

IN RE: PETITION FOR VARIANCE
E/S Providence Road, 500' SW
of Cowpens Avenue
(1111 Providence Road)
9th Election District
6th Councilmanic District

Michael O. Furman, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-109-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 1111 Providence Road, located in the vicinity of Cromwell Bridge Road in Towson. The Petition was filed by the owners of the property, Michael O. and Bonita P. Furman. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 19 feet in lieu of the required 20 feet, and to permit a lot width of 120 feet in lieu of the required 150 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael and Bonita Furman, property owners, and Bruce Doak, a Professional Land Surveyor with Gerhold, Cross & Etzel who prepared the site plan for this project. There were no Protestants present.

Testimony and evidence offered revealed that the subject property was part of a larger tract originally owned by the Petitioner's mother, Dorothy V. Furman. The Furmans purchased the property in 1942 at which time the entire tract contained a gross area of 3.140 acres, more or less, zoned D.R.1. It should be noted that a forest conservation easement runs through a large portion of this tract. In 1973, the Furmans sold a 0.789

ORDER RECEIVED FOR FILING
Date 11/19/95
By [Signature]

11/21/95

acre parcel to Michael and Bonita Furman for them to construct a dwelling thereon, known as 1111 Providence Road. The Petitioners now come before me seeking approval to resubdivide the property to create three individual lots, Lot 1 of which would contain the original residence of Mrs. Dorothy Furman, Lot 2 would contain the residence of Michael and Bonita Furman, and Lot 3 which is proposed to be developed with a single family dwelling. This third lot would be located to the rear of Lots 1 and 2 and would be accessed via a panhandle driveway along the northeast property line adjacent to Lot 2. In addition, the Petitioners propose a lot line adjustment to enlarge his present lot and to adjust the lot line for his mother's property. The entire matter has proceeded through the minor subdivision process; however, due to the location of the existing dwelling on proposed Lot 2 and the unusual configuration of proposed Lot 3, the requested variances are necessary.

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

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

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Date 11/19/95
By [Signature]

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

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of November, 1995 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 19 feet in lieu of the required 20 feet for proposed Lot 2, and to permit a lot width of 120 feet in lieu of the required 150 feet for proposed Lot 3, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING


Date

By

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Permits and Development Management (PDM) office for inclusion in the case file.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

Handwritten signature

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 1, 1995

Mr. & Mrs. Michael O. Furman
1111 Providence Road
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Providence Road, 500' SW of Cowpens Avenue
(1111 Providence Road)
9th Election District - 6th Councilmanic District
Michael O. Furman, et ux - Petitioners
Case No. 96-109-A

Dear Mr. & Mrs. Furman:

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

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

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Bruce Doak, Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Towson, Md. 21286

People's Counsel

File

UNRECORDED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #1111 PROVIDENCE ROAD
which is presently zoned DR1

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)

1802.3.C.1

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

VARIANCE TO ALLOW A 19' SETBACK ALONG THE NORTHEASTERN PROPERTY LINE IN LIEU OF THE REQUIRED 20' SETBACK AND TO PERMIT A LOT WIDTH OF 120 FT. IN LIEU OF THE REQUIRED 150 FT. PRACTICAL DIFFICULTY AND OR HARSHIP TO BE DETERMINED AT THE HEARING

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)

(Type or Print Name)

MICHAEL O. FURMAN
(Type or Print Name)

Signature

Michael O. Furman
Signature

Address

BONITA P. FURMAN
(Type or Print Name)

City State Zipcode

Bonita P. Furman
Signature

Attorney for Petitioner

#1111 PROVIDENCE ROAD 828-5415
Address Phone No

(Type or Print Name)

TOWSON MO 21204
City State Zipcode

Signature

Name, Address and phone number of representative to be contacted

Address Phone No.

GERHOLD, CROSS & ETZEL, LTD.
Name

City State Zipcode

320 E TOWSANTOWN BLVD. 823-4470
Address Phone No
TOWSON MD. 21286

CHUBB NOTARY PUBLIC

Date
Printed with Soybean Ink on Recycled Paper



OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates Next Two Months

ALL OTHER REVIEWED BY: DATE

102

GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

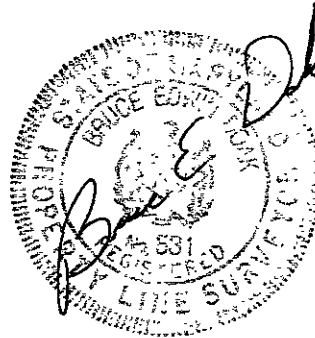
EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

August 25, 1995

**Zoning Description
1111 Providence Road**

Beginning at a point in the center of Providence Road at a distance of 500 feet, more or less, southwesterly of the centerline of Cowpens Avenue, thence with the centerline of Providence Road 1) South 45 degrees 30 minutes West 145 feet, thence leaving Providence Road and running the four following courses and distances, viz: 2) South 48 degrees 05 minutes 40 seconds East 253.29 feet, 3) North 36 degrees 54 minutes East 138.98 feet, 4) North 46 degrees 33 minutes West 232.16 feet, more or less, to the point of beginning.

Containing 0.789 of an acre of land, more or less.



This description is not for conveyance purposes and does not meet the requirements of Section.08, Subtitle 13, Title 09 of the Annotated Code of Maryland; it only fulfills the requirements of the Baltimore County Office of Zoning.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-108-A

District 9d Date of Posting 10/6/95

Posted for: Variance

Petitioner: Michael + Berita Furman

Location of property: 1111 Providence Rd

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by [Signature] Date of return: 10/13/95
Signature

Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

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 9/28, 1995.

THE JEFFERSONIAN,

A. Hemickson
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: 96-109-A
(Item 182)

1111 Providence Road
E/S Providence Road, 500'
SW of Cowpens Avenue-
9th Election District
6th Councilmanic

Legal Owner(s):

Michael O. Furman and Borita P. Furman

Hearing: Thursday,
October 26, 1995 at 9:00 a.m.
in Rm. 118, Old Courthouse.

Variance: to allow a 19 ft. (more or less) setback along the northeastern property line in lieu of the required 20 ft. setback and to permit a lot width of 120 ft. in lieu of the required 150 ft.

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.

9242 Sept 28

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102
204 JLL

DATE 9/1/95 ACCOUNT R0016150

AMOUNT \$ 85.00

RECEIVED FROM: FURMAN

FOR: 1111 PROVIDENCE RD RES VAR CODE 0100 ~~50.00~~
1 SIGN " " 080 ~~35.00~~
\$85.00
03A0380137MICHRC
BA D01D154AND7-08-95

VALIDATION OR SIGNATURE OF CASHIER
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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

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

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed 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.: 102

Petitioner: MICHAEL O. FURMAN & BONITA P. FURMAN

Location: #1111 PROVIDENCE ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MICHAEL O. FURMAN

ADDRESS: #1111 PROVIDENCE ROAD

TOWSON, MD. 21204

PHONE NUMBER: 828-5415

AJ:ggs

[Handwritten initials]



TO: PUTUXENT PUBLISHING COMPANY
September 28, 1995 Issue - Jeffersonian

Please forward billing to:

Michael O. Furman
1111 Providence Road
Towson, Maryland 21204
828-5415

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: 96-109-A (Item 102)
1111 Providence Road
E/S Providence Road, 500' SW of Cowpens Avenue
9th Election District - 6th Councilmanic
Legal Owner: Michael O. Furman and Bonita P. Furman
HEARING: THURSDAY, OCTOBER 26, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow a 19 ft. (more or less) setback along the northeastern property line in lieu of the required 20 ft. setback and to permit a lot width of 120 ft. in lieu of the required 150 ft.

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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 21, 1995

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: 96-109-A (Item 102)

1111 Providence Road

E/S Providence Road, 500' SW of Cowpens Avenue

9th Election District - 6th Councilmanic

Legal Owner: Michael O. Furman and Bonita P. Furman

HEARING: THURSDAY, OCTOBER 26, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow a 19 ft. (more or less) setback along the northeastern property line in lieu of the required 20 ft. setback and to permit a lot width of 120 ft. in lieu of the required 150 ft.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Michael and Bonita Furman
Gerhold, Cross & Etzel, Ltd.

- 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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 19, 1995

Mr. and Mrs. Michael O. Furman
1111 Providence Road
Towson, Maryland 21204

RE: Item No.: 102
Case No.: 96-109-A
Petitioner: M. O. Furman, et ux

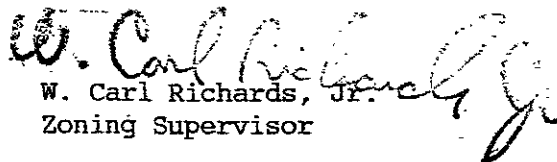
Dear Mr. and Mrs. Furman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 5, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

10/19/95



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: Sept. 25, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief *RWB/DAK*
Development Plans Review Division

RE: Zoning Advisory Committee Meeting
for September 25, 1995
Item No. 102

The Development Plans Review Division has reviewed the subject zoning item. See our previous comments dated August 4, 1995, for the minor subdivision for the Furman Property, specifically, "the proposed panhandle driveway must be paved."

RWB:sw

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

TO: Mr. Arnold Jablon, Director October 4, 1995
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #102 - Furman Property
1111 Providence Road
Zoning Advisory Committee Meeting of September 18, 1995

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

Development Coordination

Minor Subdivision Plan comments dated 8/4/95 and 8/10/95 apply to this site.

Environmental Impact Review

Minor Subdivision plan comments dated 8/7/95 apply to this site.

J

JLP:LS:TL:sp

FURMAN/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 19, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 102

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:

Caryl Kerns

PK/JL

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 09/19/95

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 SEPT. 18, 1995.

Item No.: SEE BELOW During Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and need to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105,
106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED

SEP 21 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F





**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-15-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 102 (JLL)

Dear Ms. Watson:

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 affected by any State Highway Administration projects.

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,

for *Bob Small*

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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

RE: PETITION FOR VARIANCE
1111 Providence Road, E/S Providence Rd,
500' SW of Cowpens Avenue
9th Election District, 6th Councilmanic

Michael O. and Bonita P. Furman
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-109-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 29th day of October, 1995, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Blvd., Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 12, 1995

Mr. Bruce Doak
Gerhold, Cross & Etzel
320 E. Towsontown Boulevard
Towson, Maryland 21286

RE: PETITION FOR VARIANCE
E/S Providence Road, 500' SW of Cowpens Avenue
(1111 Providence Road)
9th Election District - 6th Councilmanic District
Michael O. Furman, et ux - Petitioners
Case No. 96-109-A

Dear Mr. Doak:

In response to your faxed memo on December 11, 1995 concerning the recordation of a new deed in the above-captioned matter, the following comments are offered.

I recognize the fact that this project must undergo review through the minor subdivision process and that such review may take some time; at the least, longer than the sixty (60) days afforded you in my Order to file a new deed for this property.

Therefore, I will modify my Order to require recordation of the new deed within sixty (60) days of final approval of this project. Obviously, that date will be determined based upon when the minor subdivision process has been completed.

Please do not hesitate to contact me should you have any further questions on the subject.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Michael O. Furman
1111 Providence Road, Towson, Md. 21204

People's Counsel; Case File

Post-It Fax Note 7672

No of Pages 2 Today's Date 12/11 Time 9:30 AM
 From Bruce Doak
 Company GCM
 Location Dept. Charge
 Fax # 863-4470
 Original Disposition

To Tim K
 Company
 Location

Fax # 863-4470 Telephone # 887-4386

See Page 2 For My Request

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4386

November 1, 1995

Fax 887-3448

Mr. & Mrs. Michael O. Furman
 1111 Providence Road
 Towson, Maryland 21204

RE: PETITION FOR VARIANCE
 E/S Providence Road, 500' SW of Cowpers Avenue
 (1111 Providence Road)
 9th Election District - 6th Councilmanic District
 Michael O. Furman, et al. Petitioners
 Case No. 96-109 A

Dear Mr. & Mrs. Furman:

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

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

Very truly yours,

TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:dje

cc: Mr. Bruce Doak, Gerhold, Cross & Etzel
 320 E. Towsontown Boulevard Towson, Md 21286

People's Counsel

File

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this order is reversed, the relief granted herein shall be rescinded.

2) Pursuant to Section 502.2 of the P. & Z R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Permits and Development Management (PDM) office for inclusion in the case file.

3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:ljs

THE DEED CAN NOT BE RECORDED UNTIL THE SUBDIVISION IS APPROVED. THIS 60 DAY PERIOD TO RUN UNTIL THE SUBDIVISION IS APPROVED. PLEASE REWALITE YOUR ORDER TO STATE THIS AS YOU DID FOR THE MONTANYE CASE

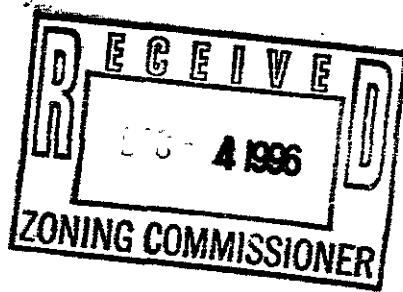
R. [Signature]

File

1111 Providence Rd.
Towson, Md 21286

Dec. 2, 1996

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204



Re: Extension for recording deeds
Case No. 96-109-A
E/S Providence Road, 500' SW of Cowpens Ave.
(1111 Providence Rd)

Dear Mr. Kotroco:

Confirming our telephone conversation of Nov. 27, 1996, you agree to allow an additional 30 days for the recording of deeds supplementing the initial 60 days as outlined in your letter of Dec. 12, 1995 (copy enclosed). Would you kindly sign and return the provided copy of this letter in the furnished stamped self addressed envelope for our records.

Yours truly,

Michael O. Furman

Michael O. Furman

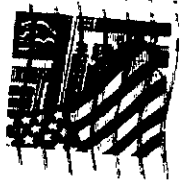
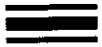
Timothy M. Kotroco

Timothy M. Kotroco

Enclosures:

MICROFILMED

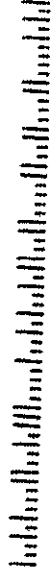
Mr. Michael O. Furman
1111 Providence Rd.
Baltimore, MD 21286-1744



Mr. Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County
Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204

MICROFILM

21204-4606 10



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BRUCE DOAL - GERHOLD, CROSS & ETZEL

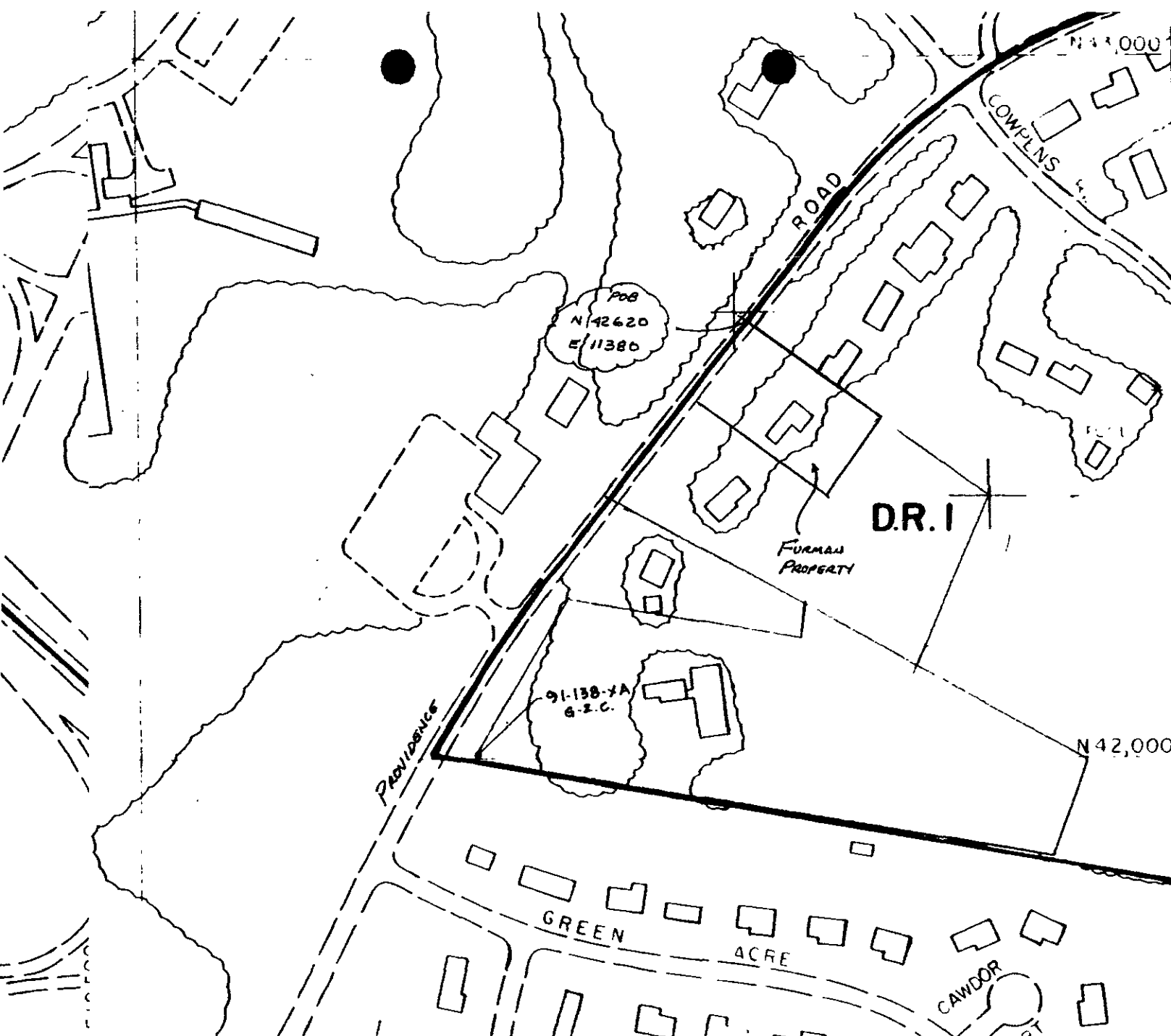
320 E TOWSONTOWN BLVD TOWSON MD 21286

MICHAEL O. FURMAN

1111 PROVIDENCE RD. TOWSON, MD

BONITA P. FURMAN

" " " 21286



COMPREHENSIVE ZONING MAP
Annapolis City and County Council
1992

92,186-92,187-92,188-92,189-92

A. Howard IV
County Council

SCALE
 1" = 200' ±

DATE OF PHOTOGRAPHY
 JANUARY
 1986

LOCATION
 HAMPTON

SHEET
 N.E.
 11-B

#102

PETITIONER'S
EXHIBIT 2

TITLE DEED

C.H.K. Liber 1243

261

folio 242 free and clear from the operation of said mortgage
As witness the corporate seal of the said body corporate and the signature of Charles H Schultz the president thereof

Signed sealed and delivered in the presence of Bradford Federal Savings and Loan
Edna V Schaeffer Association
(Corporate Seal) By Charles H Schultz Its President
State of Maryland City of Baltimore to wit

I hereby certify that on this 11th day of June 1942 before me the subscriber a notary public of said State in and for the City aforesaid personally appeared Charles H Schultz president of said Bradford Federal Savings and Loan Association releasor and acknowledged the said deed of release to be the act of said body corporate
Witness my hand and notarial seal

(Notarial Seal) Edna V Schaeffer Notary Public
Rec July 22 1942 at 1:30 P M & exd
per Christian H Kahl Clerk
Rec by H M D Examiners E&W

22399
Edwin F Hoffmaster & wf) This deed made this 18th day of July in the year one thousand nine
Deed to) hundred and forty two by Edwin F Hoffmaster and Betty E Hoffmas-
Franklin O Furman & wf) ter his wife parties of the first part and ~~Franklin O Furman~~ and
U S \$11.00 St \$10.00) Dorothy V Furman his wife parties of the second part

Witnesseth that in consideration of the sum of five dollars (\$5.00) and other good and valuable considerations the receipt of which is hereby acknowledged the said parties of the first part do grant and convey unto the said parties of the second part as tenants by the entireties their assigns the survivor of them and the heirs and assigns of such survivors in fee simple all that lot or parcel of ground situate lying and being in Baltimore County State of Maryland and described as follows that is to say
Beginning for the same in the center of the Providence Road at a point distant twenty three feet measured southwesterly along the center line of said road from the beginning of the eighth line of a parcel of land which by deed dated June 14 1919 and recorded among the land records of Baltimore County in liber WPC No 510 folio 577 was conveyed by Margaret H Leedy etc to John Ridgley of Hampton thence binding on the center of the Providence Road and binding on a part of said eighth line south forty five degrees thirty minutes west three hundred and twenty two feet thence leaving said road and running for lines of division the three following courses and distant viz south fifty three degrees six minutes east passing over a pipe set on or near the southeast side of the Providence Road five hundred feet to a pipe north thirty two degrees seven minutes east two hundred seventy feet to a pipe and north forty six degrees thirty three minutes west passing over a pipe set on or near the southeast side of said road four hundred thirty two and sixteen one hundredths feet to the place of beginning containing three and fourteen one hundredths acres of land more or less

Being the same lot or parcel of ground described in deed dated January 29 1940 and recorded among the land records of Baltimore County in liber CWB Jr No 1091 folio 278 from John

F.H.D.
D.M. 90.
ET AL

DELIVERED NOV 29 1942

Ridgley Jr widower to the grantors herein

Together with the buildings and improvements thereon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or in any wise appertaining

To have and to hold the said lot of ground and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part as tenants by the entireties their assigns the survivor of them and the heirs and assigns of such survivors in fee simple

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that they will warrant specially the property hereby granted and that they will execute such further assurances of the same as may be requisite

Witness the hands and seals of said grantors

Tent Edwin F Hoffmaster (Seal)
Margaret M Barry Betty E Hoffmaster (Seal)

State of Maryland City of Baltimore to wit

I hereby certify that on this 18th day of July in the year one thousand nine hundred and forty two before me the subscriber a notary public of the State of Maryland in and for Baltimore City personally appeared Betty E Hoffmaster and she acknowledged the foregoing deed to be her act

Witness my hand and notarial seal the day and year last above written
Margaret M Barry

(Notarial Seal)

Notary Public

State of Maryland City of Baltimore

I hereby certify that on this 18th day of July in the year one thousand nine hundred and forty two before me the subscriber a notary public for the State of Maryland in and for Baltimore City personally appeared Edwin F Hoffmaster and he acknowledged the foregoing deed to be his act

Witness my hand and notarial seal the day and year last above written
Margaret M Barry

(Notarial Seal)

Notary Public

Rec July 22 1942 at 1:30 P M & exd

per Christian H Kahl

Clerk

Rec by H M D

Examiners E&W

22401

L Wethered Barroll & wf) This mortgage made this 18th day of July 1942 by and between L
Mtg to) Wethered Barroll and Valerie M Barroll his wife (hereinafter
Savings Bank of Balto) called the "Mortgagors") as mortgagors and The Savings Bank of
St \$5.00) Baltimore a body corporate duly incorporated by an Act of the
-----) General Assembly of Maryland (hereinafter called the "Bank" as
mortgagee witnesseth

Whereas the mortgagors are justly indebted unto the Bank in the full and just sum of five thousand dollars (\$5000.00) with interest from the date hereof which sum was this day loaned

SON'S TITLE DEED

Lot 1

E.H.K. JR., LIBER 5375 PAGE 545

PER-SIMPLE DEED -- INDIVIDUAL GRANTOR AND GRANTEE -- 2-18

TRANSFER TAX NOT REQUIRED

7-11-73
Walter R. Richardson
Director of Finance

Per: Anna D. Miller
Authorized Signature.

Res. G. Sec. 2 C.

This Deed, Made this 11th day of June July

In the year one thousand nine hundred and seventy-three, by and between FRANCIS O. FURMAN and DOROTHY V. FURMAN, his wife, of Baltimore County, State of Maryland, parties

MICHAEL F. FURMAN and BONITA P. FURMAN, his wife, of the County and State aforesaid, parties

of the second part.

Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged,

JUL 11-73 240248# *****9.00
JUL 11-73 240248D# *****9.00

the said parties of the first part

do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her

PETITIONER'S EXHIBIT 3

heirs and assigns,

in fee simple, all that lot (X) of ground, situate, lying and being in

Baltimore County, State of Maryland, and described as follows, that is to say:--

Beginning for the same at a point in the center of Providence Road distant 488' Southwesterly, measured along the said center of said Providence Road, from the center of Cowpens Avenue; said place of beginning being also the beginning of the whole tract of land of which the lot now being described is a part and which said whole tract of land is described in a Deed dated July 22nd, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. #1243 folio 261 from Edwin F. Hoffmaster and wife to Francis O. Furman and wife, and running thence from said place of beginning, binding on the said center of said Providence Road and binding on part of the 1st line of said whole tract of land South 45° 30' West 145'; thence leaving the said center of said Providence Road and running for lines of division the two following courses and distances, viz South 48° 05' 40", East 253.29' and North 36° 54', East 138.98' to intersect the 4th line of said whole tract of land; thence running with and binding on part of said 4th line of said whole tract of land North 46° 33' West 232.16' more or less, to the place of beginning. CONTAINING 0.789 ACRE of land, more or less.

SUBJECT to a widening strip for the future widening of said Providence Road. SUBJECT to a 7'6" drainage easement along the 2nd and 3rd lines of above described lot. SUBJECT to a 24' Right-of-Way for ingress and egress to future lots in rear of above described lot, along the 4th line of this description. SUBJECT also to a sewer agreement recorded E.H.K. Jr. No. 5324 folio 238. Improvements to be known as North Providence Road.

BEING part of the property in a deed dated July 18, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1243, folio 261 from Edwin F. Hoffmaster and wife to the within named grantors.

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said MICHAEL O. FURMAN and BONITA P. FURMAN, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs and assigns,

in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hands and seals of said grantors.

TEST:

Stephen Kieh

Francis O. Furman [SEAL]
FRANCIS O. FURMAN
Dorothy V. Furman [SEAL]
DOROTHY V. FURMAN

State of Maryland, Baltimore County

, to wit:

I HEREBY CERTIFY, That on this *10th* day of ~~June~~ *July*, 1973

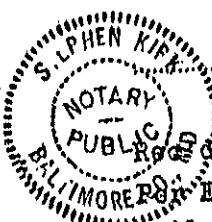
before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared FRANCIS O. FURMAN and DOROTHY V. FURMAN, his wife,

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

7-1-1974



Stephen Kieh
Notary Public

Recorded for record JUL 11 1973 at *9 59* AM
Elmer M. Kahline, Jr., Clerk
Mail to *Mr. Michael O. Furman*
Receipt No. *9.00*

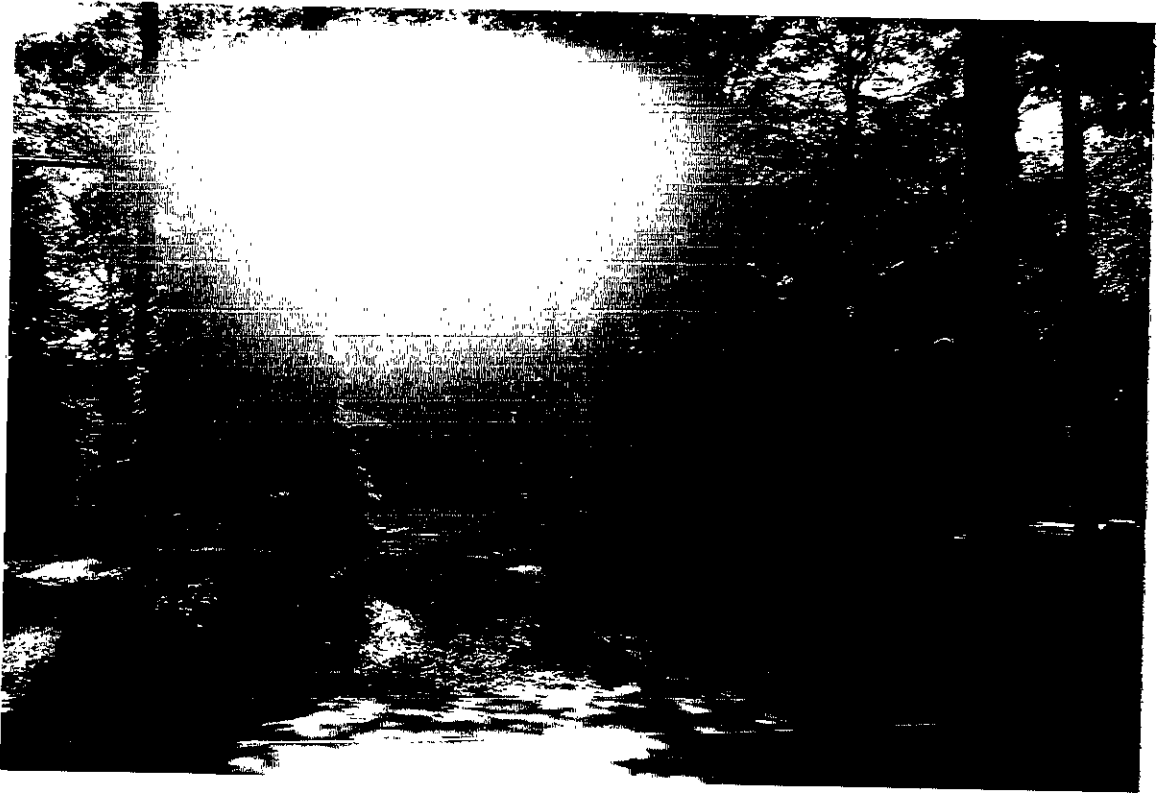
photographs
Case 96-109-A

10/10/96









IN RE: PETITION FOR VARIANCE
E/S Providence Road, 500' SW
of Cowpens Avenue
(1111 Providence Road)
9th Election District
6th Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 96-109-A

Michael O. Furman, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 1111 Providence Road, located in the vicinity of Cromwell Bridge Road in Towson. The Petition was filed by the owners of the property, Michael O. and Bonita P. Furman. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 19 feet in lieu of the required 20 feet, and to permit a lot width of 120 feet in lieu of the required 150 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael and Bonita Furman, property owners, and Bruce Doak, a Professional Land Surveyor with Gerhold, Cross & Etzel who prepared the site plan for this project. There were no Protestants present.

Testimony and evidence offered revealed that the subject property was part of a larger tract originally owned by the Petitioner's mother, Dorothy V. Furman. The Furmans purchased the property in 1942 at which time the entire tract contained a gross area of 3.140 acres, more or less, zoned D.R.1. It should be noted that a forest conservation easement runs through a large portion of this tract. In 1973, the Furmans sold a 0.789

acre parcel to Michael and Bonita Furman for them to construct a dwelling thereon, known as 1111 Providence Road. The Petitioners now come before me seeking approval to redivide the property to create three individual lots, Lot 1 of which would contain the original residence of Mrs. Dorothy Furman, Lot 2 would contain the residence of Michael and Bonita Furman, and Lot 3 which is proposed to be developed with a single family dwelling. This third lot would be located to the rear of Lots 1 and 2 and would be accessed via a panhandle driveway along the northeast property line adjacent to Lot 2. In addition, the Petitioners propose a lot line adjustment to enlarge his present lot and to adjust the lot line for his mother's property. The entire matter has proceeded through the minor subdivision process; however, due to the location of the existing dwelling on proposed Lot 2 and the unusual configuration of proposed Lot 3, the requested variances are necessary.

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

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

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

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

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

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

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of November, 1995 that the Petition for Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 19 feet in lieu of the required 20 feet for proposed Lot 2, and to permit a lot width of 120 feet in lieu of the required 150 feet for proposed Lot 3, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order and a copy of the recorded deed shall be forwarded to the Permits and Development Management (PDM) office for inclusion in the case file.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

November 1, 1995 (410) 887-4386

Mr. & Mrs. Michael O. Furman
1111 Providence Road
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Providence Road, 500' SW of Cowpens Avenue
(1111 Providence Road)
9th Election District - 6th Councilmanic District
Michael O. Furman, et ux - Petitioners
Case No. 96-109-A

Dear Mr. & Mrs. Furman:

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

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

Very truly yours,
[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

cc: Mr. Bruce Doak, Gerhold, Cross & Etzel
320 E. Townsontown Boulevard, Towson, Md. 21286

People's Counsel
File

#102

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1111 Providence Road
which is presently zoned DR-1

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) 1802.3.C.1

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

VARIANCE TO ALLOW A 19' SETBACK ALONG THE NORTHEASTERN PROPERTY LINE IN LIEU OF THE REQUIRED 20' SETBACK AND TO PERMIT A LOT WIDTH OF 120 FT. IN LIEU OF THE REQUIRED 150 FT.

PRACTICAL DIFFICULTY AND OR HARSHIP TO BE DETERMINED AT THE HEARING

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 Purchase/Lease
Type or First Name
Signature
Address
City State Zip Code
Attorney for Petitioner
Type or First Name
Address
City State Zip Code

Legal Owner(s)
MICHAEL O. FURMAN
Micheal O. Furman
Bonita P. Furman
Bonita P. Furman

Address
1111 Providence Road 21204
Towson, Md. 21286

Address
Gerhold, Cross & Etzel, Ltd.
320 E. Townsontown Blvd. 21286
Towson, Md. 21286

ESTIMATED LENGTH OF HEARING
the following date: [] Day [] Week [] Month [] Year
ALL OTHER []
INITIALED BY: []

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

#102

GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

August 25, 1995

Zoning Description
1111 Providence Road

Beginning at a point in the center of Providence Road at a distance of 500 feet, more or less, southwesterly of the centerline of Cowpens Avenue, thence with the centerline of Providence Road 1) South 45 degrees 30 minutes West 145 feet, thence leaving Providence Road and running the four following courses and distances, viz: 2) South 48 degrees 05 minutes 40 seconds East 253.29 feet, 3) North 36 degrees 54 minutes East 138.98 feet, 4) North 46 degrees 33 minutes West 232.16 feet, more or less, to the point of beginning.

Containing 0.789 of an acre of land, more or less.

This description is not for conveyance purposes and does not meet the requirements of Section 08, Subtitle 13, Title 09 of the Annotated Code of Maryland; it only fulfills the requirements of the Baltimore County Office of Zoning.

ORDER RECEIVED FOR FILING
Date 11/16/95
By [Signature]

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District DR-1 Date of Posting 11/16/95

Posted for: Maximice

Petitioner: Micheal & Bonita Furman

Location of property: 1111 Providence Rd.

Location of Sign: 1111 Providence Rd. from highway road

Remarks:

Posted by: [Signature] Date of return: 11/17/95

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 9/29, 1995

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 9/29, 1995.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

[Signature]
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 102 by JLL

DATE 9/1/95 ACCOUNT R0016150

AMOUNT \$ 85.00

RECEIVED FROM FURMAN

FOR: 1111 PROVIDENCE RD REC VAR COE 01095000
 151643 0802855.00
 6340390157410HRC 887.00
 SA 0010544M09-05-95

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Government
 Office of Zoning Administration
 and Development Management

111 West Chesapeake Avenue
 Towson, MD 21284 (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.: 102
 Petitioner: MICHAEL O. FURMAN & BONITA P. FURMAN
 Location: 1111 PROVIDENCE ROAD
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: MICHAEL O. FURMAN
 ADDRESS: 1111 PROVIDENCE ROAD
 Towson, Md. 21284
 PHONE NUMBER: 818-5415

Adj:gs (Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
 September 28, 1995 Issue - Jeffersonian

Please forward billing to:
 Michael O. Furman
 1111 Providence Road
 Towson, Maryland 21204
 828-5415

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 West Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-109-A (Item 102)
 1111 Providence Road
 E/S Providence Road, 500' SW of Coopers Avenue
 9th Election District - 6th Councilmanic
 Legal Owner: Michael O. Furman and Bonita P. Furman
 HEARING: THURSDAY, OCTOBER 26, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to allow a 19 ft. (more or less) setback along the northeastern property line in lieu of the required 20 ft. setback and to permit a lot width of 120 ft. in lieu of the required 150 ft.

LARENCE 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
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

September 21, 1995
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 West Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-109-A (Item 102)
 1111 Providence Road
 E/S Providence Road, 500' SW of Coopers Avenue
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Arnold Jablon
 Arnold Jablon
 Director

cc: Michael and Bonita Furman
 Gerald, Cross & Eitel, Ltd.

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.

Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

October 19, 1995

Mr. and Mrs. Michael O. Furman
 1111 Providence Road
 Towson, Maryland 21204

RE: Item No.: 102
 Case No.: 96-109-A
 Petitioner: M. O. Furman, et ux

Dear Mr. and Mrs. Furman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 5, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

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

WCR/jw
 Attachment(s)

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 25, 1995
 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief LWB/DH
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for September 25, 1995
 Item No. 102

The Development Plans Review Division has reviewed the subject zoning item. See our previous comments dated August 4, 1995, for the minor subdivision for the Furman Property, specifically, "the proposed panhandle driveway must be paved."

RWB:ew

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

TO: Mr. Arnold Jablon, Director DATE: October 4, 1995
 Zoning Administration and Development Management

FROM: J. Lawrence Pilson JLP
 Development Coordinator, DEPRM

SUBJECT: Zoning Item #102 - Furman Property
 1111 Providence Road
 Zoning Advisory Committee Meeting of September 18, 1995

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

Development Coordination
 Minor Subdivision Plan comments dated 8/4/95 and 8/10/95 apply to this site.

Environmental Impact Review
 Minor Subdivision plan comments dated 8/7/95 apply to this site.

JLP:LS:TL:sp
 FURMAN/DEPRM/TATSBP

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 19, 1995
 Permits and Development Management

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
 Item No. 102

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

Prepared by: *Jeffrey Long*
 Division Chief: *Carol Kern*

PK/JL

ITEM102/PZONE/ZAC1

Baltimore County Government
Fire Department
500 East Joppa Road Suite 901
Towson, MD 21286-8500
(410) 887-4500

DATE: 09/19/95

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 SEPT. 18, 1995.

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.
8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105, 106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED
SEP 21 1995
ZADM

APPROVED BY: ROBERT P. SAUBERMAN
Zoning Administrator

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 12, 1995

Mr. Bruce Doak
Gerhold, Cross & Etzel
320 E. Towson Boulevard
Towson, Maryland 21286

RE: PETITION FOR VARIANCE
E/S Providence Road, 500' SW of Cowpens Avenue
(1111 Providence Road)
9th Election District - 6th Councilmanic District
Michael O. Furman, et ux - Petitioners
Case No. 96-109-A

Dear Mr. Doak:

In response to your faxed memo on December 11, 1995 concerning the recordation of a new deed in the above-captioned matter, the following comments are offered.

I recognize the fact that this project must undergo review through the minor subdivision process and that such review may take some time; at the least, longer than the sixty (60) days afforded you in my Order to file a new deed for this property.

Therefore, I will modify my Order to require recordation of the new deed within sixty (60) days of final approval of this project. Obviously, that date will be determined based upon when the minor subdivision process has been completed.

Please do not hesitate to contact me should you have any further questions on the subject.

Very truly yours,
Timothy M. Russo
TIMOTHY M. RUSSO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs
cc: Mr. & Mrs. Michael O. Furman
1111 Providence Road, Towson, Md. 21204
People's Counsel; Case file

Printed with SkyScan Ink
for Baltimore County

TMK:bjs
cc: Mr. Bruce Doak, Gerhold, Cross & Etzel
320 E. Towson Boulevard, Towson, Md. 21286
People's Counsel
File

Maryland Department of Transportation
State Highway Administration
David L. Winstead
Secretary
Hal Kassoff
Administrator

9-15-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204
RE: Baltimore County
Item No. 102 (JLL)

Dear Ms. Watson:

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 affected by any State Highway Administration projects.

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 Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2238 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

PETITION FOR VARIANCE
1111 Providence Road, E/S Providence Rd,
SW of Cowpens Avenue
9th Election District, 6th Councilmanic
District
Michael O. Furman & Sheila P. Furman
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-109-A

ENTRY OF APPEARANCE

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

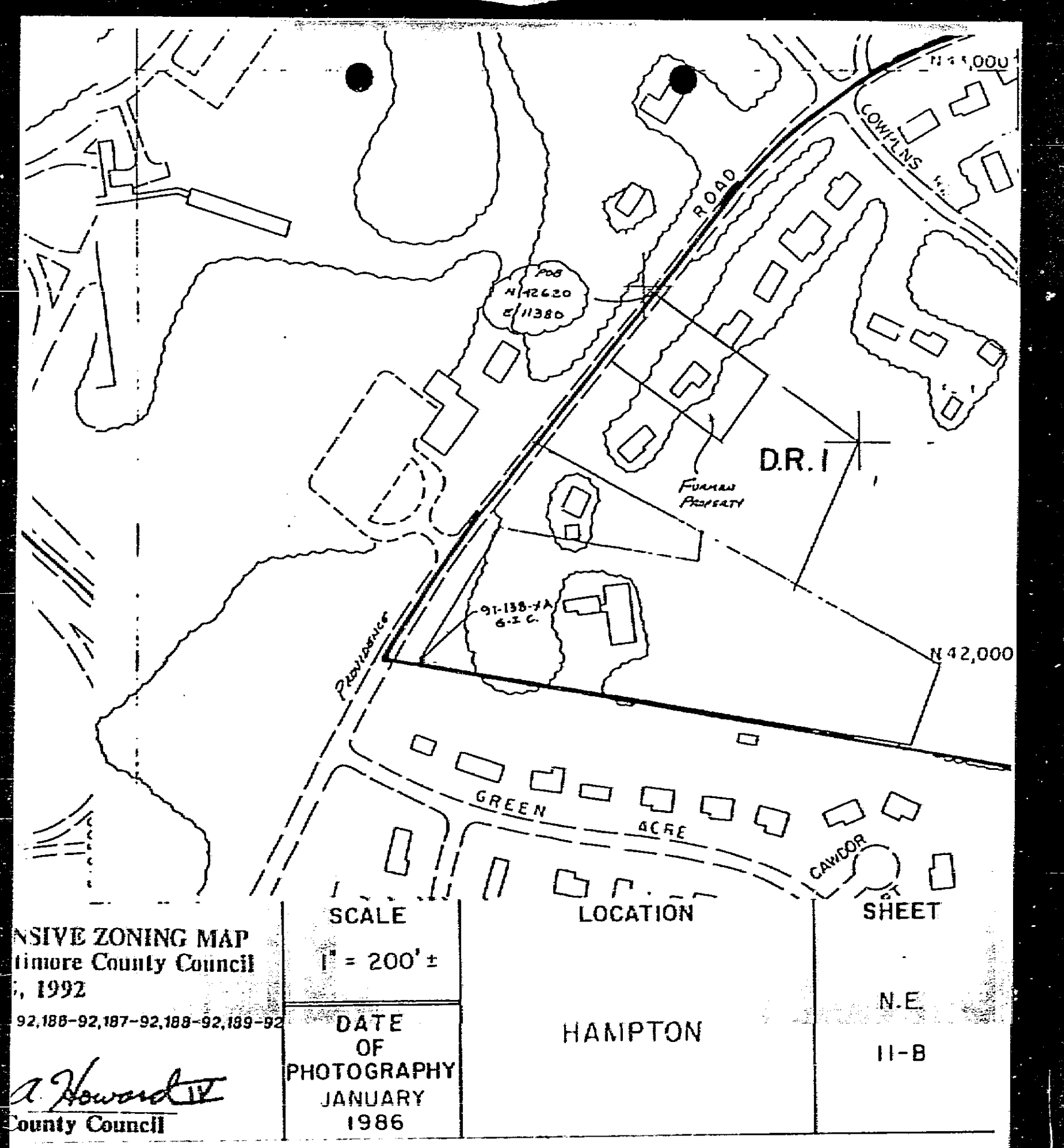
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of October, 1995, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd., 320 E. Towson Blvd., Towson, MD 21286, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

NAME	ADDRESS
<i>Doak-Gerhold Cross & Etzel</i>	<i>320 E. Towson Blvd Towson Md 21286</i>
<i>MICHAEL O. FURMAN</i>	<i>1111 PROVIDENCE RD TOWSON MD 21286</i>
<i>BONITA P. FURMAN</i>	<i>" " " " 21286</i>



PETITIONER'S EXHIBIT 2
TITLE DEED

C.H.K. Liber 1243
251
folio 242 free and clear from the operation of said mortgage
As witness the corporate seal of the said body corporate and the signature of Charles H. Schultz the president thereof
Signed sealed and delivered in the presence of Bradford Federal Savings and Loan Association
Edna V. Scheffer
(Corporate Seal) By Charles H. Schultz Its President
State of Maryland City of Baltimore to wit
I hereby certify that on this 11th day of June 1962 before me the subscriber a notary public of said State in and for the City aforesaid personally appeared Charles H. Schultz president of said Bradford Federal Savings and Loan Association releasor and acknowledged the said deed of release to be the act of said body corporate
Witness my hand and notarial seal
Edna V. Scheffer Notary Public
Res July 21 1962 at 1:30 P M at and for
for Christian H. Kohl Clerk
Res by H M D Examiner Tax
22399
Edwin F. Hoffmaster & wife) This deed made this 11th day of July in the year one thousand nine hundred and forty two by Edwin F. Hoffmaster and Betty E. Hoffmaster and Edna V. Scheffer) her his wife parties of the first part and Francis O. Furman & Bonita P. Furman) parties of the second part in and for the County and State of Maryland, parties
Witnesseth that in consideration of the sum of five dollars (\$5.00) and other good and valuable considerations the receipt of which is hereby acknowledged the said parties of the first part do grant and convey unto the said parties of the second part as tenants by the entireties their assigns the survivor of them and the heirs and assigns of such survivors in fee simple all that lot or parcel of ground situate lying and being in Baltimore County State of Maryland and described as follows that is to say beginning for the same in the center of the Providence Road at a point distant twenty three feet measured southerly along the center line of said road from the beginning of the eighth line or a parcel of land which by deed dated June 11 1919 and recorded among the land records of Baltimore County in Liber WPC No 510 folio 377 was conveyed by Margaret H. Leary etc to John H. Huxley of Repton thence running along the center of the Providence Road and thence on a part of said eighth line south forty five degrees thirty minutes west three hundred and twenty two feet thence leaving said road and running for lines of division the three following courses and distances viz south fifty three degrees six minutes east passing over a pipe set on or near the southeast side of the Providence Road five hundred feet to a pipe north thirty two degrees seven minutes east two hundred and seventy feet to a pipe and north forty six degrees thirty three minutes east passing over a pipe set on or near the southeast side of said road four hundred thirty two and sixteen one hundredths feet to the place of beginning containing three and fourteen one hundredths acres of land more or less
Being the same lot or parcel of ground described in deed dated January 29 1940 and recorded among the land records of Baltimore County in Liber CBB Jr No 1091 folio 276 from John

SONIA T. LEZ DEED Lot 1
E.H.K.V. LIBER 5375 PAGE 545
TRANSFER TAX NOT REQUIRED
7-11-73
Walter R. Richardson
Director of Taxes
Per *Charles H. Kohl*
Notary Public
Res. 6. 12. 1962

This Deed, Made this *11th* day of *June* *July*
in the year one thousand nine hundred and seventy-three by and between FRANCIS O. FURMAN and BONITA P. FURMAN, his wife, of Baltimore County, State of Maryland, parties

of the first part, and
MICHAEL O. FURMAN and BONITA P. FURMAN, his wife, of the County and State of Maryland, parties

of the second part.

Witnesseth that in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part

do hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, his or her

heirs and assigns, in fee simple, all that lot(s) of ground, situate, lying and being in

Baltimore County, State of Maryland, and described as follows, that is to say:-

Beginning for the same at a point in the center of Providence Road distant 23 feet southerly, measured along the center of said Providence Road, from the center of Cowpens Avenue; said place of beginning being also the beginning of the whole tract of land of which the lot now being described is a part and which said whole tract of land is described in a deed dated July 22nd, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. #1243 folio 261 from Edwin F. Hoffmaster and wife to Francis O. Furman and wife, and running thence from said place of beginning, binding on the said center of said Providence Road and binding on part of the 1st line of said whole tract of land south 45° 30' West 145'; thence leaving the said center of said Providence Road and running for lines of division the two following courses and distances, viz south 48° 05' 40", East 233.29' and North 36° 54', East 138.98' to intersect the 4th line of said whole tract of land; thence running with and binding on part of said 4th line of said whole tract of land North 66° 13' West 232.16' more or less, to the place of beginning. CONTAINING 0.785 ACRE of land, more or less.

SUBJECT to a widening strip for the future widening of said Providence Road. SUBJECT to a 7' drainage easement along the 2nd and 3rd lines of above described lot. SUBJECT to a 20' Right-of-Way for ingress and egress to future lots in rear of above described lot, along the 4th line of this description. SUBJECT also to a sewer agreement recorded B.H.K.V. No. 5324 folio 238. Improvements to be known as GREENLEAF DRIVE.

BEING part of the property in a deed dated July 18, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1243, folio 261 from Edwin F. Hoffmaster and wife to the within named grantors.

PETITIONER'S EXHIBIT 3

heirs and assigns, in fee simple, all that lot(s) of ground, situate, lying and being in

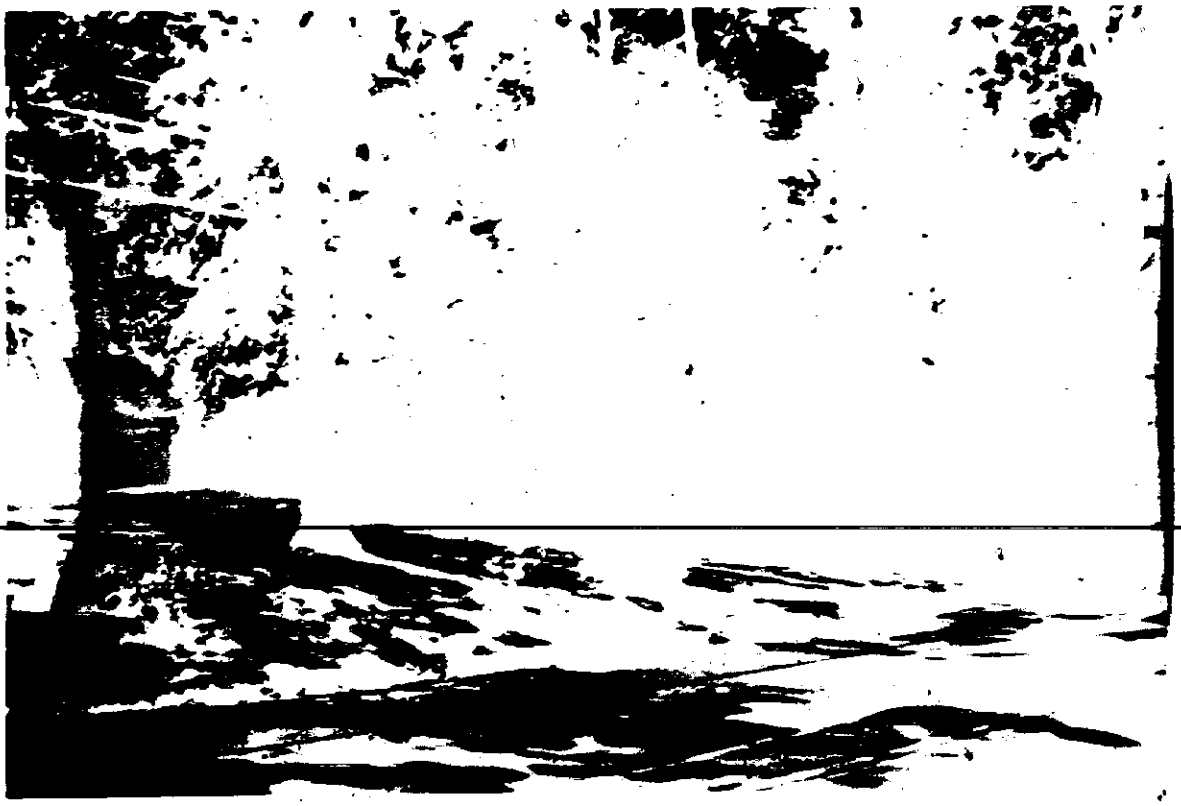
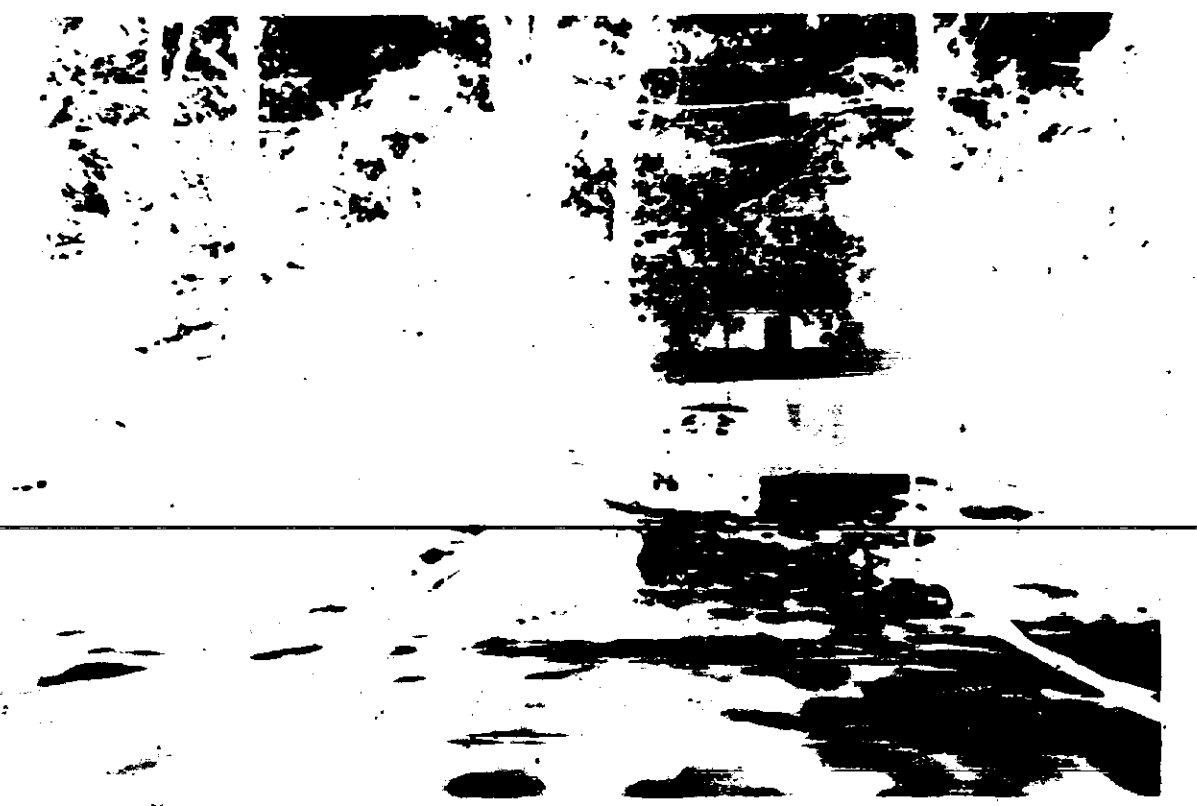
Baltimore County, State of Maryland, and described as follows, that is to say:-

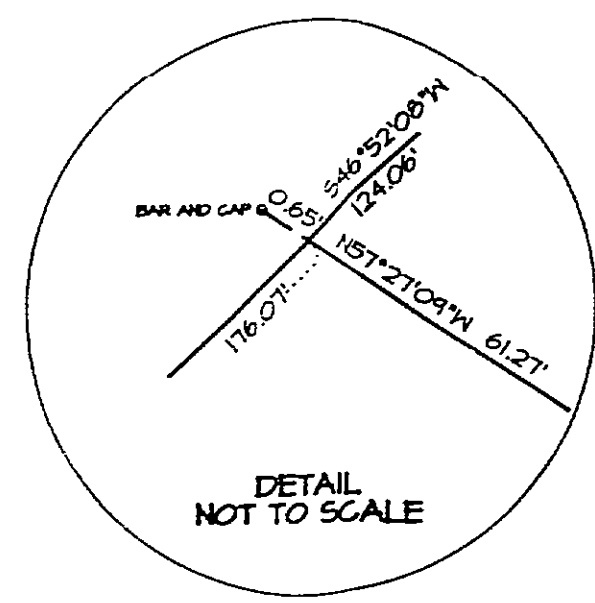
Beginning for the same at a point in the center of Providence Road distant 23 feet southerly, measured along the center of said Providence Road, from the center of Cowpens Avenue; said place of beginning being also the beginning of the whole tract of land of which the lot now being described is a part and which said whole tract of land is described in a deed dated July 22nd, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. #1243 folio 261 from Edwin F. Hoffmaster and wife to Francis O. Furman and wife, and running thence from said place of beginning, binding on the said center of said Providence Road and binding on part of the 1st line of said whole tract of land south 45° 30' West 145'; thence leaving the said center of said Providence Road and running for lines of division the two following courses and distances, viz south 48° 05' 40", East 233.29' and North 36° 54', East 138.98' to intersect the 4th line of said whole tract of land; thence running with and binding on part of said 4th line of said whole tract of land North 66° 13' West 232.16' more or less, to the place of beginning. CONTAINING 0.785 ACRE of land, more or less.

SUBJECT to a widening strip for the future widening of said Providence Road. SUBJECT to a 7' drainage easement along the 2nd and 3rd lines of above described lot. SUBJECT to a 20' Right-of-Way for ingress and egress to future lots in rear of above described lot, along the 4th line of this description. SUBJECT also to a sewer agreement recorded B.H.K.V. No. 5324 folio 238. Improvements to be known as GREENLEAF DRIVE.

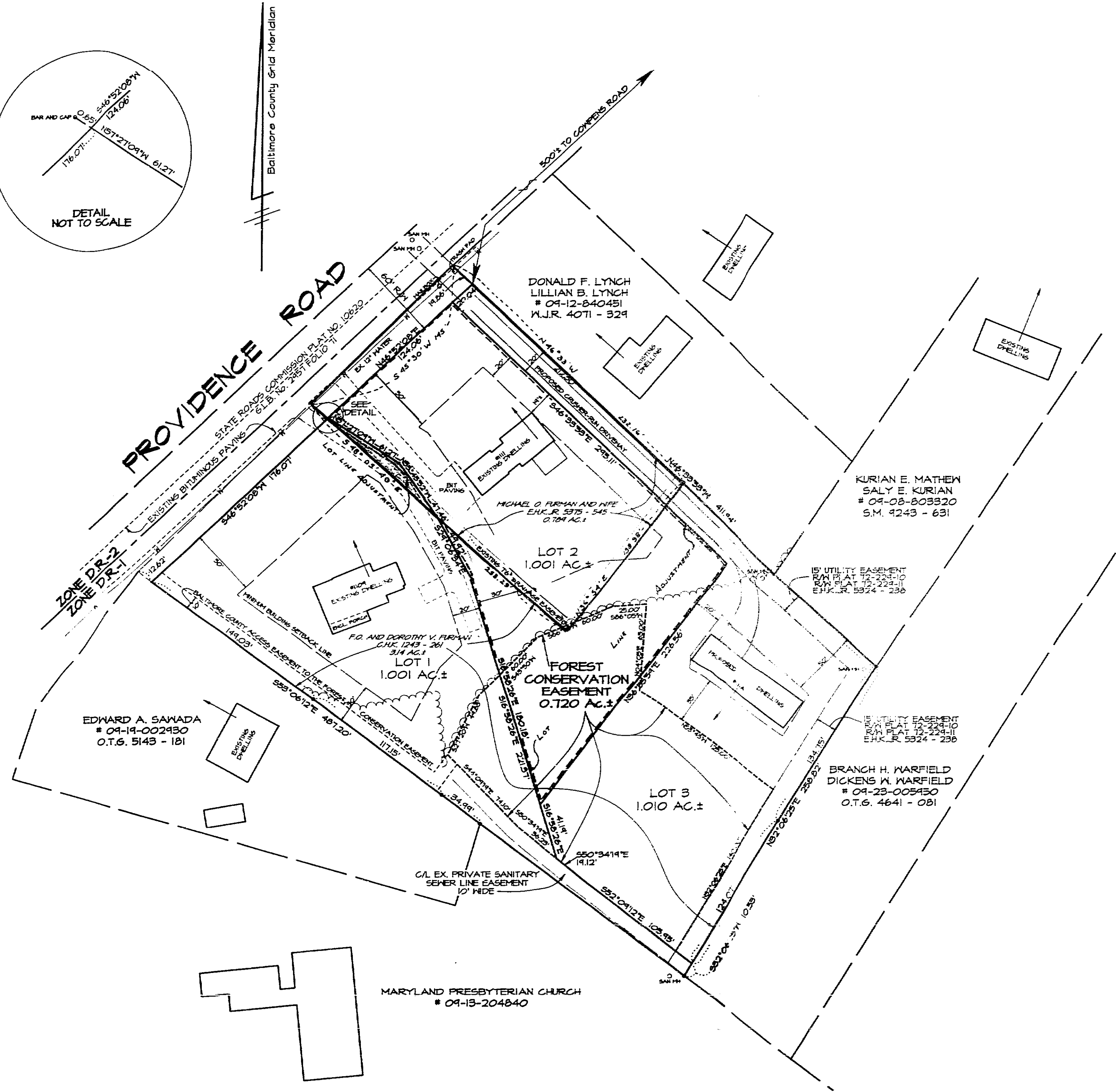
BEING part of the property in a deed dated July 18, 1942 and recorded among the Land Records of Baltimore County in Liber C.H.K. No. 1243, folio 261 from Edwin F. Hoffmaster and wife to the within named grantors.

photographs
Case 96-109-A





Baltimore County Grid Meridian



EDWARD A. SAMADA
04-14-002430
O.T.S. 5143 - 181

DONALD F. LYNCH
LILLIAN B. LYNCH
04-12-840451
M.J.R. 4071 - 324

KURIAN E. MATHEW
SALY E. KURIAN
04-08-803820
S.M. 4243 - 631

UTILITY EASEMENT
SUB PLAT 12-22-80
S.M. PLAT 12-22-80
E.H.K. 5324 - 236

UTILITY EASEMENT
SUB PLAT 12-22-80
S.M. PLAT 12-22-80
E.H.K. 5324 - 236

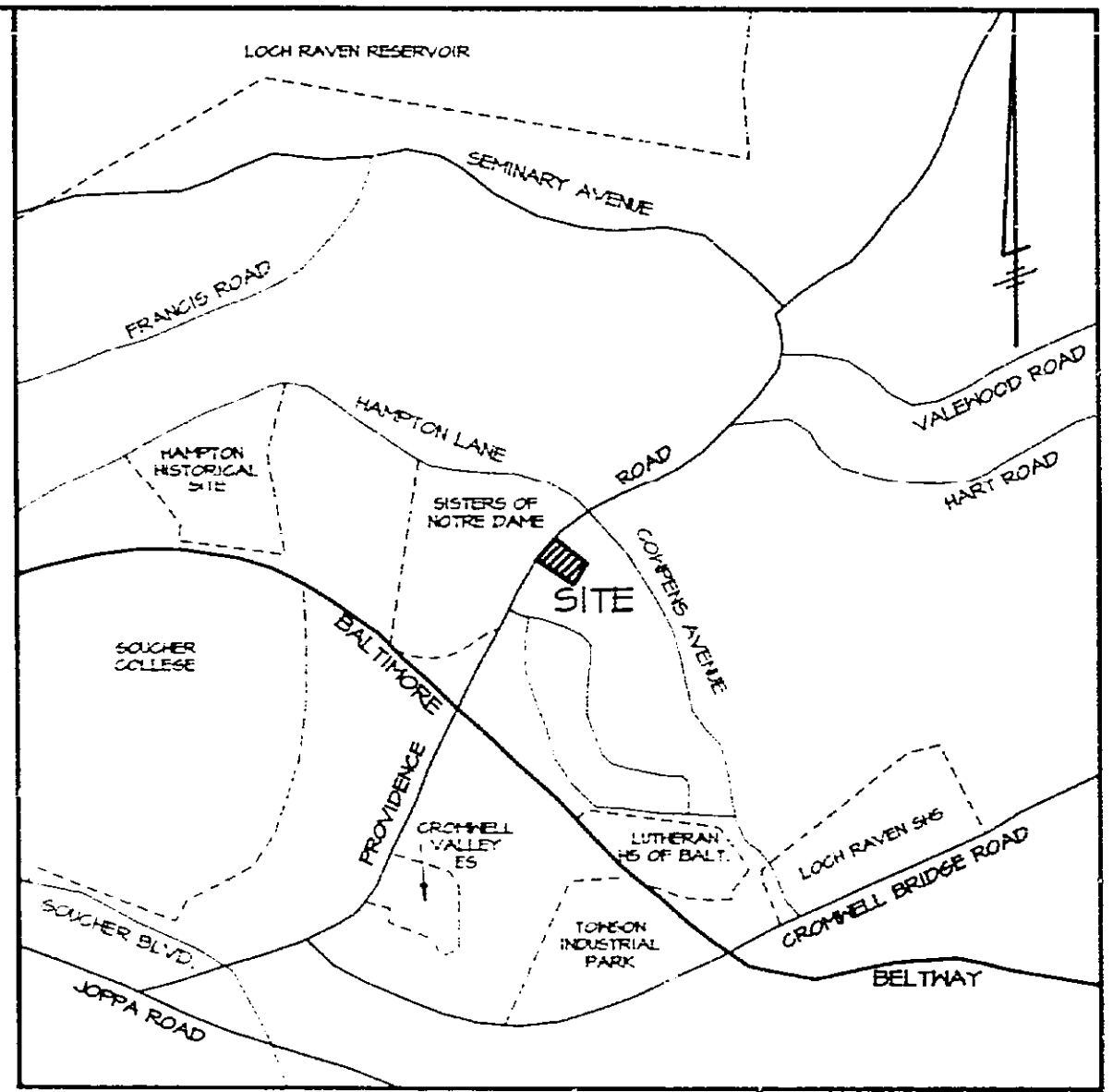
BRANCH H. WARFIELD
DICKENS W. WARFIELD
04-25-005800
O.E.S.O. 4641 - 081

MARYLAND PRESBYTERIAN CHURCH
04-13-204840

DENSITY CALCULATIONS
EXISTING ZONING DR-1
GROSS AREA 3,140 Acres +/-
HIGHWAY WIDENING 0.128 Acres +/-
NET AREA 3,012 Acres +/-
LOTS PERMITTED 1 LOT PER ACRE
LOTS PROPOSED 3

OWNER/DEVELOPER
DOROTHY V. FURMAN
118¹/₂ PROVIDENCE ROAD
TOWSON, MARYLAND 21204
410-823-0823
MICHAEL O. FURMAN AND BONITA F. FURMAN, his wife
118¹/₂ PROVIDENCE ROAD
TOWSON, MARYLAND 21204
410-823-5415

9' LOT LINE ADJUSTMENT
SUBDIVISION FOR THE
CREATION OF PROPOSED
LOT 3



Vicinity Map 1" = 2000'

GENERAL NOTES

1. THE SUBJECT PROPERTY OF 0.704 AC. HAS BEEN A LOT OF RECORD SINCE JULY 11, 1973. THE DWELLING THEREON (1111) WAS BUILT SOON AFTER.
2. VARIANCE FROM SECTION 1802.3C1 TO ALLOW A SIDEYARD SETBACK OF 15' ALONG THE NORTHEASTERN PROPERTY LINE IN LIEU OF THE REQUIRED 20' AND TO PERMIT A LOT WIDTH OF 130' IN STEAD OF THE REQUIRED 150'.

102

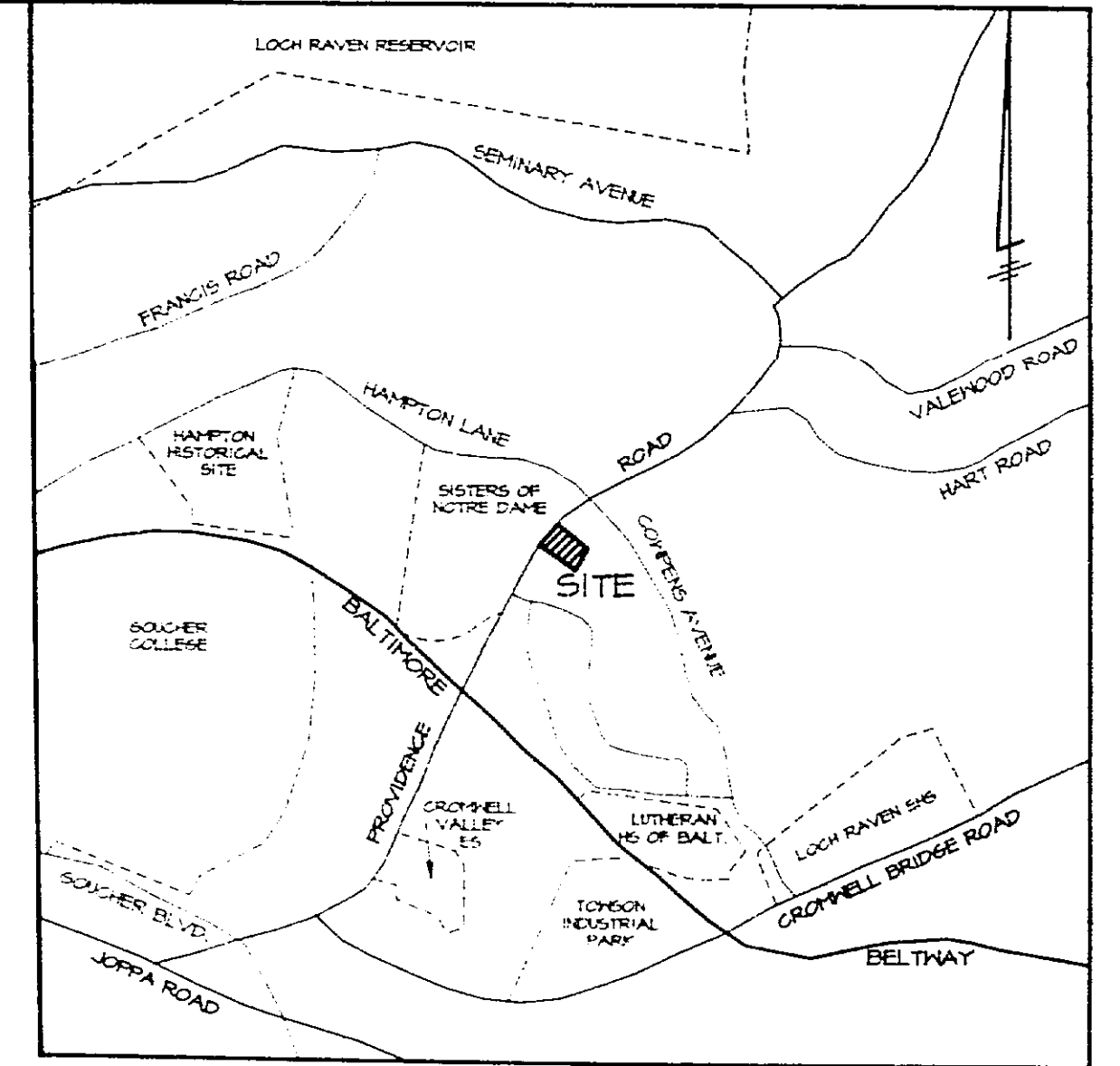
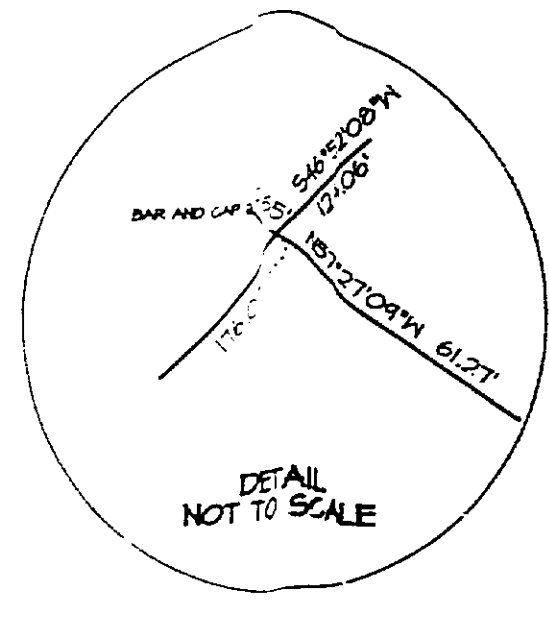
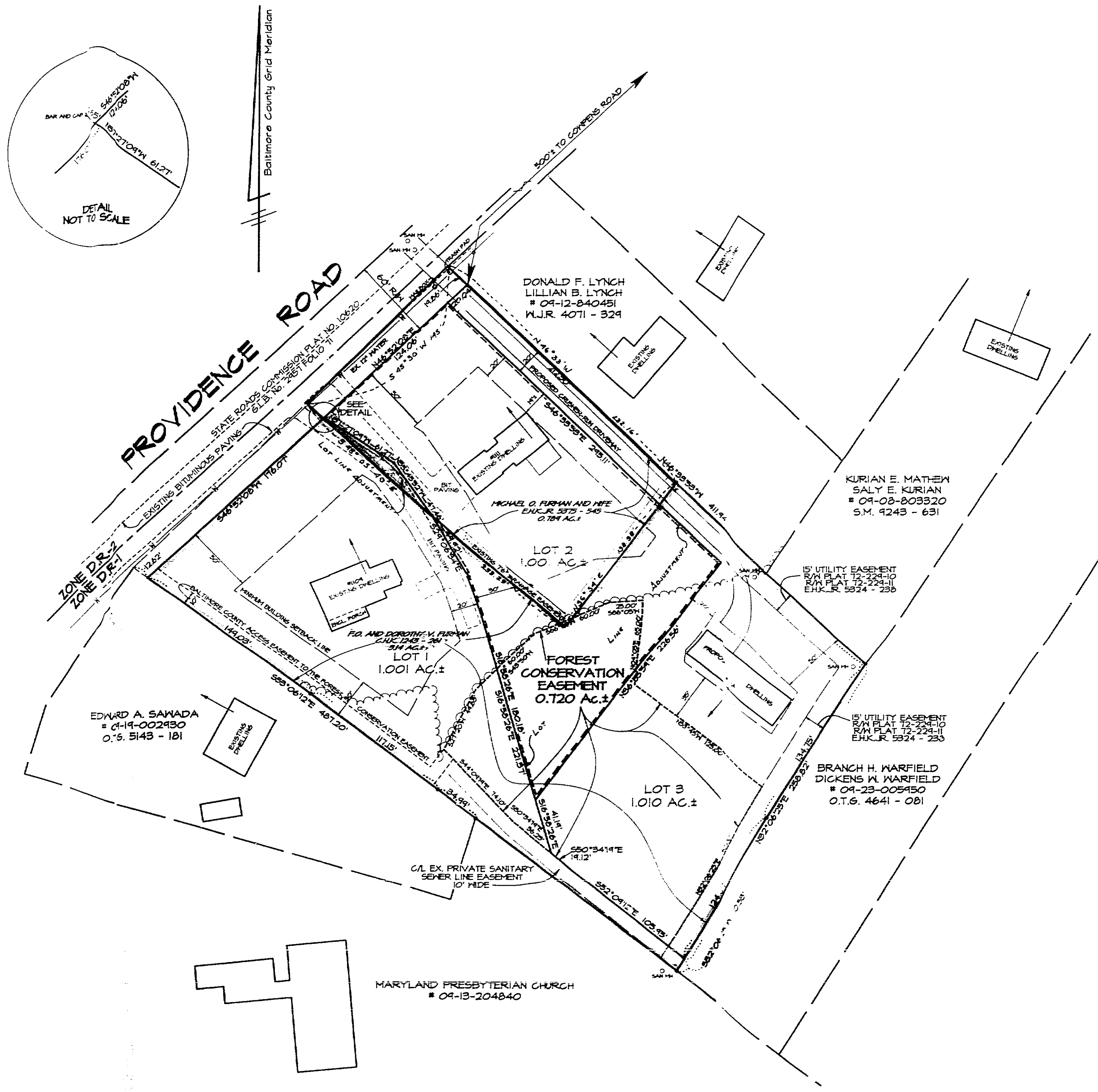
PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FURMAN PROPERTY

1111 PROVIDENCE ROAD
Deed Ref: C.H.K. No. 1243 folio 261
Tax Account No. 09-06-820010
Tax Map 70 Grid 04 Parcel 567
Deed Ref: E.H.K. JR. 5375 folio 545
Tax Account No. 16-00-011984
Tax Map 70 Grid 04 Parcel 1007
Zoned D.R.-1
9th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50' August 25, 1995

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

DATE _____ REVISION _____



- GENERAL NOTES**
1. THE SUBJECT PROPERTY OF 0.704 AC± HAS BEEN A LOT OF RECORD SINCE JULY 11, 1975. THE DWELLING THEREON (M11) WAS BUILT SOON AFTER.
 2. VARIANCE FROM SECTION 1802.301 TO ALLOW A SIDEYARD SETBACK OF 15' ALONG THE NORTHEASTERN PROPERTY LINE IN LIEU OF THE REQUIRED 20' AND TO PERMIT A LOT WIDTH OF 150' IN LIEU OF THE REQUIRED 150'.

PLAN SHOWING LOTS OF RECORD AS OF OCT. 26, 1935

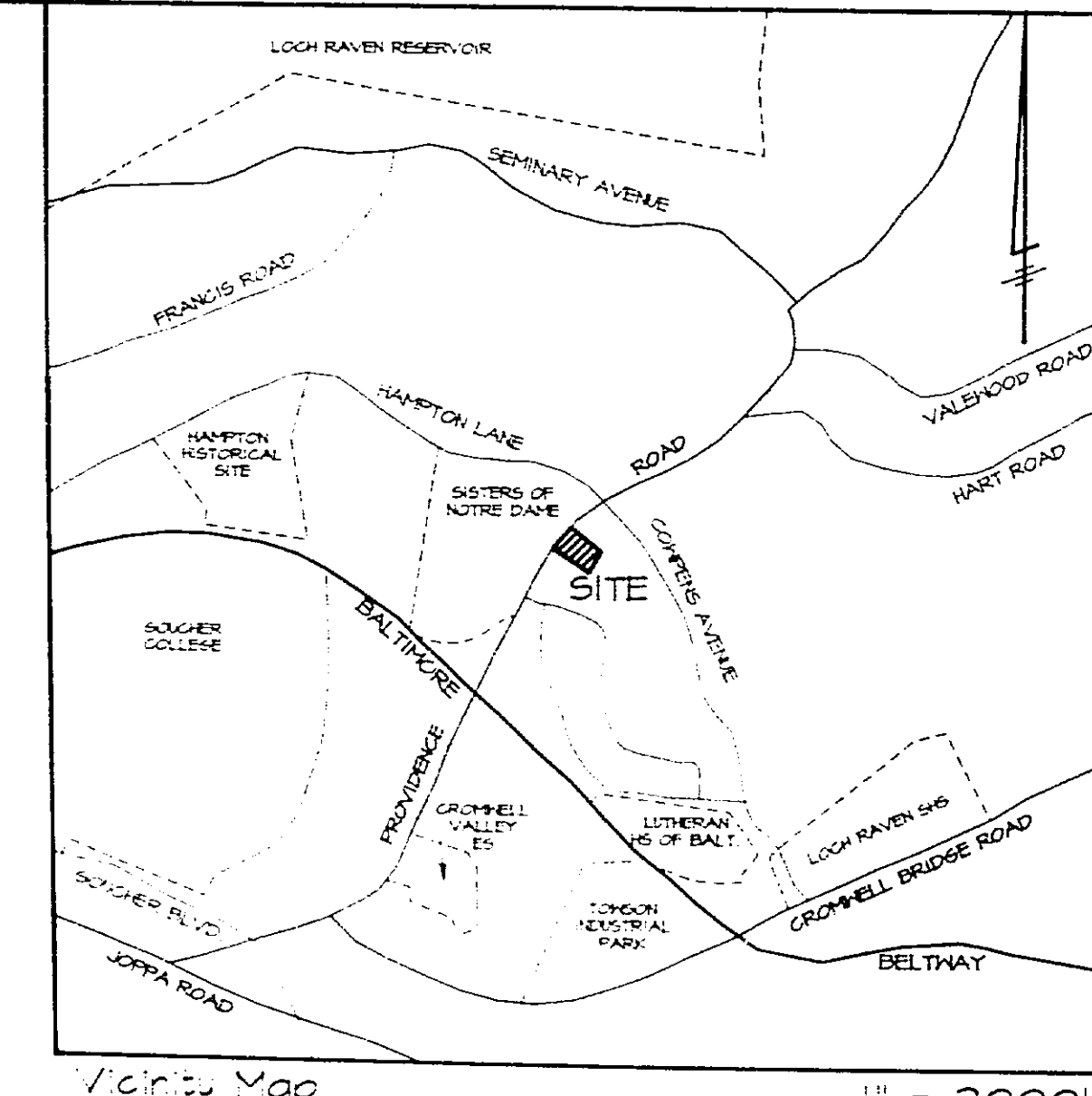
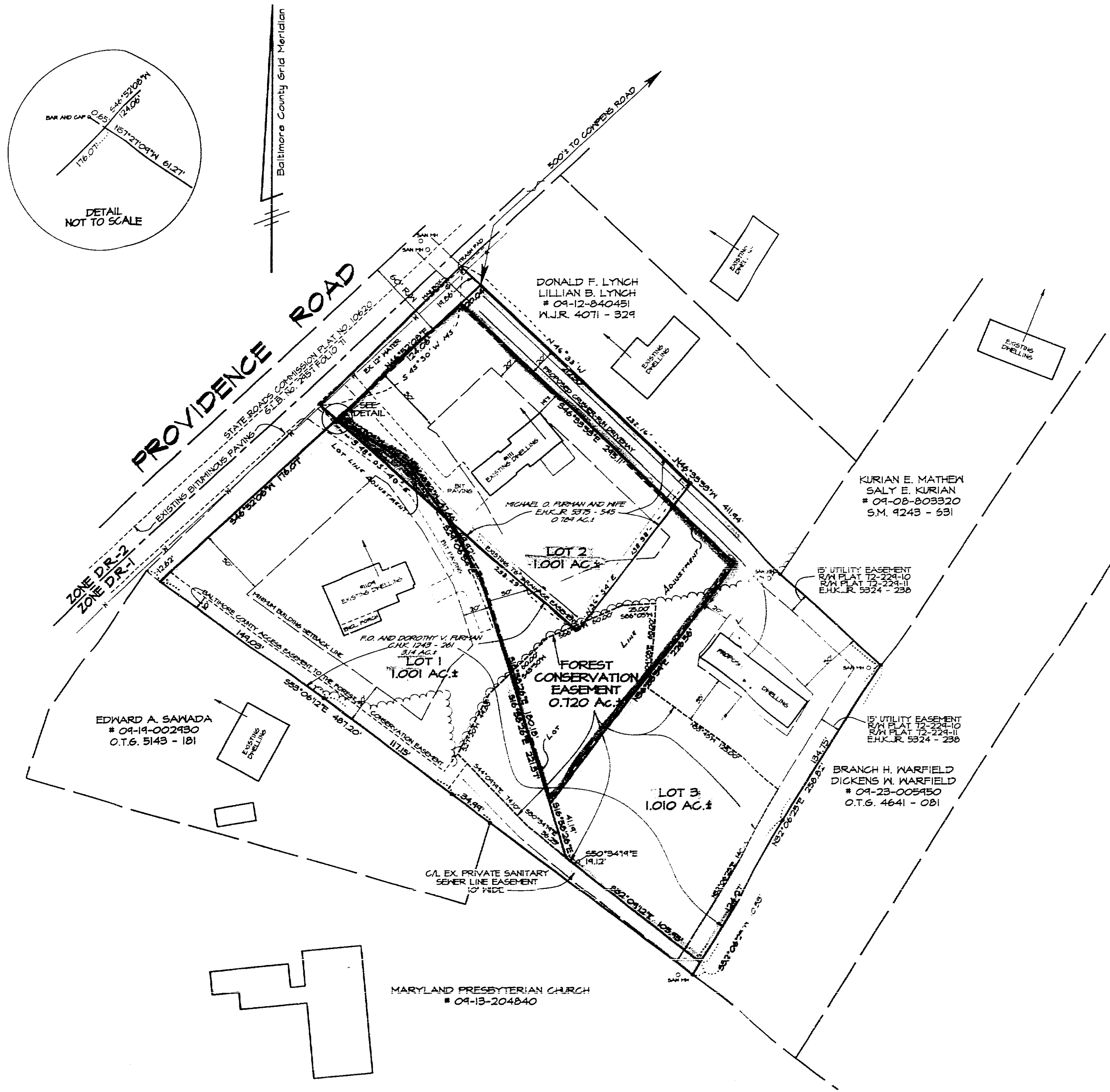
PLAN TO ACCOMPANY PETITION FOR ZONING VARIANCE FURMAN PROPERTY
 # 1111 PROVIDENCE ROAD
 Deed Ref: C.H.K. No. 1243 folio 261
 Tax Account No. 09-06-820010
 Tax Map TO Grid 04 Parcel 567
 Deed Ref: E.H.K.J.R. 5375 folio 545
 Tax Account No. 16-00-011984
 Tax Map TO Grid 04 Parcel 1007
 Zoned D.R.-1
 9th ELECTION DISTRICT
 6th COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND

DENSITY CALCULATIONS

EXISTING ZONING	DR-1
GROSS AREA	3.140 Acres +/-
HIGHWAY WIDENING	0.128 Acres +/-
NET AREA	3.012 Acres +/-
LOTS PERMITTED	1 LOT PER ACRE
LOTS PROPOSED	3 ± LOT LINE ADJUSTMENT

OWNER/DEVELOPER
 DOROTHY V. FURMAN
 1109 PROVIDENCE ROAD
 TOWSON, MARYLAND 21204
 410-823-0823
 MICHAEL O. FURMAN AND BONITA P. FURMAN, his wife
 1111 PROVIDENCE ROAD
 TOWSON, MARYLAND 21204
 410-823-5415

Scale: 1" = 50'
 August 25, 1995
GERHOLD, CROSS & ETZEL, LTD
 REGISTERED PROFESSIONAL LAND SURVEYORS
 Suite 100
 320 East Towsontown Boulevard
 Towson, Maryland 21286
 (410) 823-4470



- GENERAL NOTES**
1. THE SUBJECT PROPERTY OF 0.124 AC. HAS BEEN A LOT OF RECORD SINCE JULY 11, 1973. THE DWELLING THEREON (1111) WAS BUILT SOON AFTER.
 2. VARIANCE FROM SECTION 1802.361 TO ALLOW A SIDEYARD SETBACK OF 10' ALONG THE NORTHEASTERN PROPERTY LINE IN LIEU OF THE REQUIRED 20' AND TO PERMIT A LOT WIDTH OF 150' IN LIEU OF THE REQUIRED 150'.

DEVELOPER'S PLAN 4
 PLAN SHOWING PROPOSED LOTS
 CURRENTLY BEING PROCESSED IN A
 MINE SUBDIVISION

**PLAN TO ACCOMPANY PETITION
 FOR ZONING VARIANCE
 FURMAN PROPERTY**
 # 1111 PROVIDENCE ROAD
 Deed Ref: C.H.K. No. 1243 folio 261
 Tax Account No. 04-06-820010
 Tax Map 70 Grid 04 Parcel 567
 Deed Ref: E.H.K. JR. 5375 folio 545
 Tax Account No. 16-00-011984
 Tax Map 70 Grid 04 Parcel 1007
 Zoned DR-1
 9th ELECTION DISTRICT
 6th COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND

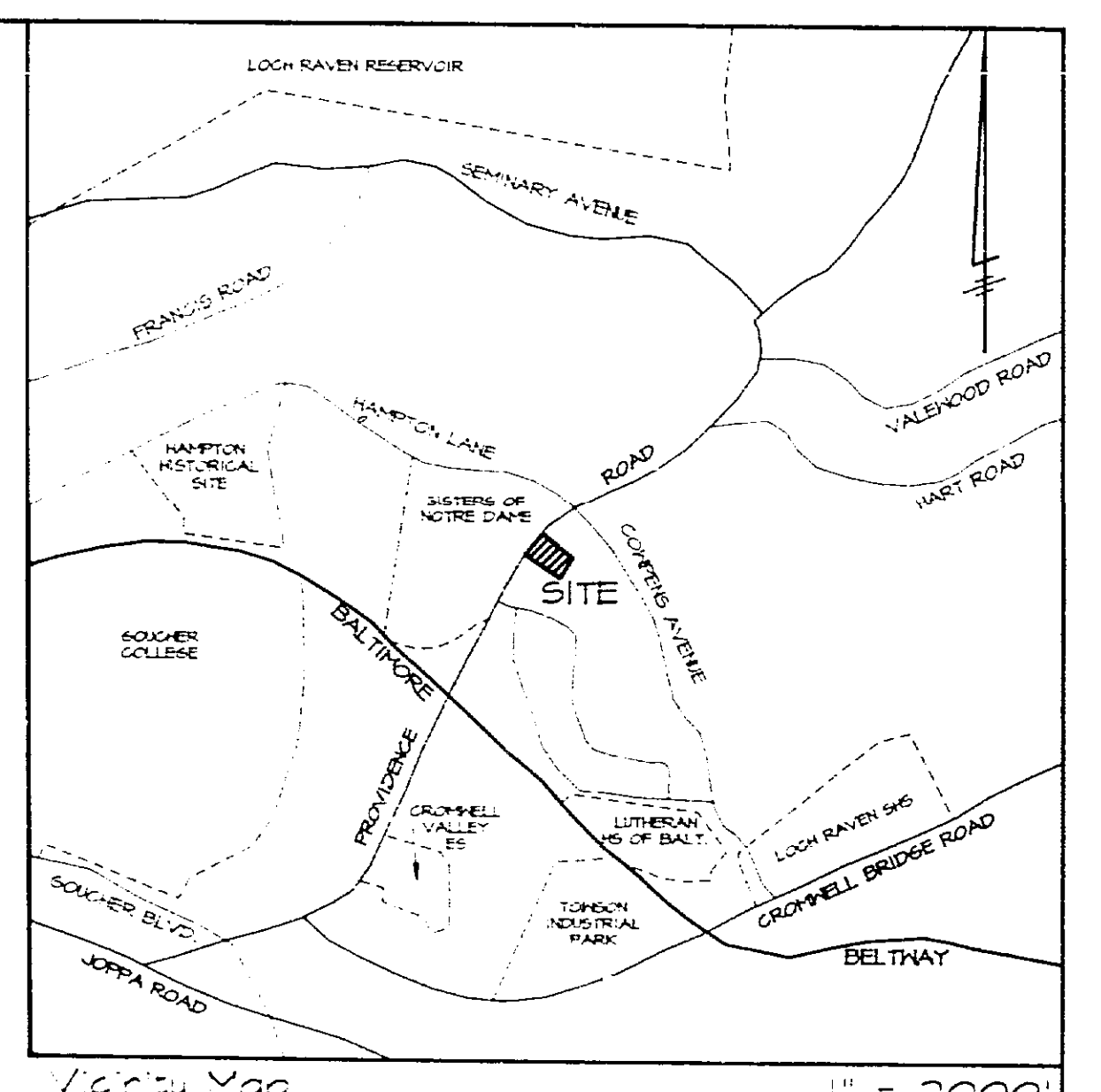
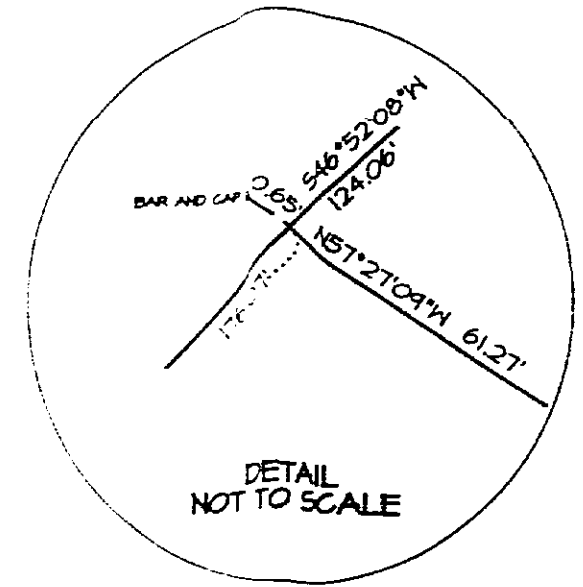
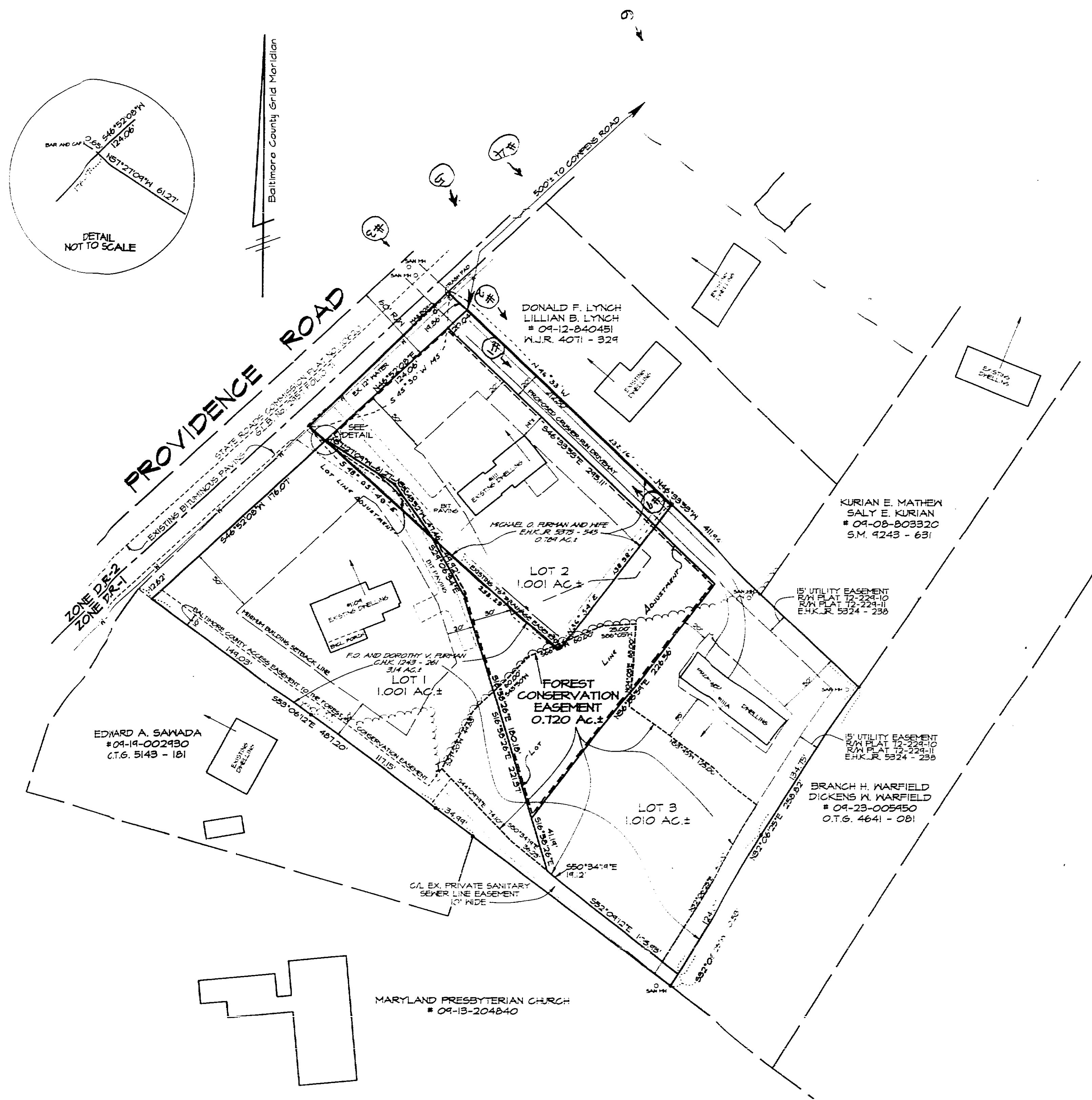
DENSITY CALCULATIONS

EXISTING ZONING	DR-1
GROSS AREA	3.140 Acres +/-
HIGHWAY WIDENING	0.128 Acres +/-
NET AREA	3.012 Acres +/-
LOTS PERMITTED	1 LOT PER ACRE
LOTS PROPOSED	3 * LOT LINE ADJUSTMENT

* SUBDIVISION FOR THE CREATION OF PROPOSED LOT 3

OWNER/DEVELOPER
 DOROTHY V. FURMAN
 1100 PROVIDENCE ROAD
 TOWSON, MARYLAND 21204
 410-823-0823
 MICHAEL O. FURMAN AND BONITA P. FURMAN, his wife
 1111 PROVIDENCE ROAD
 TOWSON, MARYLAND 21204
 410-823-5415

Scale: 1" = 50' August 25, 1995
GERHOLD, CROSS & ETZEL, LTD
 REGISTERED PROFESSIONAL LAND SURVEYORS
 Suite 100
 320 East Towsontown Boulevard
 Towson, Maryland 21286
 (410) 823-4470



- GENERAL NOTES**
1. THE SUBJECT PROPERTY OF 0.794 AC. HAS BEEN A LOT OF RECORD SINCE JULY 11, 1973. THE DWELLING THEREON (R110) WAS BUILT SOON AFTER.
 2. VARIANCE FROM SECTION 1802.261 TO ALLOW A SIDEYARD SETBACK OF 10' ALONG THE NORTHEASTERN PROPERTY LINE IN LIEU OF THE REQUIRED 20' AND TO PERMIT A LOT WIDTH OF 150' IN LIEU OF THE REQUIRED 180'.

PLANNED DEVELOPER'S
EXHIBIT 5

Plan to Accompany Petition

**PLAN TO ACCOMPANY PETITION
FOR ZONING VARIANCE
FURMAN PROPERTY
1111 PROVIDENCE ROAD**

Deed Ref. C.H.K. No. 1243 folio 261
Tax Account No. 04-06-820010
Tax Map 70 Grid 04 Parcel 567
Deed Ref. E.H.K. JR. 5375 folio 545
Tax Account No. 16-00-011984
Tax Map 70 Grid 04 Parcel 1007
Zoned D.R.-1
9th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 50' August 25, 1995

GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

DENSITY CALCULATIONS

EXISTING ZONING	DR-1
GROSS AREA	3.140 Acres +/-
HIGHWAY WIDENING	0.128 Acres +/-
NET AREA	3.012 Acres +/-
LOTS PERMITTED	1 LOT PER ACRE
LOTS PROPOSED	3 * LOT LINE ADJUSTMENT

OWNER/DEVELOPER
DOROTHY V. FURMAN
1108 PROVIDENCE ROAD
TOWSON, MARYLAND 21204
410-823-0823

MICHAEL O. FURMAN AND BONITA P. FURMAN, his wife
1111 PROVIDENCE ROAD
TOWSON, MARYLAND 21204
410-828-5415

* SUBDIVISION FOR THE
CREATION OF ADJACENT
LOT 3

DATE: RE: 504