

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S Milfords Garden Court * ZONING COMMISSIONER
 123' E of Milfords Garden Ct. * OF BALTIMORE COUNTY
 4 Milfords Garden Court *
 2nd Election District * Case No. 95-146-A
 2nd Councilmanic District *
 The Ryland Group *
 Petitioner *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for a Zoning Variance for the property located at 4 Milfords Garden Court located in the Orchard Glen Subdivision in Milford Mill. The Petition is filed by the Ryland Group, property owners, through Mitchell A. Deming, Production Supervisor. Variance relief is requested from Section 504.2 of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.a. and V.B.9 of the Comprehensive Manual of Development Policy (CMDP) (1971 to 1992 regulations) to allow a window wall and building to street right of way setback of 23 ft. in lieu of the required 25 ft. respectively, and to amend the last amended Final Development Plan for lot 12 of Reiblich property.

Appearing at the requisite public hearing held for this case was Timothy Madden, on behalf of Morris Ritchie and Assoc., the engineers, planners, surveyors and landscape architects, who prepared the site plan, marked as Petitioner's Exhibit No. 1. Also appearing was Mitchell Deming and Thomas McNamee on behalf of Ryland Homes. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject site (4 Milfords Garden Glen) is also known as lot No. 12 of the single family residential subdivision known as Orchard Glen. The property was developed and formerly known as the Reiblich property. This is a community of sin-

ORDER RECEIVED FOR FILING

Date 11/22/94
 By M. Stovak

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gle family homes located adjacent to Rolling Road not far from Liberty Road in western Baltimore County. As shown on the plan, lot 12 is located on a cul-de-sac of Milfords Garden Court.

Mr. Madden noted that because of its location adjacent to a cul-de-sac, the front property line of lot No. 12 is irregularly shaped. That is, the front building envelope is not parallel to the front property line, which reflects the circular cul-de-sac configuration. In any event, approval under the final development plan called for construction of a single family house on the lot with a 25 ft. front yard setback. The building envelope of the house was subsequently constructed and the building envelope of same at the first floor level is indeed 25 ft. from the front property line. However, the second story of the building is slightly oversized and maintains only a 23 ft. setback. Thus, the above described variance has been requested.

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 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. This is clearly a minor variance in nature and character.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of November, 1994 that a variance from Section 504.2

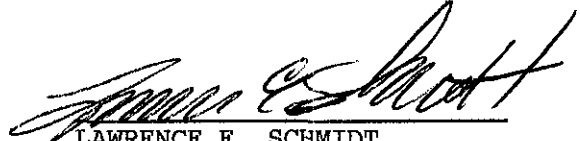
ORDER RECEIVED FOR FILING
Date 11/22/94
By M. G. Gosh

MICROFILMED

of the Baltimore County Zoning Regulations (BCZR) and Section V.B.6.a. and V.B.9 of the Comprehensive Manual of Development Policy (CMDP) (1971 to 1992 regulations) to allow a window wall and building to street right of way setback of 23 ft. in lieu of the required 25 ft. respectively, be and is hereby ORDERED; and,

IT IS FURTHER ORDERED that approval to amend the last amended Final Development Plan for lot 12 of Reiblich property, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The 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/rmn

ORDER RECEIVED FOR FILING
Date 11/27/98
By M. Gorb

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 21, 1994

Mr. Mitchell A. Deming
Mr. Thomas McNamee
7130 Minstrel Way
Columbia, Maryland 21045

RE: Petition for Variance
Case No. 95-146-A
The Ryland Group, Petitioner

Dear Messrs. Deming and McNamee:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

cc: Mr. T. Madden, Morris Ritchie and Assoc.

RECEIVED



Petition for Variance

to the Zoning Commissioner of Baltimore County

95-146-A

for the property located at

#4 Milfords Garden Court

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) SECT. 5304.2 (BCZR) AND V.B. 6.2 AND V.B.9

CCMDP) 1971 to 1992 REGS. TO PERMIT A WINDOW WALL AND BUILDING TO STREET RIGHT-OF-WAY SETBACK OF 23 FT. IN LIEU OF THE REQUIRED 25 FT. RESPECTIVELY

AND TO AMEND THE LAST AMENDED FDP FOR LOT 12 OF THE REIBLICH PROPERTY (AKA ORCHARD GLEN). [THIS IS FOR AN EXISTING SETBACK] of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Frontyard variance of 2 ft. is requested to permit an existing dwelling on the subject property to remain. Existing dwelling was constructed with the 2 ft. overhang of the second story existing in the required 25 ft. front setback. A variance of 2 ft. to permit a 23 ft. setback is requested.

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.

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:

Legal Owner(s): THE RYLAND GROUP

(Type or Print Name)

MITCHELL ALLEN DEMING
(Type or Print Name)

Signature

Mitchell Allen Deming
Signature

Address

PRODUCTION SUPERVISOR
(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

7130 MINSTREL WAY 410-290-7050
Address Phone No.

(Type or Print Name)

COLUMBIA MD 21045
City State Zipcode

Signature

Name, Address and phone number of representative to be contacted.

Address Phone No.

MITCHELL DEMING
Name

City State Zipcode

7130 MINSTREL WAY 410-290-7050
Address Phone No.

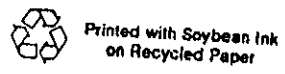
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



MICROFILMED

1A0

EXAMPLE 3 - Zoning Description

- 3 copies

95-146-A

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR #4 MILFORD GARDEN COURT
(address)

Beginning at a point on the NORTH side of MILFORD
(north, south, east or west) (name of

GARDEN COURT which is 50'
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 120' EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street MILFORD GARDEN DRIVE
(name of street)

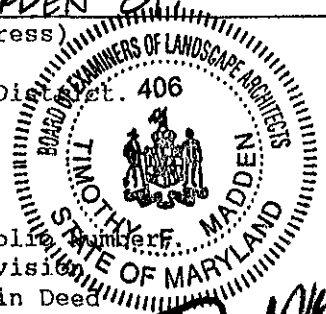
which is 55' wide. *Being Lot # 12,
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of ORCHARD'S GLEN
(name of subdivision)

as recorded in Baltimore County Plat Book # 02, Folio # 139, containing

7202. Also known as #4 MILFORD GARDEN CT.
(square feet or acres) (property address)

and located in the 2nd Election District, 2nd Councilmanic District



*If your property is not recorded by Plat Book and Folio then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Timothy F. Madden
10/13/94

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 10/30/94

Posted for: Variance

Petitioner: The Ryland Group

Location of property: 4 Milfords Gordon Court

Location of Signs: Facing roadway on property being zoned.

Remarks: No Pkts used

Posted by [Signature] Date of return: 11/4/94
Signature

Number of Signs: 1



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CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Oct. 28, 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 Oct. 27, 1994.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

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 108 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: 18-26
(Item 140)

Location: Orchard Glen Court

Neighborhood: Orchard Glen
1234 W. Washington Avenue

Board:

2nd Election District

2nd Councilmanic District

Petitioner(s):

The Ryland Group

Hearing: Wednesday

November 16, 1994 at

11:00 a.m. in Rm. 108

County Office Building

Variance to permit a window wall and building to street front of way setback of 23 feet in lieu of the required 28 feet, respectively, and to amend the last amended FDP for lot 12 of the Reilich Property (aka Orchard Glen).

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 867-3389.

(2) For information concerning the File and/or Hearing, Please Call 867-3381.

10/31/94 Oct. 27

10/27/94



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

receipt

95-146-A

Account: R-001-6150

Number

140

BY JLL

Date

10/13/94

/ RES VAR FILING	CODE 010	50.00
/ SINGLE LOT AMENDMENT TO F.D PIE! SPH	CODE 030	50.00
/ SIGN POSTING	080	<u>35.00</u>
	TOTAL	135.00

OWNER: THE RYLAND GROUP - PAID BY RICKRISS + RITCHIE.
 LOC #4 MILFORD GARDEN CT.

04A04#0132MIC:HRC
 BA 0011:31AM10-13-94

\$135.00

Please Make Checks Payable To: Baltimore County

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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, DIRECTOR

For newspaper advertising:

Item No.: 140
Petitioner: ^{THE} RYLAND GROUP
Location: 4 MILFORDS GARDEN COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Tim Madden C/O MORRIS FRITCHE ASSOCIATES INC.
ADDRESS: 110 WEST RD, SUITE 110
TOWSON, MD. 21204
PHONE NUMBER: (410) 821-1690

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TO: PUTKENT PUBLISHING COMPANY
October 27, 1994 Issue - Jeffersonian

Please forward billing to:

Tim Madden
Morris & Ritchie Associates, Inc.
110 West Road, Suite 110
Towson, Maryland 21204
821-1690

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: 95-146-A (Item 140)
4 Milfords Garden Court
N/S Milfords Garden Court, 123' E of Milfords Garden Road
2nd Election District - 2nd Councilmanic
Petitioner(s): The Ryland Group
HEARING: WEDNESDAY, NOVEMBER 16, 1994 at 11:00 a.m. in Room 106, County Office Building.

Variance to permit a window wall and building to street right of way setback of 23 feet in lieu of the required 25 feet, respectively; and to amend the last amended FDP for lot 12 of the Reiblich Property (aka Orchard Glen).

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.

ENCLOSURE

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 21, 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: 95-146-A (Item 140)

4 Milfords Garden Court

N/S Milfords Garden Court, 123' E of Milfords Garden Road

2nd Election District - 2nd Councilmanic

Petitioner(s): The Ryland Group

HEARING: WEDNESDAY, NOVEMBER 16, 1994 at 11:00 a.m. in Room 106, County Office Building.

Variance to permit a window wall and building to street right of way setback of 23 feet in lieu of the required 25 feet, respectively; and to amend the last amended FDP for lot 12 of the Reiblich Property (aka Orchard Glen).

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: The Ryland Group
Tim Madden/Morris & Ritchie Associates, Inc.

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.

11/16/94
11:00 AM
11/16/94



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mitchell Allen Deming
7130 Minstrel Way
Columbia, Maryland 21045

NOV. 9 1994

RE: Case No. 95-146A, Item No. 140
Petitioner: Mitch Deming

Dear Mr. Deming:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 13, 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 is 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 the Office of Zoning Administration and Development Management has instituted a system whereby 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.
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 the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals 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 Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

[Faint handwritten notes]





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

10-21-94

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

Re: Baltimore County
Item No.: ~~140~~ 140 (JLL)

Dear Ms. Winiarski:

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 Ramsey, Acting 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

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Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 10/26/94

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF 10/24/94

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.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 138, 140, 141, 142 AND 145.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 897-4321, MS-11027

cc: File

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: October 26, 1994

FROM: Pat Keller, 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. 140

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

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: October 31, 1994
Zoning Administration and Development Management

FROM *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for October 31, 1994
Items 138, 140, 141, 142 and 145

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

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RE: PETITION FOR VARIANCE
4 Milfords Garden Court, N/S
Milfords Garden Court, 123' E of
Milfords Garden Road, 2nd Election
District, 2nd Councilmanic

The Ryland Group
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 95-146-A

* * * * *

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 14th day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Mitchell Deming, Production Supervisor, The Ryland Group, 7130 Minstrel Way, Columbia, MD 21045, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Tim Madden

MITCH DEMING

Thomas McNamee

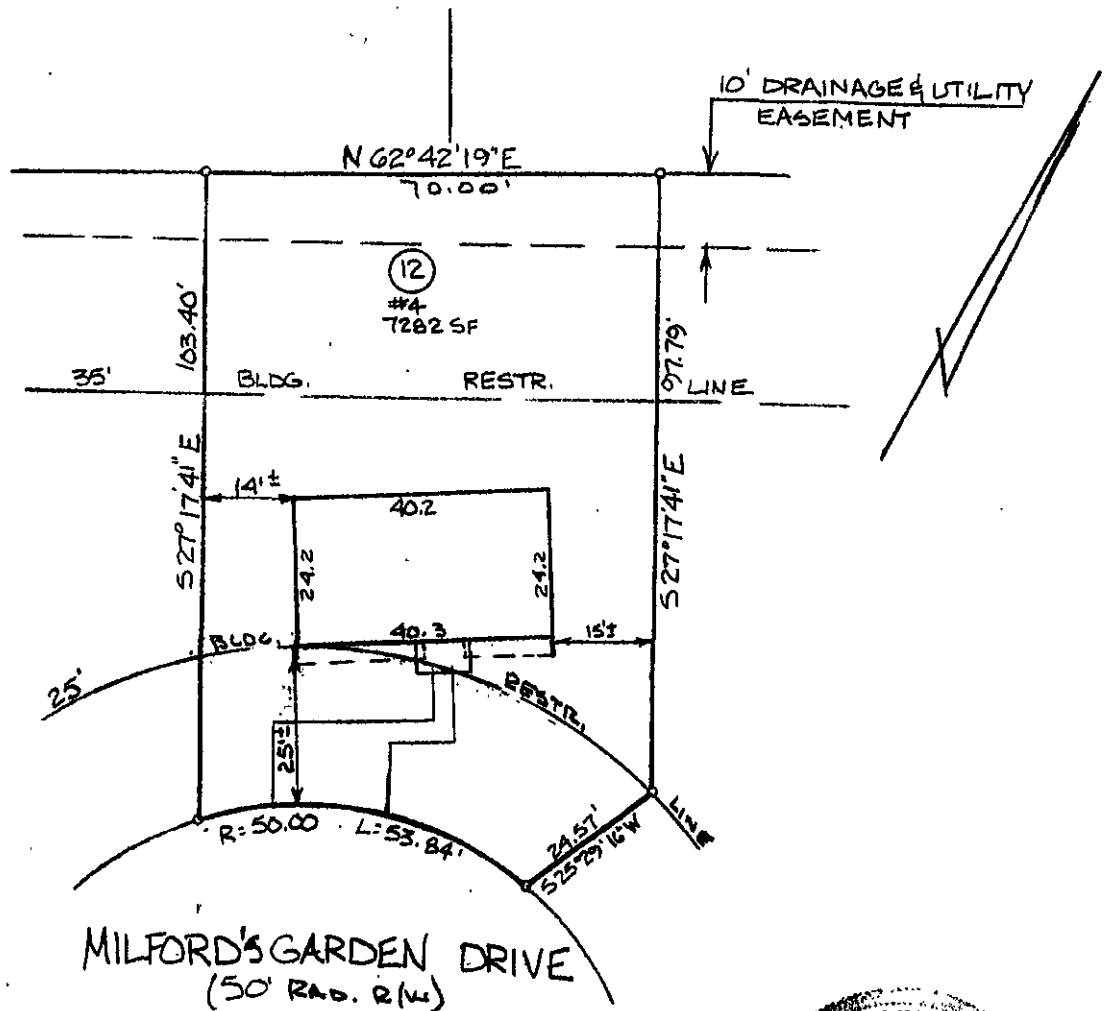
MRA, 110 West Rd Towson, Md

Ryland Homes, Columbia, MD.

Ryland Homes Columbia Md



08/16/2011 11:51 AM



MILFORD'S GARDEN DRIVE
(50' RAD. R(W))

FLOOD NOTE:
THIS IS TO CERTIFY THAT THE LAND SHOWN
HEREON IS NOT WITHIN THE FLOOD ZONES
AS SHOWN ON THE FLOOD INSURANCE
RATE MAPS AS PUBLISHED MARCH 2, 1981.

MICROFILMED



George T. Keller

The information on this plat shows only that the improvements indicated hereon are located as shown within the outlines of the lot upon which they are erected, and is not to be construed as an establishment of property lines.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS SURVEYORS, AND LANDSCAPE ARCHITECTS
139 N. Main Street, Suite 200
Bel Air, Maryland 21014
(410) 879-1690 · (410) 836-7560
Fax: (410) 879-1820

LOCATION OF EXISTING STRUCTURE
LOT 12
FIRST AMENDED PLAT OF
REIBLICH PROPERTY
SM 62 FOLIO 139
2ND ELECTION DISTRICT
BALTIMORE COUNTY MARYLAND
FOR: RYLAND HOMES

SCALE 1" = 30'	DATE 9-15-94	DRAWN BY: G.W.M.	DESIGN BY:	REVIEW BY: GK	JOB NO 9509
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CAD ONE, INC. 301-595-1120

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

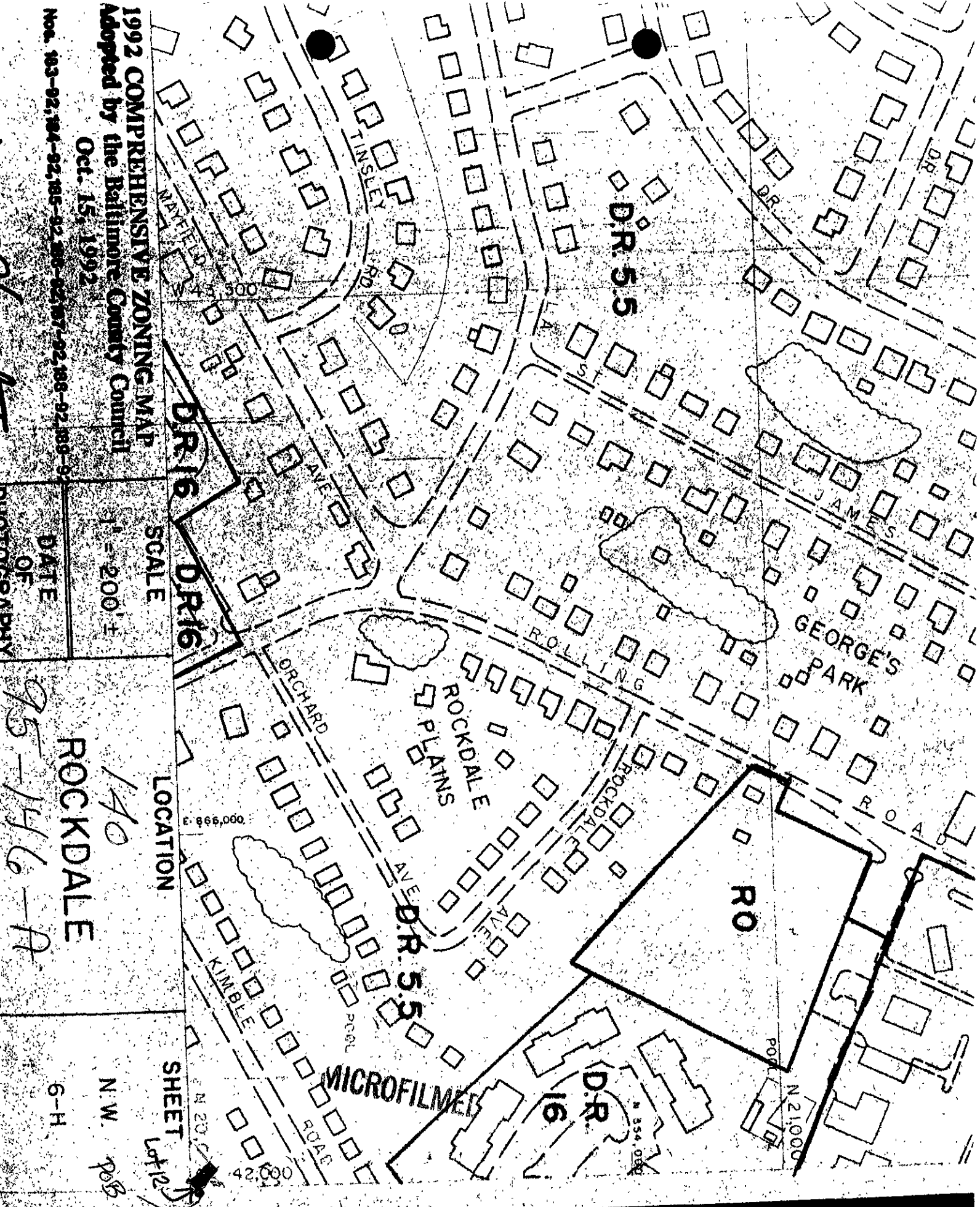
No. 103-02, 104-02, 105-02, 106-02, 107-02, 108-02, 109-02

201
107

DATE OF PHOTOGRAPHY

95-146-A
ROCKDALE

SHEET N.W. 905
6-H



SCALE

1" = 200'

LOCATION

140

SHEET

Lot 125

MICROFILMED

DR 16

DR 16

RO

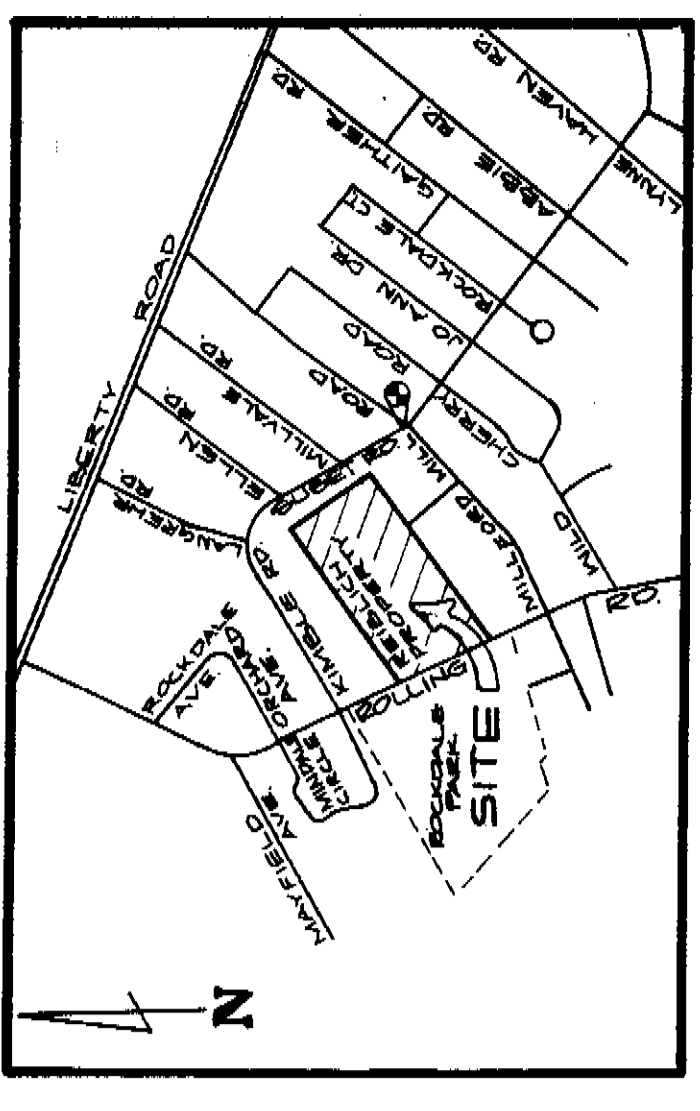
DR 5.5

DR 5.5

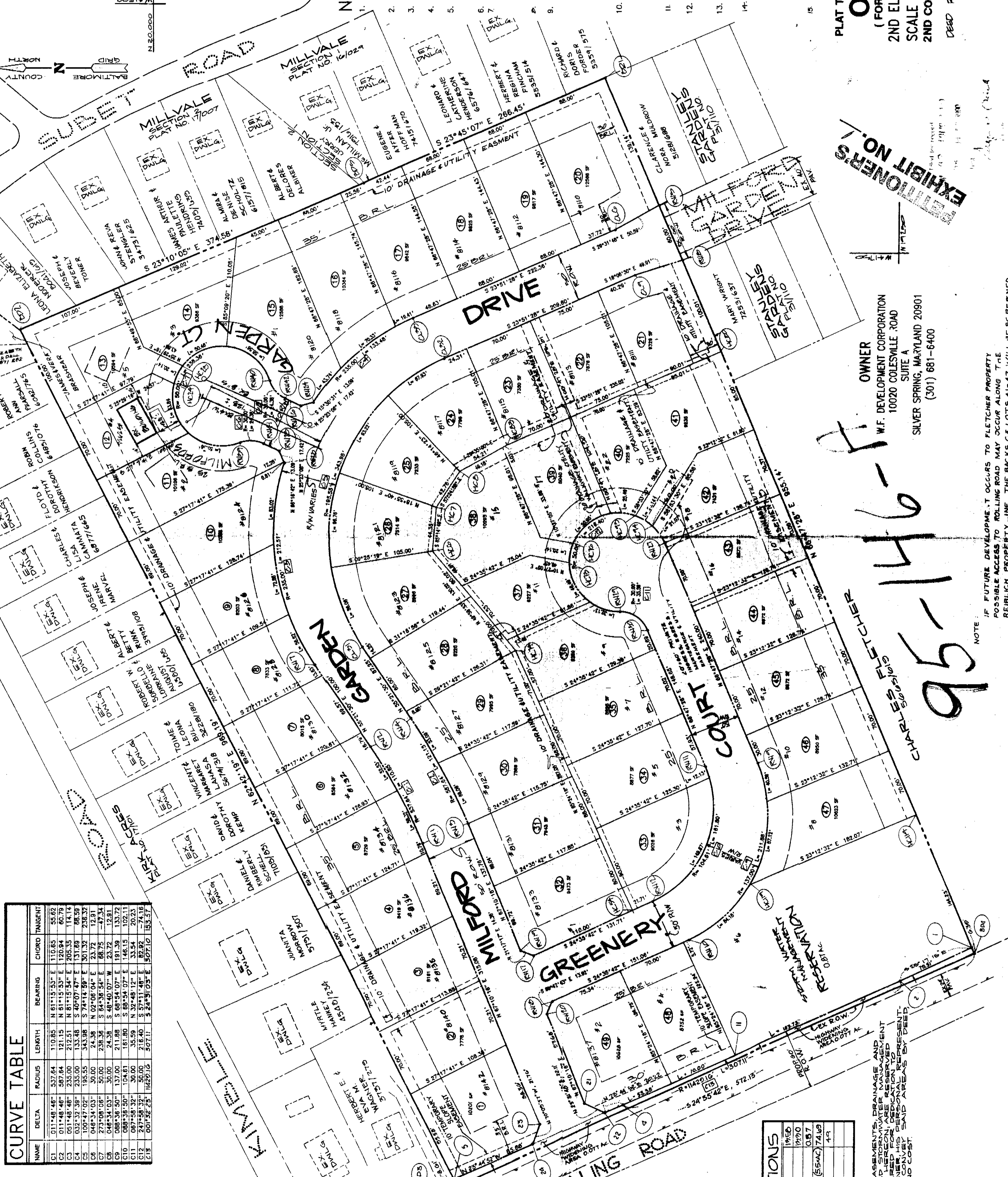
DR 16

GEORGE'S PARK

MICROFILMED



VICINITY MAP
SCALE 1"=1000'
BEING A 1" IRON BAR NEAR THE CENTER OF THE INTERSECTION OF MILFORD ROAD AND SIBLEY ROAD



COORDINATES

POINT	NORTH	EAST
BM1	19888.855	11827.688
BM2	19888.855	11827.688
BM3	19888.855	11827.688
BM4	19888.855	11827.688
BM5	19888.855	11827.688
BM6	19888.855	11827.688
BM7	19888.855	11827.688
BM8	19888.855	11827.688
BM9	19888.855	11827.688
BM10	19888.855	11827.688
BM11	19888.855	11827.688
BM12	19888.855	11827.688
BM13	19888.855	11827.688
BM14	19888.855	11827.688
BM15	19888.855	11827.688
BM16	19888.855	11827.688
BM17	19888.855	11827.688
BM18	19888.855	11827.688
BM19	19888.855	11827.688
BM20	19888.855	11827.688
BM21	19888.855	11827.688
BM22	19888.855	11827.688
BM23	19888.855	11827.688
BM24	19888.855	11827.688
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BM97	19888.855	11827.688
BM98	19888.855	11827.688
BM99	19888.855	11827.688
BM100	19888.855	11827.688

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH	BEARING	CHORD	TANGENT
C1	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C2	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C3	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C4	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C5	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C6	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C7	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C8	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C9	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C10	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C11	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C12	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C13	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C14	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63
C15	011°48'48"	537.64	110.85	N 81°15'33" E	110.85	53.63

DENSITY CALCULATIONS

AREA OF TRACT (GROSS)	156.8
DR. 5' ZONE (NET AREA)	107.0
TOTAL S.W.M. AREA	107.0
TOTAL DENSITY UNITS ALLOWED DR. 5'	107.0
TOTAL DENSITY UNITS PROVIDED	44

NOTE: HIGHWAY AND HIGHWAY WIDENING SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, EASEMENTS, AND STORMWATER MANAGED UNITS TO THE OWNER AND ARE HEREBY OFFERED FOR RECREATION AND AVENUE SUCCESSORS AND ASSIGNS TO BALTIMORE COUNTY, MARYLAND AT NO COST.

NOTES

- The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park open space, or other public area shown on the plat. This plat may expire in accordance with the provisions of THE BALTIMORE COUNTY CODE SECTION 22-68. BILL
- The recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
- The information shown hereon may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
- The C.R.G. plan for the property on this plat was approved on APRIL 4, 1989.
- The owner/developer will comply with the best management practices contained in the Water Quality Management Policy ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- RESPECTABLE OFFERS OF DONATION HAVE BEEN MADE.
- Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation of currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply, including the minimum setback of 22 feet to be held from the street right-of-way line to the garage or water management area and access easements to them shown.
- Hereon are returned to the OWNER and are hereby offered for Personal Recession and Assigns to the OWNER, his Personal Representatives and Assigns, the OWNER'S HEIRS BY DEED TO BALTIMORE COUNTY, MARYLAND.
- TAX ACCOUNT: 82160202
- DEED REFERENCE: 571471.
- Trash collection, snow removal and road maintenance are to be provided to the junction of the panhandle and the street.
- Roads, stormdrains, and utilities to be designed by a professional engineer, registered # 10035
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWERAGE SYSTEMS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND OPERATIONAL. IT IS DEEMED APPROPRIATE TO MAKE THE PROPOSED DEVELOPMENT.
- LOCAL OPEN SPACE WAIVER REQUEST WAS APPROVED BY THE BOARD OF RECREATION & PARKS ON 4-18-87

PLAT TO ACCOMPANY ZONING VARIANCE FOR LOT 12
ORCHARD GLEN
(FORMERLY KNOWN AS REIBLICH PROPERTY)
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1"=50'
2ND COUNCILMANIC DISTRICT
DEED REFERENCE: 8907-012 TAX ACCOUNT NO. 02-18-180100



D.S. THALER & ASSOCIATES, INC.
SURVEYORS
100 W. BALTIMORE AVE. SUITE 100
BALTIMORE, MD. 21201
(301) 524-5600

COMPUTED BY: D.A.S.
CHECKED BY: T.H.M.
DRAWN BY: R.P.E.
P.L.N.

P.W.A. COMPLETED: 2-28-90
FINAL PLAT CHECKED BY: [Signature]
PLANNING & ZONING ENGINEERING: [Signature]
HOUSE NUMBERS: 2-28-90

DEPARTMENT OF PUBLIC WORKS
APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR: [Signature]
DATE: 4/30/90

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT HE IS THE SURVIVOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAD OUT AND THE PLAT THEREOF HAS BEEN FILED WITH THE BALTIMORE COUNTY OFFICE OF RECORDS AND DEEDS IN ACCORDANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY AS APPLICABLE TO THE MAKING OF PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF MARYLAND, HEREBY CERTIFIES THAT HE IS THE SURVIVOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAD OUT AND THE PLAT THEREOF HAS BEEN FILED WITH THE BALTIMORE COUNTY OFFICE OF RECORDS AND DEEDS IN ACCORDANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY AS APPLICABLE TO THE MAKING OF PLAT AND SETTING OF THE MARKERS.

NOTE: THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN THESE DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE EX-PRESSELY RESERVED IN THE GRANTORS OF THIS DEED TO WHICH THIS PLAT IS ATTACHED IS THEIR HEIRS AND ASSIGNS.

STATION NORTH
X-5411 12127.70
X-5412 18028.14
X-5413 40077.72