

10 Parks Avenue (410) 628-6000

Address

Cockeysville, MD 21030

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Rick Chadsey

George William Stephens, Jr. & Associates, Inc.

Name

658 Kenilworth Drive (410) 825-8120

Address

Phone No.



OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 1 1/2 HR.
AVAILABLE FOR HEARING
MON. / TUES. / WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: [Signature] DATE: 7/5/94



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #4, #6, #8 and #10 Greenbrush Court (Lots 1, 2, 3 & 4 Liberty Manor) which is presently zoned DB 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) A rear yard setback of 29'-2" for #4, #6 & #8 and 27'-8" for #10 in lieu of the 30 feet required by Section 1801.2.C.2.a of the Baltimore County Zoning Regulations (BCZR) and the residential standards established in the comprehensive manual of design policies and to allow open projections of 21'-8" for #4, #6 and #8 and 20'-2" in lieu of the required 22'-6" as required by Section 301.1 of the Baltimore County Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) Due to the limiting factors created by the forest buffer, stream, the existing utilities and the topography the owner would suffer a substantial hardship due to the fact that a marketable footprint and house could not be constructed on the aforesaid lots.

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

Zipcode

Attorney for Petitioner:

Anthony J. DiPaola

(Type or Print Name)

Signature

614 Bosley Avenue

Address

Towson MD 21204

City

State

Zipcode

(File on separate document and affix, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s):

Lloyd McNutt, President

(Type or Print Name)

Signature

Baker Land Company

(Type or Print Name)

Signature

10 Parks Avenue 410-628-6000

Address

Cockeysville MD 21030

City

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Rick Chadsey

George William Stephens, Jr. & Associates, Inc.

Name

658 Kenilworth Drive 410-825-8120

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 HR.

AVAILABLE FOR HEARING

MON. / TUES. / WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: [Signature] DATE: 7/5/94

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany Variance Petition
#4, #6, #8, #10 Greenbrush Court
(Lots 1, 2, 3 and 4 Liberty Manor)

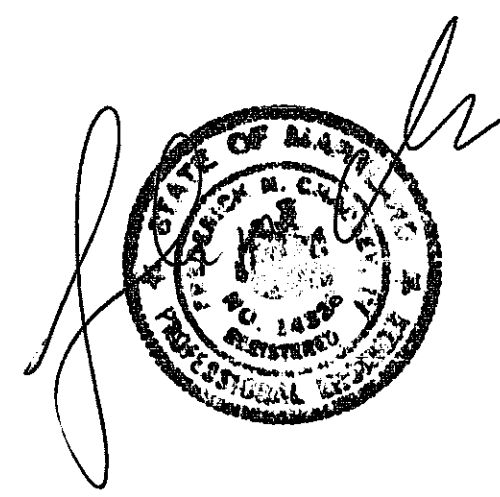
June 15, 1994
page -1-

Beginning at the same point being on the southerly right-of-way of Greenbrush Road, said point being North 33 degrees 40 minutes 18 seconds West 149.75 feet from the point formed by the intersection of the centerline of Southgreen Road with the centerline of Greenbrush Road, running thence leaving said point of beginning, the following 7 courses;

1. South 53 degrees 04 minutes 42 seconds West 86.76 feet,
2. South 14 degrees 51 minutes 18 seconds East 232.74 feet,
3. South 02 degrees 39 minutes 00 seconds East 28.00 feet,
4. North 84 degrees 45 minutes 10 seconds East 91.99 feet,
5. Thence along a curve to the left having a radius of 415.00 feet for an arc length of 69.59 feet,
6. Thence along a curve to the left having a radius of 139.18 feet for an arc length of 53.60 feet,
7. North 14 degrees 51 minutes 18 seconds West 186.50 feet, to the point of beginning,

Containing 0.5915 acres more or less.

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR AGREEMENTS OR CONVEYANCES.



#2

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: 7/1/94

Posted for: Baker Land Company

Petitioner: Baker Land Company

Location of property: Liberty Manor Addition, formerly Village of Pine Run, 2nd Election District - 2nd Councilmanic

Location of Signs: Liberty Manor Addition, formerly Village of Pine Run, 2nd Election District - 2nd Councilmanic

Remarks: See attached site plan

Posted by: Arnold Jablon Date of return: 7/1/94

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 22, 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 July 21, 1994

THE JEFFERSONIAN,
A. Henikson
LEGAL AD. - TOWSON

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: #95-5-SPHA (Item 2)
4, 6, 8 and 10 Greenbush Court, SW/S Greenbush Court, 150' SE of c/l Southgreen Road, Liberty Manor Addition, formerly Village of Pine Run, 2nd Election District - 2nd Councilmanic
Petitioner(s): Baker Land Company
Hearing: Friday, August 5, 1994 at 9:00 a.m. in Rm. 106 County Office Building
Special Hearing to approve an amendment to the final development plan for the Liberty Manor Addition, case #93-202-A (project #92-222-2), as affirmed by the County Board of Appeals on June 11, 1993 in case #CBA-93-130. Variance to permit a rear yard setback of 29 feet, 2 inches for #4, #6, #8 and 27 feet, 8 inches for #10 in lieu of the required 30 feet; and to allow open projections of 21 feet, 8 inches for #4, #6, #8 and 20 feet, 2 inches for #10 in lieu of the required 22 feet, 6 inches.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
NOTES: (1) Hearing is handicapped accessible; for special accommodations please call 887-3353. (2) For information concerning the file and/or hearing, please call 887-3391. (3) For information concerning the file and/or hearing, please call 887-3391.

receipt
95-5-SPHA

Account: 8-001-6150

Number: Taken In By: PDK

Item Number: 2

Date: 7/5/94

Baker Land Company - Liberty Manor Addition

010-4 res lots variance - \$ 200.00

040-Sp. Hearing - \$ 250.00

080-2 signs - \$ 70.00

\$ 520.00

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

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.: 2

Petitioner: Baker Land Company

Location: #4, 6, 8, 10 Greenbush Court

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Anthony J. DiPaola (Connelly + Booser, P.A.)

ADDRESS: 614 Bosley Avenue
Towson, MD 21204

PHONE NUMBER: 828-9441

At: ggs (Revised 04/09/93)

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:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-5-SPHA (Item 2)
4, 6, 8 and 10 Greenbush Court, SW/S Greenbush Court, 150' SE of c/l Southgreen Road, Liberty Manor Addition, formerly Village of Pine Run, 2nd Election District - 2nd Councilmanic
Petitioner(s): Baker Land Company
Hearing: FRIDAY, AUGUST 5, 1994 at 9:00 a.m. in Rm. 106 County Office Building.

Special Hearing to approve an amendment to the final development plan for the Liberty Manor Addition, case #93-202-A (project #92-222-2), as affirmed by the County Board of Appeals on June 11, 1993 in case #CBA-93-130. Variance to permit a rear yard setback of 29 feet, 2 inches for #4, #6, #8 and 27 feet, 8 inches for #10 in lieu of the required 30 feet; and to allow open projections of 21 feet, 8 inches for #4, #6, #8 and 20 feet, 2 inches for #10 in lieu of the required 22 feet, 6 inches.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353. (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 14, 1994

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:

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-5-SPHA (Item 2)
4, 6, 8 and 10 Greenbush Court, SW/S Greenbush Court, 150' SE of c/l Southgreen Road, Liberty Manor Addition, formerly Village of Pine Run, 2nd Election District - 2nd Councilmanic
Petitioner(s): Baker Land Company
Hearing: FRIDAY, AUGUST 5, 1994 at 9:00 a.m. in Rm. 106 County Office Building.

Special Hearing to approve an amendment to the final development plan for the Liberty Manor Addition, case #93-202-A (project #92-222-2), as affirmed by the County Board of Appeals on June 11, 1993 in case #CBA-93-130. Variance to permit a rear yard setback of 29 feet, 2 inches for #4, #6, #8 and 27 feet, 8 inches for #10 in lieu of the required 30 feet; and to allow open projections of 21 feet, 8 inches for #4, #6, #8 and 20 feet, 2 inches for #10 in lieu of the required 22 feet, 6 inches.

Arnold Jablon
Arnold Jablon
Director

cc: Baker Land Company
Anthony DiPaola, Esq.
Rick Chedsey

NOTES: (1) HEARING 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 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 25, 1994

Anthony J. DiPaola, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Case No. 95-5-SPHA, Item No. 2
Petitions for Special Hearing and Variance
Petitioner: Baker Land Company

Dear Mr. DiPaola:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on July 5, 1994 and scheduled for a hearing accordingly. Any attached comments from a 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.

Zoning Plans Advisory Committee Comments
Anthony J. DiPaola, Esquire
Date: July 25, 1994
Page 2

2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

Sincerely,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR:cmn

Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-19-94

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.: # 2 (MJK)

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
for **DAVID N. RAMSEY, 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

95-5-SPHA

RE: PETITION FOR SPECIAL HEARING *
PETITION FOR VARIANCE *
4, 6, 8 and 10 Greenbrush Court, *
SW/S Greenbrush Court, 150' SE of *
c/1 Southgreen Road, Liberty Manor *
Addition, formerly Village of Pine *
Run, 2nd Election Dist., 2nd *
Councilmanic *
Baker Land Company *
Petitioner *
* * * * *

BEFORE THE *
ZONING COMMISSIONER *
FOR BALTIMORE COUNTY *
CASE NO.: 95-5-SPHA *

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of July, 1994, a copy of the foregoing Entry of Appearance was mailed to Antony J. DiPaula, Esq., 614 Bosley Avenue, Towson, MD 21204, attorney for Petitioners.

RECEIVED
JUL 21 1994
ZADM

Peter Max Zimmerman
PETER MAX ZIMMERMAN

113
TOWSON
658 KENILWORTH DRIVE
SUITE 100
TOWSON, MARYLAND 21204
410-825-8120
FAX 410-583-0288

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CONSULTING ENGINEERS

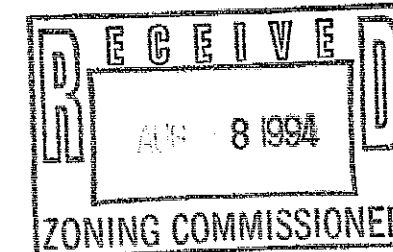
BEL AIR
205 EAST BROADWAY
BEL AIR, MARYLAND 21014
410-879-1500
410-888-3800
FAX 410-893-0125

TO: ZONING COMMISSIONER DATE: 8/5/94
OLD COURTS BUILDING REFERENCE: LIBERTY MANOR

ATTENTION: LARRY SCHMIDT

We are:

- ☐ Submitting ☒ Herewith ☐ Under Separate Cover
☒ Forwarding
☐ Returning



COPIES	DESCRIPTION
1	SEALED VARIANCE PLAT

- ☐ In accordance with your request
☐ For your review
☐ For processing
☐ Plans reviewed and accepted
☐ Plans reviewed and accepted as noted
☒ For your use
☐ Please call when ready
☐ Please return to this office
☐ Approval requested
☐ Meeting requested

Remarks _____

For further information, please contact the writer at this office.

Sincerely yours,

Rick Chadsey

PLEASE PRINT CLEARLY

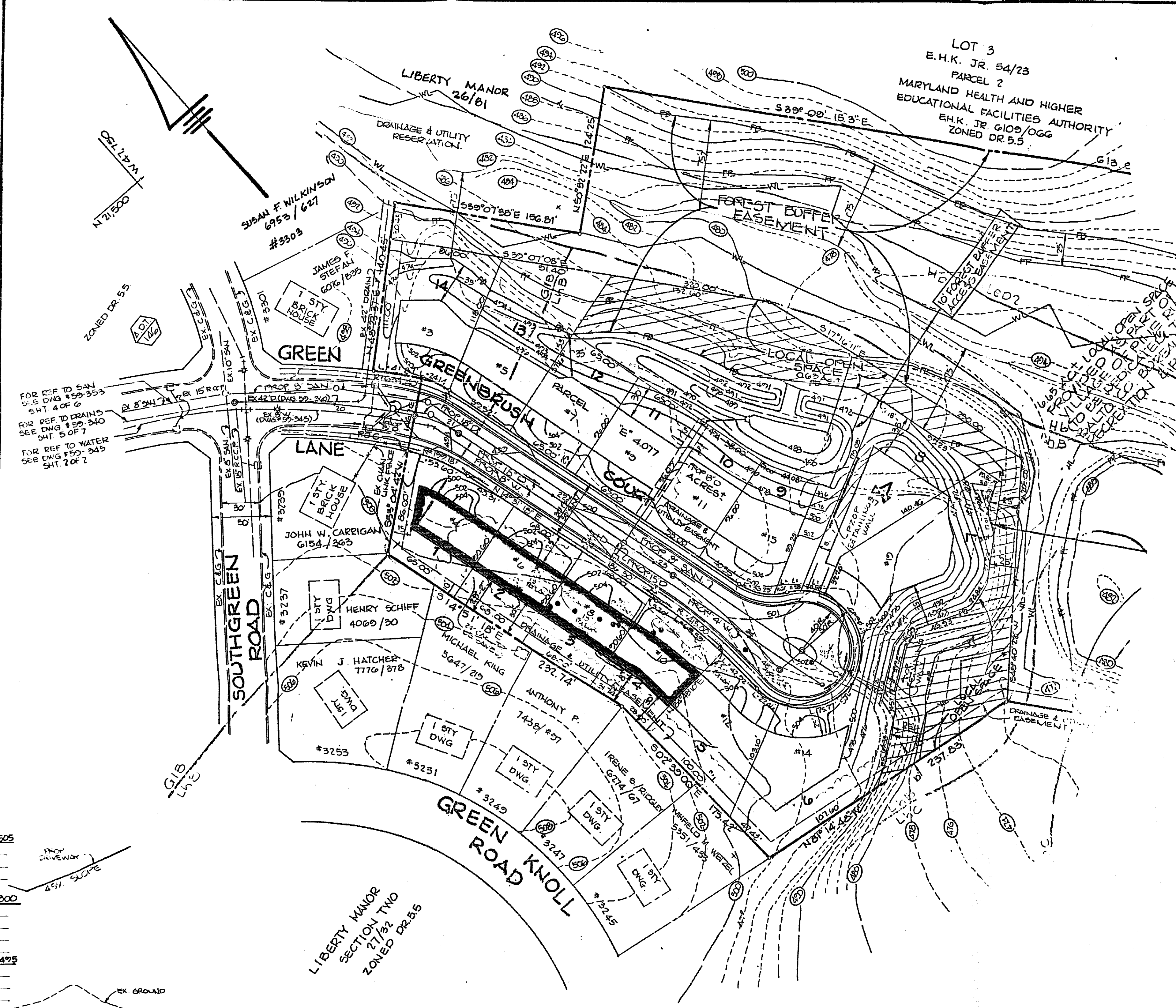
PETITIONER(S) SIGN-IN SHEET

NAME

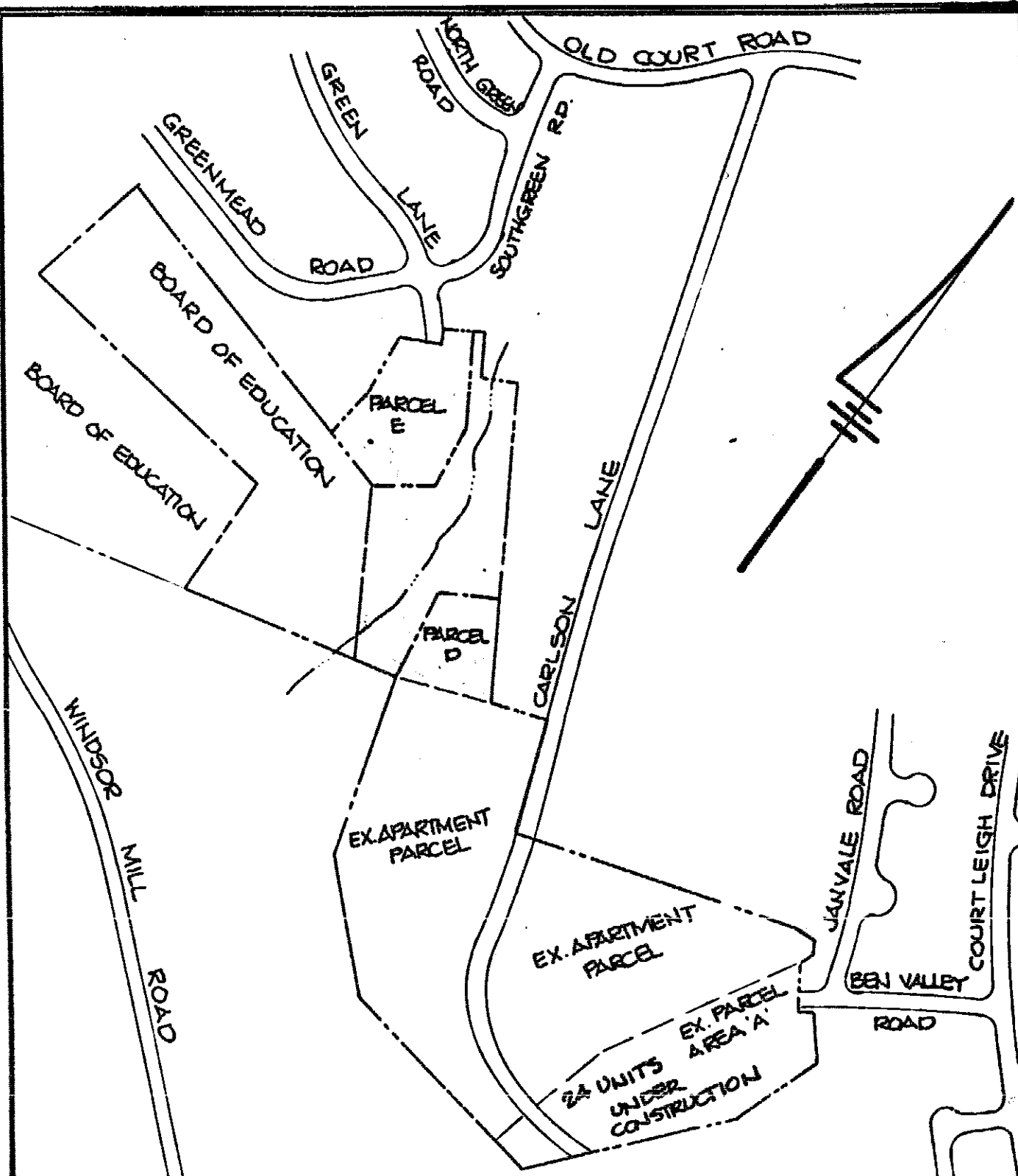
ADDRESS

Anthony J. DiPaula Esq.
RICK CHADSEY
MARK T. Julio

614 Bosley Ave. Towson, 21204
650 KENILWORTH DR 21204
10 PARKS AVE Cockeysville 21030



- LEGEND**
- PROPERTY LINE
LOT LINE
PROPOSED CURB & GUTTER
EX. CURB & GUTTER
PROPOSED CONTOUR
EX. CONTOUR
EX. TREE LINE
PROPOSED STREET LIGHT
LOT NUMBERS
EX. EASEMENTS
PROPOSED EASEMENTS
WETLANDS
FOREST BUFFER
FLOOD PLAIN
EX. SEWER
SOIL LINE
HOUSE NO.
R/W LINE
BUILDING ENVELOPE
OPEN SPACE
TREES TO BE REMOVED
- NOTES**
1. UNITS ARE FOR SALE OR RENT.
 2. LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.
 3. DRIVEWAYS TO BE PAVED IN ACCORDANCE WITH ZONING POLICY B-11 (MACADAM SURFACE).
 4. NO WELLS ON SITE TO OUR KNOWLEDGE OR SEPTIC SYSTEMS.
 5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT/RESERVATION AREAS EXCEPT AS PERMITTED BALTO CO. DEPRM.
 6. ANY FOREST BUFFER EASEMENT/RESERVATION SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
 7. TRASH TO BE COLLECTED BY BALTIMORE COUNTY, IN RIGHT OF WAY.
 8. CENSUS TRACT 4023.02
 9. WATERSHED - 31 SUBSEVERSHED G4
 10. NO HISTORIC BUILDINGS ON SITE.
 11. NOT IN CRITICAL AREA
 12. NO ARCHEOLOGICAL SITE
 13. NO ENDANGERED SPECIES HABITAT
 14. NO HAZARDOUS MATERIALS ON SITE TO OUR KNOWLEDGE.
 15. THERE ARE NO EXISTING SLOPES OF 25% OR GREATER.
 16. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY THE OWNERSHIP SHOWN SINCE 1955 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 OFFSITE DWELLINGS TO HIS KNOWLEDGE.
 17. SCHOOL - WINFIELD ELEMENTARY SCHOOL DISTRICT
SCHOOL CAPACITY - 450
1992 ENROLLMENT - 511
ESTIMATED FURF YIELD - 8
 18. DISTURBANCE OF THE OPEN SPACE BEYOND THE LIMITS SHOWN ON THE PLAN WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
 19. TEMPORARY BOUNDARY MARKERS AND TREE PROTECTION DEVICES SHALL BE INSTALLED CONCURRENTLY WITH THE LIMITS OF DISTURBANCE PRIOR TO ANY CLEARING OR GRADING.
 20. 2ND COUNCILMANIC DIST. 4TH ELECTION DISTRICT
 21. NO EXISTING UNDERGROUND FUELS OR CHEMICAL STORAGE TANKS WITHIN 100' OF SITE BOUNDARIES, TO OUR KNOWLEDGE.
 22. ENVELOPES SHOWN ON SINGLE FAMILY LOTS INDICATE A SPECIFIC ORIENTATION WHICH ALLOWS COMPLIANCE WITH THE BALTO. CO. ZONING REG'S. AND SHOULD THE ORIENTATION CHANGE THE SETBACKS REQUIRED BY SECTION 1801.2C.1B. MUST BE MET.
 23. EDGE OF PROPOSED GRADE IS ANTICIPATED LIMIT OF DISTURBANCE.
 24. DEED REFERENCE: 2847/132 & 2849/075
 25. TAX ACCOUNT NO 02-02-000810 & 02-02-000811
 26. STORM WATER MANAGEMENT RESERVATION TO BE CONVEYED TO BALTIMORE COUNTY.
 27. EXISTING USE: VACANT.
 28. PROPOSED USE: AS SHOWN
 29. EX. ZONING: DR 5.5
 30. ACCESSORY STRUCTURE NOTE
a. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURE, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY AND ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
b. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN THE FLOODPLAIN AREAS OR HYDRIC SOILS.
 31. DIRECTOR OF Z.A.D.M. NOTE
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF Z.A.D.M. BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.



VICINITY MAP
SCALE: 1"=500'

PRIMARY DENSITY: SEE CRG NO 87222
"VILLAGE OF PINE RUN APARTMENTS"
DENSITY PERMITTED
GROSS AREA = 37.65 X 55 = 207 UNITS
DENSITY EXISTING = 204 UNITS
DENSITY REMAINING = 3 UNITS

ADDITIONAL DENSITY: EXIST ZONING DR 5.5
"VILLAGE OF PINE RUN"
FROM AREA "C"
DENSITY PERMITTED
GROSS AREA = 127 X 55 = 69 UNITS
DENSITY WHEN COMBINED = 24 UNITS
DENSITY REMAINING = 45

TOTALS:

UNITS PROPOSED = 14
OPEN SPACE
REQUIRED = 40 X 650 = 26000 = 0.60 AC.
OPEN SPACE
PROVIDED = 1.05 AC. (0.65 AC. PROVIDED TO VILLAGE OF PINE RUN.)
SEE CRG NO 87222

PARKING REQUIRED
14 INDIVIDUAL LOTS X 2 = 28
PARKING PROVIDED = 28

VARIANCE REQUESTED: A rear yard setback of 29'-2" for #4, #6 & #8 and 27'-6" for #10 in lieu of the 30 feet required by section 1801.2.C.2.a of the Baltimore County Zoning Regulations (B.C.Z.R.) and the residential standards established in the comprehensive manual of design policies and to allow open projections of 21'-6" for #4, #6 and #8 and 20'-2" in lieu of the required 22'-6" as required by section 301.1 of the (B.C.Z.R.).

95-5-SPHA

#2

PLAT TO ACCOMPANY PETITION
FOR VARIANCE

LIBERTY MANOR ADDITION
FORMERLY
VILLAGE OF PINE RUN

2nd ELECTION DISTRICT
SCALE - 1" = 50'

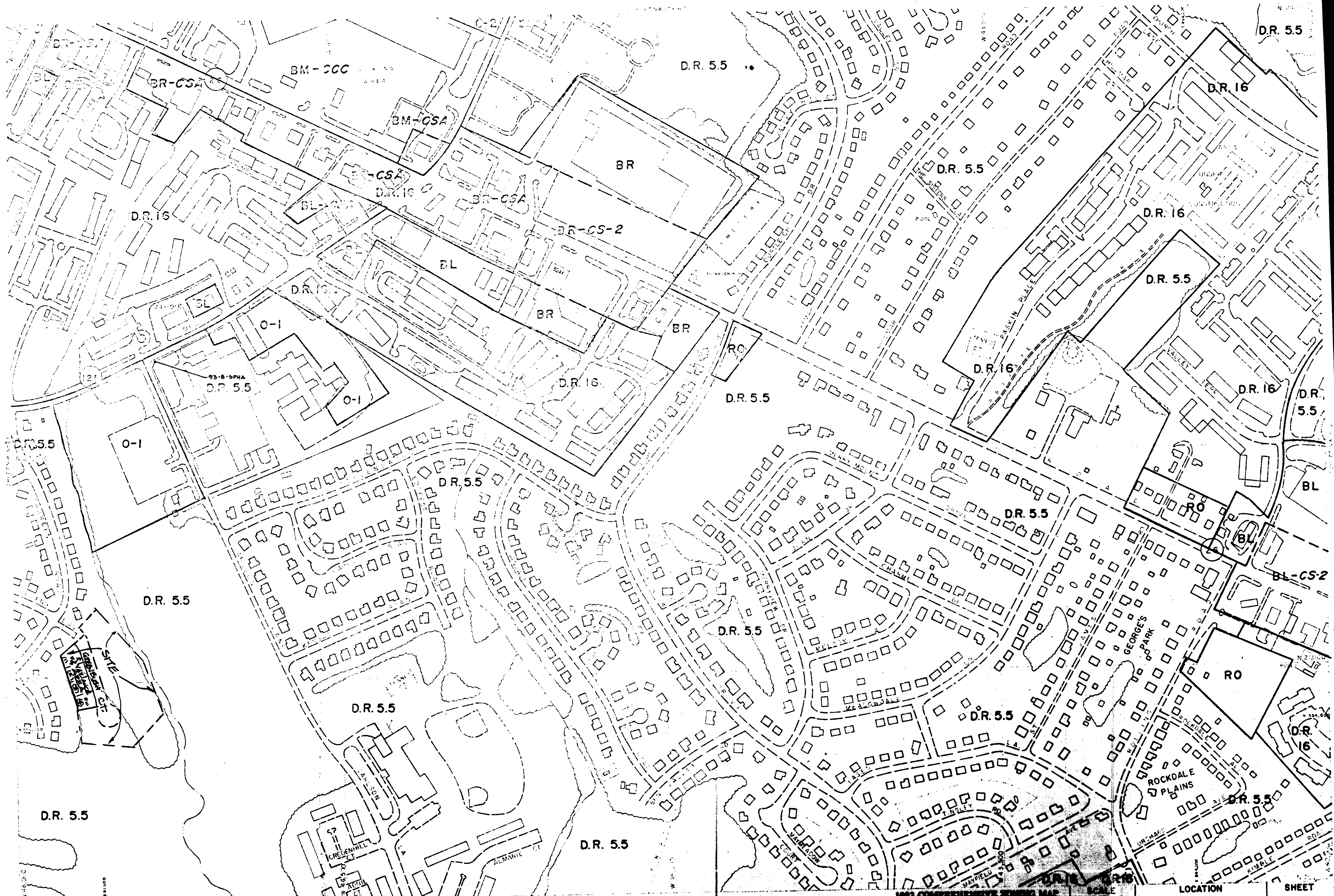
BALTIMORE CO. MARYLAND
DATE - JUNE 8th 1994

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(410) 825-8120

OWNER & DEVELOPER
BAKER LAND COMPANY
10 PARKS AVENUE
COCKEYSVILLE, MD. 21030
TELEPHONE 561-1300
DEED REF - 2847-132 & 2869-75
TAX ACCT.# 02-02-000810
TAX ACCT.# 02-02-000811

DATE	REVISIONS	BY

PETITIONER'S
EXHIBIT NO. 1



P-SW P-SE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

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

SCALE
1" = 200'
DATE
PHOTOGRAPHY
JANUARY 1993

LOCATION	SHEET
ROCKDALE	N.W. 6-H
#2	

95-5-5-PA