

IN RE: PETITION FOR SPECIAL HEARING
N/S Chattuck Court, 218.55' W
of the c/l of Pocassex Court
(16 Chattuck Court)
15th Election District
5th Councilmanic District

Gerald James, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-373-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 16 Chattuck Court, located in the vicinity of Pawnee Road in Middle River. The Petition was filed by the owners of the property Gerald and Vera James, in response to a zoning violation notice they received concerning the location and height of a fence on their property. The Petition as filed seeks approval of an amendment to the latest approved Final Development Plan of the Village of Pawnee, Plat 1 Section V, Lot 10 thereof, to permit a drainage, utility, and walkway easement of 5 feet in lieu of the required 10 feet, for an existing fence. Specifically, the subject fence was erected within the 10-foot drainage and utility easement which runs along the rear of the subject property and subsequent to the filing of the complaint, the Petitioners relocated the fence so that it now encroaches only 5 feet into the easement. The Petitioners seek approval to permit this fence to remain where it presently exists. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Gerald and Vera James, property owners, and Thomas E. Phelps, Registered Property Line Surveyor. There were no Protestants present; however, the complaint

ORDER RECEIVED FOR FILING
Date 5/13/16
By [Signature]

MICROFILMED

which precipitated the zoning violation notice was registered by an adjoining property owner, Mr. George Alexander.

Testimony and evidence offered revealed that the subject property consists of 2,763 sq.ft., more or less, zoned D.R. 16 and is improved with a two-story, inside group, townhouse dwelling unit, and a swimming pool. Mr. & Mrs. James testified that they no longer reside on the property but rent the property to their son. They testified that the subject fence has existed on the property for many years and was erected by the previous owner. Apparently, this fence was illegally constructed over a 10-foot drainage, utility and walkway easement which runs to the rear of the subject property. Pursuant to the complaint entered by Mr. Alexander, the Petitioners relocated the fence to where it now only encroaches 5 feet into the drainage and utility easement. The Petitioners seek approval to allow this fence to remain in its present location.

After considering the testimony and evidence presented at the hearing, I believe the relief requested should be denied. The purpose of combining walkways with these drainage and utility easements is to prevent homeowners from utilizing these easements in a manner that would prevent other residents in the subdivision from utilizing these easements for walking purposes. Furthermore, there was insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the relief requested were denied. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Thus, the relief requested must be denied.

ORDER RECEIVED FOR FILING

Date


5/13/66

by

Top

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 denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of May, 1996 that the Petition for Special Hearing seeking approval of an amendment to the latest approved Final Development Plan of the Village of Pawnee, Plat 1 Section V, Lot 10 thereof, to permit encroachment of an existing fence to within 5 feet of a 10-foot wide drainage, utility, and walkway easement, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/13/96
By [Signature]

MAY 13 1996



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 16 Chattuck Court

96-373-SFH

which is presently zoned DR16

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

an amendment to the latest approved Final Development Plan of Village of Pownee, Plat 1, Section V, Lot #10, to allow a drainage utility and walkway easement of 5 feet in lieu of the shown 10 feet.

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

Gerald James

(Type or Print Name)

Signature

Vera James

(Type or Print Name)

Signature

815 S Woodlyn Rd (410)6860940

Address

Phone No

Baltimore, MD

21221

City

State

Zipcode

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

372

Thomas E. Phelps & Assoc., Ind.

Name 945 Barron Ave

Baltimore, MD 21221 (410) 5746744

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

0.75 hr

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE



MICROFILMED

#372

Zoning Description
16 Chattuck Ct.

96-373-SPH

BEGINNING FROM A POINT IN THE NORTH SIDE OF CHATTUCK CT, A 40 FOOT R. O. W. SAID POINT BEING WEST 218.55' FROM THE CENTERLINE OF POCASSET CT, A 40 FOOT R. O. W., BEING KNOWN AS LOT 10 OF PLAT 1, SEC 5, VILLAGE OF PAWNEE AS RECORDED AT LIBER 52 FOLIO 125.

Post by: 4/17/96

CASE NUMBER: 96-373-SPH (Item 372)

16 Chattuck Cc :

N/S Chattuck Court, 218.55' W of c/l Pocassek Court

15th Election District - 5th Councilmanic

Legal Owner: Gerald James and Vera James

Special Hearing to approve an amendment to the latest approved Final Development Plan of Village of Pawnee, Plat I, Section V, Lot #10, to allow a drainage utility and walkway easement of 5 feet in lieu of the shown 10 feet.

HEARING: FRIDAY, MAY 3, 1996 at 10:00 a.m. in Room 106, County Office Building.

MICROFILMED

*Robert
White*

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/11, 1996

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 4/11, 1996.

THE JEFFERSONIAN,
A. H. Amick
LEGAL AD. - TOWSON

161 District Court
W.S. Gantner Court, 218-55
WYOMING-POCESSA COURT
15th Election District
St. Charles
Legend (a)
Special Hearing to approve
an amendment to the latest
approved Final Development
Plan of Village of Palmer, Plat
1, Section V, Lot #10, to allow a
drainage utility and wetland
assessment of 5 feet in lieu of
the \$100 fee.
Hearing Held, May 3, 1996,
at 1610 a.m. in Rm. 106,
County Office Building.
LAWRENCE E. SCHAMDT
Zoning Commissioner for
Baltimore County
NOTES: (1) Hearings are
handicapped accessible, for
special accommodations
Please Call 887-3353.
(2) For information concern-
ing the fee and/or hearing,
Please Call 887-3391.
4/12/96
648034

MICROFILMED

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

File No 010003
372

DATE 3-24-96 ACCOUNT R-001-6150

AMOUNT \$ 85.00

RECEIVED FROM: Mr. + Mrs. James - Owners Property

#030 - Residential Special Hearing Fee - \$50.00

#080 - \$14.00 Postage 35.00

FOR: Site # 16 Chatterbox Ct. Total \$85.00

COMM. TAXES
MAY 15 1996

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY, YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED



Baltimore County
 Department of Permits and
 Development Management

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

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.: 372 Petitioner: GERALD & VERA JAMES

Location: 16 CHATTOCK COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VERA JAMES

ADDRESS: 815 S WOODLAWN RD

BALT MD 21221

PHONE NUMBER: (410) 686 0940

MICROFILMED

TO: PUTUMENT PUBLISHING COMPANY
April 11, 1996 Issue - Jeffersonian

Please forward billing to:

Vera James
815 S. Woodlyn Road
Baltimore, MD 21221
410-686-0940

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: 96-373-SPH (Item 372)
16 Chattuck Court
N/S Chattuck Court, 218.55' W of c/l Pocassex Court
15th Election District - 5th Councilmanic
Legal Owner: Gerald James and Vera James

Special Hearing to approve an amendment to the latest approved Final Development Plan of Village of Pawnee, Plat I, Section V, Lot #10, to allow a drainage utility and walkway easement of 5 feet in lieu of the shown 10 feet.

HEARING: FRIDAY, MAY 3, 1996 at 10:00 a.m. in Room 106, County Office Building.

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.

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Baltimore County
Department of Permits and
Development Management

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

April 8, 1996

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: 96-373-SPH (Item 372)
16 Chattuck Court
N/S Chattuck Court, 218.55' W of c/l Pocassex Court
15th Election District - 5th Councilmanic
Legal Owner: Gerald James and Vera James

Special Hearing to approve an amendment to the latest approved Final Development Plan of Village of Pawnee, Plat I, Section V, Lot #10, to allow a drainage utility and walkway easement of 5 feet in lieu of the shown 10 feet.

HEARING: FRIDAY, MAY 3, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Gerald and Vera James
Thomas E. Phelps & 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.

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Baltimore County
Department of Permits and
Development Management

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

April 26, 1996

Mr. and Mrs. Gerard James
815 S. Woodlyn Road
Baltimore, MD 21221

RE: Item No.: 372
Case No.: 96-373-SPH
Petitioner: Gerard James, et ux

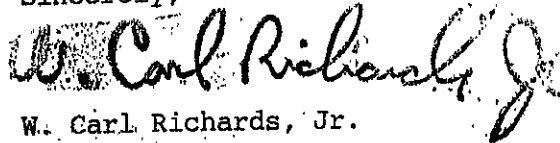
Dear Mr. and Mrs. James:

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 April 15, 1996.

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)

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 15, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item No. 372

The Development Plans Review Division has reviewed the subject zoning item. An existing 15-inch diameter storm drain pipe runs along the property line of an additional drainage and utility easement per RW 85-305, as shown on the check print. The relocation of the fence is fine, but the request to amend the F.D.P. should be denied.

Also, the owner will be responsible for the cost of removing and replacing the fence located in the County easement if maintenance of our storm drain pipe is ever necessary.

RWB:HJO:jrb

cc: File

ZONE6F

RECEIVED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 15, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 16 Chattuck Ct.

INFORMATION:

Item Number: 372

Petitioner: James Property

Property Size:

Zoning: DR-16

Requested Action: Special Hearing

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the CMDP.

Prepared by:

Jeffrey W. Long

Division Chief:

Garry L. Kerns

PK/JL

MICROFILMED



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-12-96

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

RE: Baltimore County
Item No. 372 (JJS)


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 ⁵⁴⁵⁻⁵³⁸¹ 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

MICROFILMED

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

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-8-96

DATE: 4-17-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

362

363

364

369

370

371

372

374

375

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/09/96

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 APR. 08, 1996

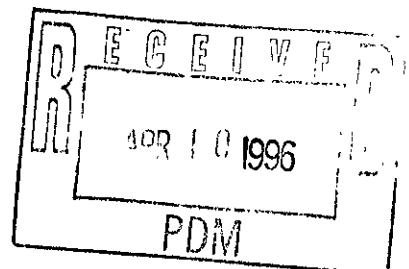
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

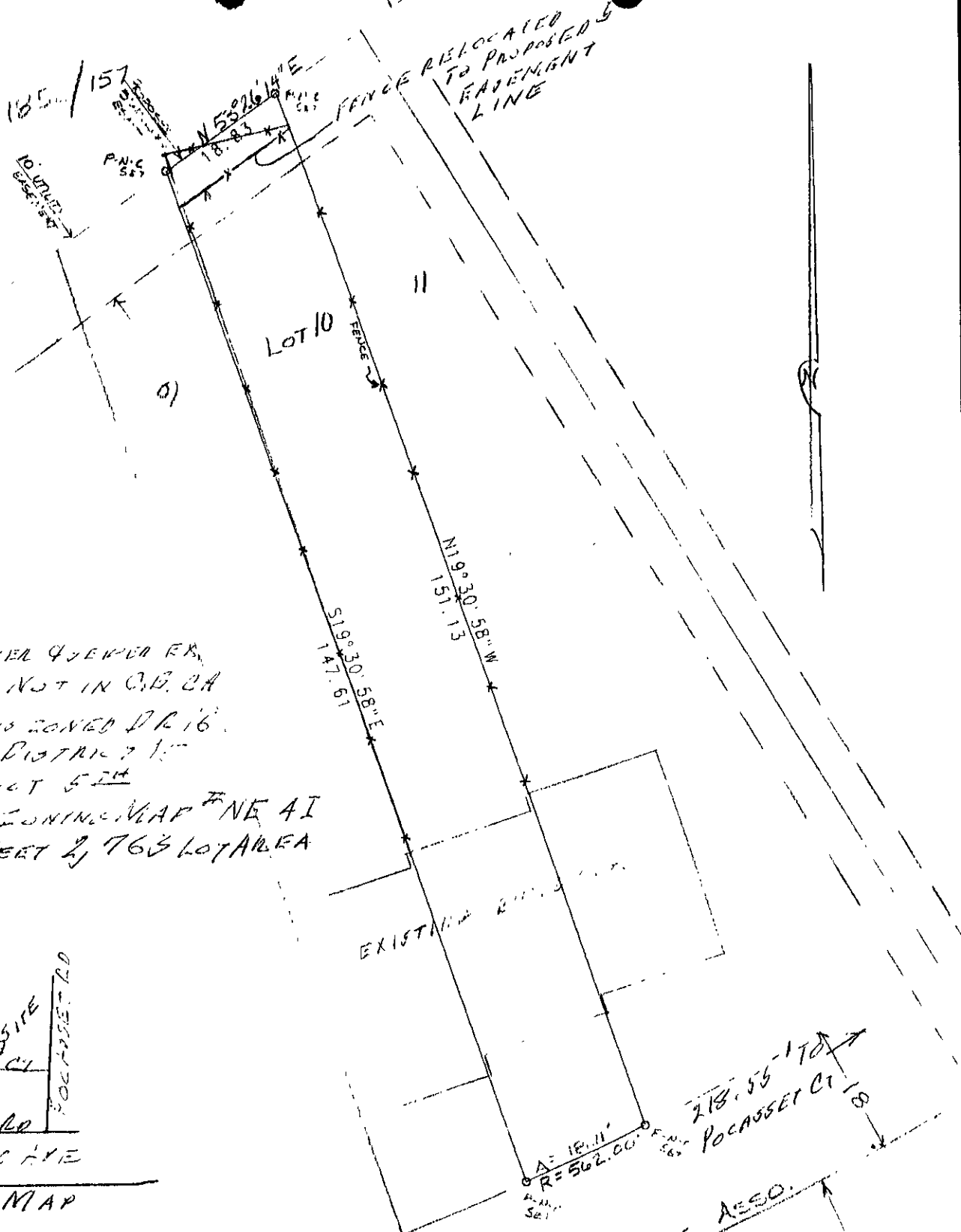
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 365, 366, 367, 368, 369,
370, 371, 372, 373, 374 AND 375.

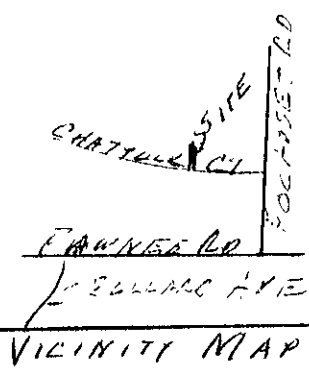


REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F





PUBLIC WATER OVERHEAD EX.
 PROPERTY NOT IN C.D. OR
 PROPERTY IS ZONED DR 16.
 ELECTION DISTRICT 15
 30 F. DISTRICT 5TH
 1" = 200' ZONING MAP # NE 4I
 SQUARE FEET 2,763 LOT AREA



96-373-SPH
 #372



OWNER
 GERALD + VERA JAMES
 315 S. WOODLARK RD
 BALTO MD 21221
 PHONE (410) 686 0940

CHATTOCK CT.
 HOMEOWNERS ASSOC.
 R=580.00
 218.55'-170'
 POCAHONSETT CT 18
 SPECIAL HEARING

THIS DOES NOT CONSTITUTE A PROPERTY LINE SURVEY
 THIS WILL CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS
 ON THE ABOVE PROPERTY AS INDICATED.

Thomas E. Phelps

THOMAS E. PHELPS AND ASSOCIATES, INC.
 REGISTERED PROPERTY LINE SURVEYORS
 945 BARRON AVENUE
 BALTIMORE, MARYLAND 21221
 OFFICE: (301) 574-6744

MICROFILMED

LOCATION SURVEY
 #16 CHATTOCK CT.
 LOT 10
 VILLAGE OF FAWN RD PAT 1 SEC 5
 BALTO. CO., MD
 Plat Book 52 Folio 125
 Scale .1" = 20'... Date 10-16-96.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 16 Chattuck Court, N/S Chattuck Court, * ZONING COMMISSIONER
 218.55' W of c/l Pocassex Court * OF BALTIMORE COUNTY
 15th Election District, 5th Councilmanic * CASE NO. 96-373-SPH
 Gerald and Vera James *
 Petitioners *
 * * * * *

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 2nd day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Thomas E. Phelps & Assoc., Inc., 945 Barron Avenue, Baltimore, MD 21221, representative for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

Protestant	Protestant
_____	_____
Date	Address
_____	_____
Home Phone Work Phone	City/State/Zip Code
_____	_____

CERTIFICATION

It is hereby CERTIFIED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Certification for Amendment to Development Plan is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and other Baltimore County land use and development requirements and that said amendment does not violate the spirit and intent of the original development plan.

ZONING COMMISSIONER OF BALTIMORE COUNTY
 BY: _____

APPLICATION FOR AMENDMENT TO DEVELOPMENT PLAN

Keep in ZC's file #372

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Gerald & Vera James, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for an Amendment to the Development Plan under Section 1B01.3A.7.c of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the Amendment of Lot 10 Block _____ Plat 52/125 as previously approved on the Final Development Plan of Section V, Village of Pawnee Section V.

Property is to be posted and I, or we, agree to pay expenses of processing and posting upon filing of this request, additional public hearing and reposting fees if I decide to proceed after a Protestant's public hearing request 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.

Gerald & Vera James
Legal Owner

Vera James
Legal Owner

Date
(410) 686 0940 SAme

815 S Woodlyn Rd Balt., MD. 21221
Address

Home Phone Work Phone

City/State/Zip Code

PUBLIC HEARING REQUEST

I, or we, Gerald & Vera James request that the proposed Amendment be the subject of a public hearing as provided for in Section 1B01.3A.7b.iii of the Zoning Regulations. I also agree to pay a processing fee for this public hearing request.

Gerald & Vera James
Protestant

Vera James
Protestant

Date

Address

Home Phone Work Phone

City/State/Zip Code

CERTIFICATION

It is hereby CERTIFIED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Certification for Amendment to Development Plan is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and other Baltimore County land use and development requirements and that said amendment does not violate the spirit and intent of the original development plan.

RECEIVED

ZONING COMMISSIONER OF BALTIMORE COUNTY
BY: _____

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

Mr. & Mrs. Gerald James
815 S. Woodlyn Road
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
N/S Chattuck Court, 218.55' W of the c/l of Pocassex Court
(16 Chattuck Court)
15th Election District - 5th Councilmanic District
Gerald James, et ux - Petitioners
Case No. 96-373-SPH

Dear Mr. & Mrs. James:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied 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 Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Thomas E. Phelps
945 Barron Avenue, Baltimore, Md. 21221

Mr. George Alexander
515 Middle River Road, Baltimore, Md. 21220

Mr. Robert T. Moorefield, Code Enforcement Inspector, PDM

People's Counsel; Case ~~File~~

ENCLOSURE

IN RE: PETITION FOR SPECIAL HEARING BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

N/S Chattuck Court, 218.55' W of the c/l of Pocomass Court (16 Chattuck Court) 15th Election District 5th Councilmanic District

Gerald James, et ux Petitioners

Case No. 96-373-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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which precipitated the zoning violation notice was registered by an adjoining property owner, Mr. George Alexander.

Testimony and evidence offered revealed that the subject property consists of 2,763 sq. ft., more or less, zoned D.R. 16 and is improved with a two-story, inside group, townhouse dwelling unit, and a swimming pool. Mr. & Mrs. James testified that they no longer reside on the property but rent the property to their son. They testified that the subject fence has existed on the property for many years and was erected by the previous owner. Apparently, this fence was illegally constructed over a 10-foot drainage, utility and walkway easement which runs to the rear of the subject property. Pursuant to the complaint entered by Mr. Alexander, the Petitioners relocated the fence to where it now only encroaches 5 feet into the drainage and utility easement. The Petitioners seek approval to allow this fence to remain in its present location.

After considering the testimony and evidence presented at the hearing, I believe the relief requested should be denied. The purpose of combining walkways with these drainage and utility easements is to prevent homeowners from utilizing these easements in a manner that would prevent other residents in the subdivision from utilizing these easements for walking purposes. Furthermore, there was insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the relief requested were denied. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Thus, the relief requested must be denied.

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 denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of May, 1996 that the Petition for Special Hearing seeking approval of an amendment to the latest approved Final Development Plan of the Village of Pawnee, Plat 1 Section V, Lot 10 thereof, to permit encroachment of an existing fence to within 5 feet of a 10-foot wide drainage, utility, and walkway easement, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

Timothy M. Kotroco
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

Mr. & Mrs. Gerald James
815 S. Woodlyn Road
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
N/S Chattuck Court, 218.55' W of the c/l of Pocomass Court
(16 Chattuck Court) 15th Election District - 5th Councilmanic District
Gerald James, et ux - Petitioners
Case No. 96-373-SPH

Dear Mr. & Mrs. James:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied 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:bjs

cc: Mr. Thomas E. Phelps
945 Barron Avenue, Baltimore, Md. 21221

Mr. George Alexander
515 Middle River Road, Baltimore, Md. 21220

Mr. Robert T. Moorefield, Code Enforcement Inspector, PDM
People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 5/13/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 5/13/96
By [Signature]

ORDER RECEIVED FOR FILING
Date 5/13/96
By [Signature]

Post by: 4/17/96
CASE NUMBER: 96-373-SPH (Item 372)
16 Chattuck Court
N/S Chattuck Court, 218.55' W of c/l Pocomass Court
15th Election District - 5th Councilmanic
Legal Owner: Gerald James and Vera James

Special Hearing to approve an amendment to the latest approved Final Development Plan of Village of Pawnee, Plat I, Section V, Lot #10, to allow a drainage utility and walkway easement of 5 feet in lieu of the shown 10 feet.

HEARING: FRIDAY, MAY 3, 1996 at 10:00 a.m. in Room 106, County Office Building.

Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 16 Chattuck Court which is presently zoned D.R.16

96-373-SPH

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the latest approved Final Development Plan of Village of Pawnee, Plat I, Section V, Lot #10, to allow a drainage utility and walkway easement of 5 feet in lieu of the shown 10 feet.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name) Gerald James

Signature [Signature]

Address Vera James

City Baltimore, MD 21221

State Zipcode

815 S Woodlyn Rd (410) 686-0046

City Baltimore, MD 21221

Name, Address and phone number of representative to be contacted

Thomas E. Phelps & Assoc., Inc.
945 Barron Ave
Baltimore, MD 21221 (410) 524-6744

City Baltimore, MD 21221

State Zipcode

ESTIMATED LENGTH OF HEARING 6:25 hr

OFFICE USE ONLY

RECEIVED BY: DATE

Zoning Description #16 CHATLUCK CT. 96-373-SPH

BEGINNING FROM A POINT IN THE NORTH SIDE OF CHATLUCK CT, A DISTANT R. 0.00, SAID POINT BEING WEST 218.55' FROM THE CENTERLINE OF POCOMASS CT, A 40 FOOT R.O. W. BEING KNOWN AS LOT 10 OF PLAT 1, SEC 5, VILLAGE OF PAWNEE AS RECORDED AT 6/16/52 TOL 10 125.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/11, 1996

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 4/11, 1996.

THE JEFFERSONIAN,
A. Henderson
LEGAL AD. - TOWSON

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

DATE 3-24-96 ACCOUNT R-001-6150

AMOUNT \$ 85.00

RECEIVED [Signature] PROPERTY

\$030. Residential Special Hearing fee \$50.00

\$080. Sign & Postage 35.00

Total \$85.00

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Department of Permits and Development Management

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

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. 372 Petitioner: GERALD & VERA JAMES

Location: 16 CHATLUCK COURT

PLEASE FORWARD ADVERTISING BILL TO:

NAME: VERA JAMES

ADDRESS: 815 S WOODLYN RD
BALT MD 21221

PHONE NUMBER: (410) 686-0746

RE: PATENT PUBLISHING COMPANY
April 11, 1996 Issue - Jeffersonian
Please forward billing to:
Vera James
815 S. Woodlyn Road
Baltimore, MD 21221
410-620-0290

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: 96-373-SPH (Item 372)
16 Chantuck Court
N/S Chantuck Court, 218.55' W of n/l Pocomoke Court
15th Election District - 5th Councilmanic
Legal Owner: Gerald James and Vera James

Special Hearing to approve an amendment to the latest approved Final Development Plan of Village of Pocomoke, Plat 1, Section V, Lot #10, to allow a drainage utility and walkway easement of 5 feet in lieu of the shown 10 feet.

HEARING: FRIDAY, MAY 3, 1996 at 10:00 a.m. in Room 106, County Office Building.

LAWRENCE F. STUMPF
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

April 8, 1996

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: 96-373-SPH (Item 372)
16 Chantuck Court
N/S Chantuck Court, 218.55' W of n/l Pocomoke Court
15th Election District - 5th Councilmanic
Legal Owner: Gerald James and Vera James

Special Hearing to approve an amendment to the latest approved Final Development Plan of Village of Pocomoke, Plat 1, Section V, Lot #10, to allow a drainage utility and walkway easement of 5 feet in lieu of the shown 10 feet.

HEARING: FRIDAY, MAY 3, 1996 at 10:00 a.m. in Room 106, County Office Building.

Carl Jahn

Arnold Jahn
Director

cc: Gerald and Vera James
Thomas E. Phelps & 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.

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

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

April 26, 1996

Mr. and Mrs. Gerard James
815 S. Woodlyn Road
Baltimore, MD 21221

RE: Item No.: 372
Case No.: 96-373-SPH
Petitioner: Gerard James, et ux

Dear Mr. and Mrs. James:

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 April 15, 1996.

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)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jahn, Director
Department of Permits & Development
Management
DATE: April 15, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item No. 372

The Development Plans Review Division has reviewed the subject zoning item. An existing 15-inch diameter storm drain pipe runs along the property line of an additional drainage and utility easement per RW 85-305, as shown on the check print. The relocation of the fence is fine, but the request to amend the F.D.P. should be denied.

Also, the owner will be responsible for the cost of removing and replacing the fence located in the county easement if maintenance of our storm drain pipe is ever necessary.

RWB:HDO:jrb

cc: File

TCW:EF

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jahn, Director, PDM
DATE: April 15, 1996
FROM: Arnold F. "Pat" Keller, III, Director, DP
SUBJECT: 16 Chantuck Ct.

INFORMATION:
Item Number: 372
Petitioner: James Property
Property Size:
Zoning: DR-16
Requested Action: Special Hearing
Hearing Date:

SUMMARY OF RECOMMENDATIONS:
Pursuant to Section 1801.3A.7.b(1) of the BCZR, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (18) and other provisions of the CHDP.

Prepared by: *Jeffrey A. Long*
Division Chief: *Cedric L. Lewis*
PK/JL



David L. Winstead
Secretary
Hal Kassoff
Administrator

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

RE: Baltimore County
Item No. 372 (372)

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 410-333-1850 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
for the Hearing of Speech

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

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-8-96
DATE: 4-17-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:
362
363
364
369
370
371
372
374
375

LS:sp

LETTY2/DEPRM/TATSEP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 04/09/96

Arnold Jahn
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 APR. 08, 1996

Item No.: SEE BELOW

Zoning Agenda:

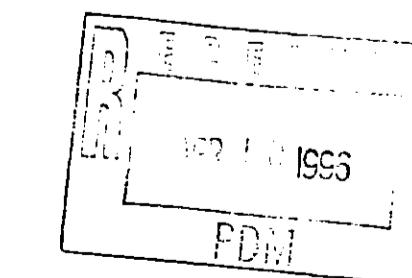
Gentlemen:

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: 362, 363, 366, 367, 368, 369, 370, 371, 372, 373, 374 AND 375.

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

cc: File
Printed with Soybean Ink
on Recycled Paper





Code Enforcement

Baltimore County Department of Planning & Development Management
1000 North Avenue, Suite 200
Baltimore, Maryland 21204
Tel. 581-7300

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

*Case # 96-373-SFH
5/13/96 at 10 AM*

TO: Larry E. Schmidt
Zoning Commissioner
DATE: April 24, 1996

FROM: James H. Thompson - RM
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 372
PETITIONER: Gerald James and Vera James
Tenants By Entireties

VIOLATION CASE NO.: C-96-1847
96-138 Citation (Closed Case)

LOCATION OF VIOLATION: 16 Chattuck Court
Baltimore, Maryland 21220
15th Election District

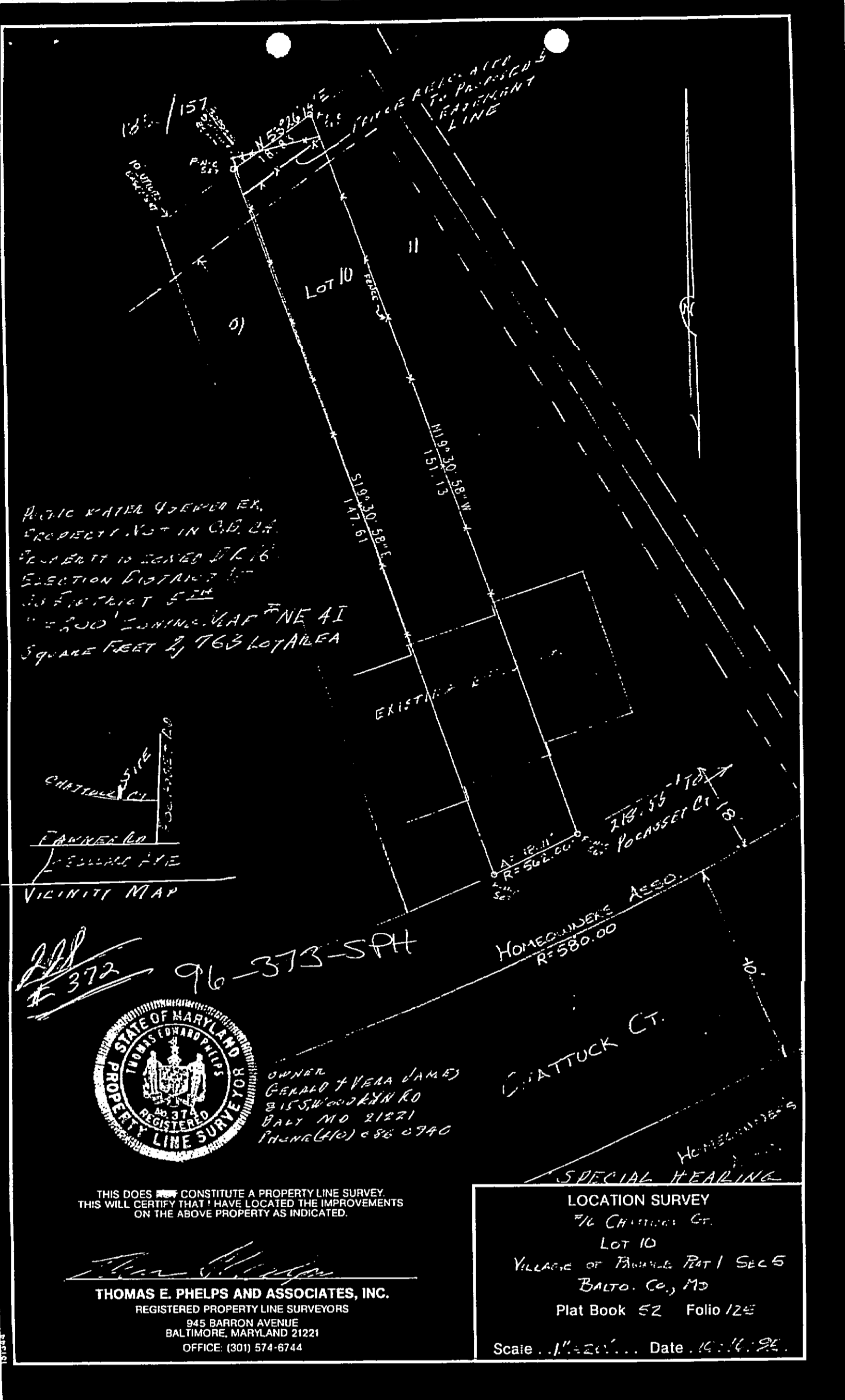
DEFENDANTS: Gerald James and Vera James
815 S. Woodlawn Road
Baltimore, Maryland 21221

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME ADDRESS
Mr. George Alexander 515 Middle River Road
Baltimore, Maryland 21220

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/RM/hck



RE: PETITION FOR SPECIAL HEARING
16 Chattuck Court, N/S Chattuck Court,
218.55' W of c/l Poccasex Court
15th Election District, 5th Councilmanic
Gerald and Vera James
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-373-SFH

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

Charles S. Demilio
CHARLES S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 587-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to Thomas E. Phelps & Assoc., Inc., 945 Barron Avenue, Baltimore, MD 21221, representative for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

APPLICATION FOR AMENDMENT TO DEVELOPMENT PLAN

Case # 96-373-SFH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Gerald & Vera James, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for an Amendment to the Development Plan under Section 1801.3A.7.c of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve the Amendment of Lot 10 Block 52/125 as previously approved on the Final Development Plan of Section V, Village of Tawnee Section V.

Property is to be posted and I, or we, agree to pay expenses of processing and posting upon filing of this request, additional public hearing and reposting fees if I decide to proceed after a Protestant's public hearing request 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.

Gerald & Vera James
Legal Owner
815 S Woodlawn Rd Balt., MD. 21221
Date (410) 686 0940 Same
Home Phone Work Phone City/State/Zip Code
PUBLIC HEARING REQUEST

I, or we, Gerald & Vera James request that the proposed Amendment be the subject of a public hearing as provided for in Section 1801.3A.7b.iii of the Zoning Regulations. I also agree to pay a processing fee for this public hearing request.

Gerald & Vera James
Protestant
Date Address
Home Phone Work Phone City/State/Zip Code
CERTIFICATION

It is hereby CERTIFIED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Certification for Amendment to Development Plan is in keeping with the spirit and intent of the Baltimore County Zoning Regulations and other Baltimore County land use and development requirements and that said amendment does not violate the spirit and intent of the original development plan.

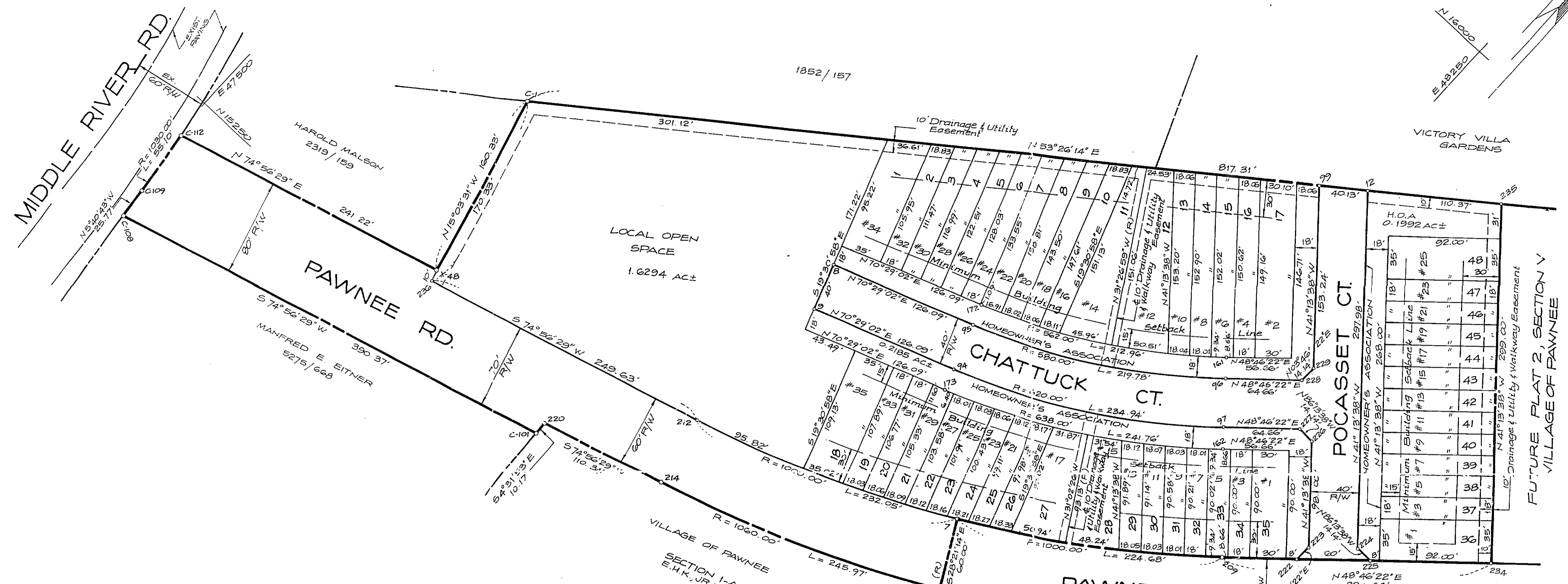
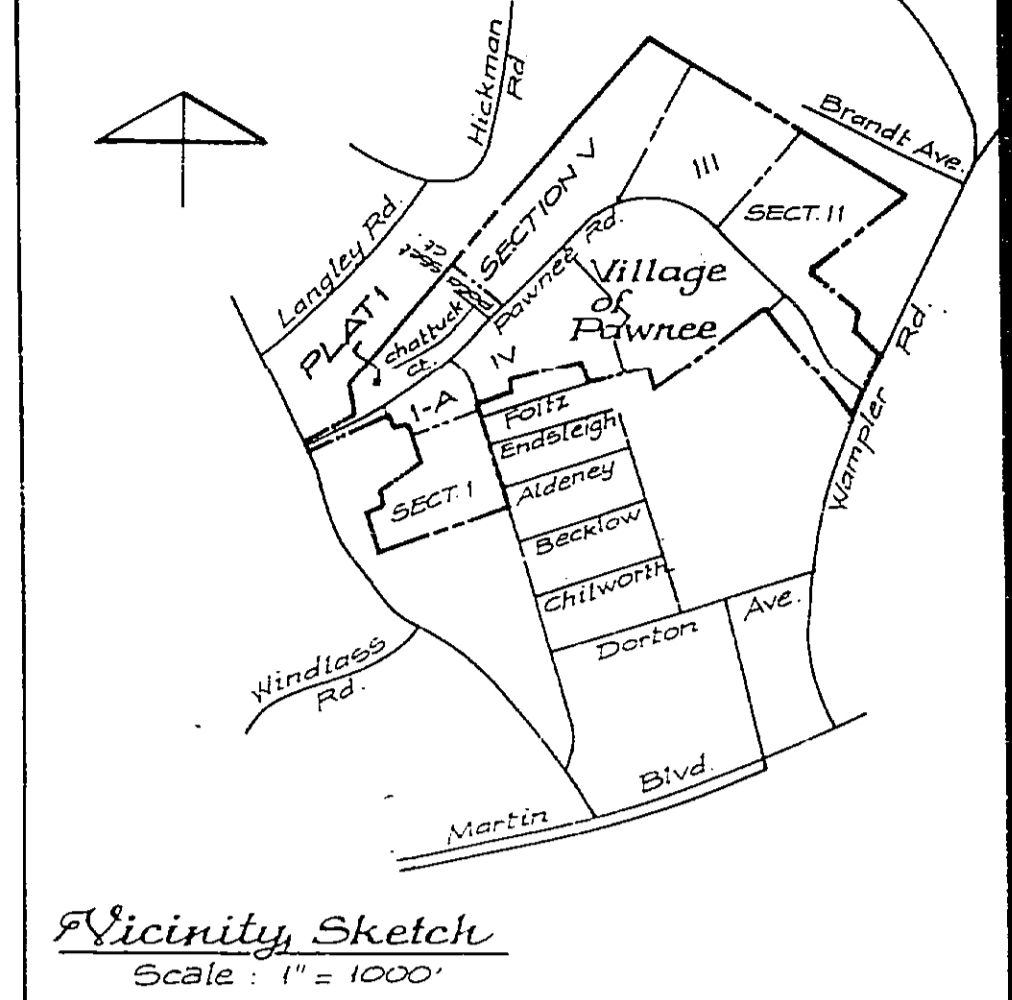
ZONING COMMISSIONER OF BALTIMORE COUNTY
BY: _____

CURVE DATA

FR. - TO	R	Δ	L	T	C
172 - 161	562.00'	21° 42' 40"	212.96'	107.77'	N 59° 37' 42" E 211.69'
95 - 96	580.00'	21° 42' 40"	219.78'	111.22'	N 59° 37' 42" E 210.47'
94 - 97	620.00'	21° 42' 40"	234.94'	118.89'	N 59° 37' 42" E 233.53'
173 - 62	688.00'	21° 42' 40"	241.76'	122.35'	N 59° 37' 42" E 240.31'
2 - 7	1000.00'	13° 17' 43"	232.05'	116.55'	N 68° 17' 38" E 231.93'
7 - 209	1000.00'	12° 52' 24"	224.68'	112.82'	N 55° 12' 34" E 224.21'
214 - 207	1000.00'	13° 17' 43"	245.97'	123.54'	N 68° 17' 38" E 245.42'
C109 - C112	1030.00'	3° 03' 54"	55.10'	27.56'	N 7° 12' 38" W 55.09'

COORDINATE LIST

No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST	No.	NORTH	EAST
12	15 856.33	48 260.56	222	15 591.75	48 425.93	207	15 368.40	48 221.66	C109	15 163.05	47 508.38
228	15 703.06	48 328.39	223	15 605.86	48 426.86	209	15 449.13	48 377.29	C112	15 217.71	47 501.46
229	15 717.17	48 329.32	225	15 631.29	48 471.05	214	15 277.04	47 993.64	7	15 421.71	48 193.16
232	15 697.20	48 546.26	224	15 632.22	48 456.94	212	15 335.56	47 978.05	8	15 507.86	47 972.42
235	15 922.08	48 349.21	226	15 672.05	48 388.86	220	15 448.97	47 887.08	9	15 470.16	47 985.16
94	15 512.29	48 104.63	227	15 672.98	48 354.75				236	15 270.72	47 736.39
75	15 549.99	48 091.27	161	15 673.98	48 267.87	X48	15 180.37	47 734.39			
96	15 660.45	48 277.75	162	15 616.82	48 317.78	61	15 435.20	47 692.74			
97	15 630.36	48 306.11	172	15 566.95	48 085.25	C101	15 138.83	47 887.89			
99	15 832.43	48 228.32	173	15 495.32	48 110.64	C108	15 137.41	47 510.93			



96-373-SPH

DENSITY CALCULATIONS

SECTION	GROSS ACRES	EXIST. ZONING	ACREAGE IN	UNITS		PARKING		LOCAL OPEN SPACE	
				ALLOWED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
I	5.98 AC	DR 16	5.98 AC	95.7 DN	60 DN	92 SPS	140 SPS	0.90 AC	0.30 AC
II	13.98 AC	DR 5.5	13.98 AC	73.7 DW	94 DW	166 SPS	180 SPS	0.84 AC	3.72 AC
III	22.94 AC	DR 5.5 DR 10.5	13.44 AC 9.48 AC	173.5 DW	212 DW	371 SPS	420 SPS	1.95 AC	2.67 AC
IV	7.71 AC	DR 5.5 DR 10.5 DR 16	6.68 AC 0.72 AC 0.31 AC	45 DW 3 DN	37 DW	69 SPS	74 SPS	0.53 AC	1.07 AC
I-A	1.26 AC	DR 16	1.26 AC	20.2 DN	7 DN	11 SPS	SHOWN ON SECT. I	0.19 AC	0.80 AC
PLAT I	6.73 AC	DR 5.5 DR 16	5.26 AC 1.47 AC	28.9 DN 23.5 DN	48-38 BIRTHS = 48 DN	175 x 48 = 84 SPS	92 SPS	650' x 48 = 0.72 AC	1.63 AC
FUTURE	3.48 AC	DR 5.5 DR 10.5	1.03 AC 2.45 AC	5.8 DW 82.5 DN	23-38 BIRTHS 76-28 BIRTHS	175 x 23 = 4025 SPS 153 x 76 = 11628 SPS	200 SPS	650' x 99 = 1.48 AC	3.23 AC
TOTAL	68.08 AC	DR 5.5 DR 10.5 DR 16	39.82 AC 18.70 AC 8.95 AC	219 DW 196.4 DN 143 DN	414 DW	950 SPS	1106 SPS	6.61 AC	13.42 AC

NOTE: LOCAL OPEN SPACE WILL BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

Filed for record
Date MAR 26 1985
Trust
Erik, Jr. 32 FOLIO 125

**PLAT I
SECTION FIVE
VILLAGE OF PAWNEE**

15TH ELECTION DISTRICT BALTO CO. MD.
SCALE: 1" = 50'
DATE OF C.R.G. APPROVAL: 11-21-84

OWNER/DEVELOPER
JOHNSON VILLAGE ASS.
P.O. BOX 5
KINGSVILLE, MD 2087
ROBERT G. LUND
PHONE: 669-2023
6776/907

<p>APPROVED: DEPARTMENT OF PUBLIC WORKS DIRECTOR OF PUBLIC WORKS DATE: 3/14/85</p>	<p>SURVEYOR'S CERTIFICATE THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH THE REQUIREMENTS OF SUB-SEC (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.</p> <p>10716 2/21/85</p>	<p>OWNER'S CERTIFICATE THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUB-SECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.</p> <p>Robert Lund 12/5/84</p>	<p>NOTE: THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.</p> <p>NOTE: HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE, AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED INTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.</p>	<p>NOTE: 1) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE. 2) 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 THIS PLAT. 3) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BILL 56-82 (SECTION 22-68). 4) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. 5) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT. 6) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.</p>	<p>P.W.A. COMPLETED 3/24/85 FINAL PLAT CHECKED BY [Signature] PLANNING [Signature] ENGINEERING [Signature] STREET NAMES: [List] HOUSE NOS. [List]</p>	<p>DEVELOPMENT DESIGN GROUP, LTD. SURVEYORS - PLANNERS - ENGINEERS RIDERWOOD BUILDING SUITE 100 1107 KENILWORTH DRIVE TOWSON, MARYLAND 21284 TELEPHONE (301)-822-0727</p>	<p>COMPUTED BY: D.F. DRAWN BY: L.B. CHECKED BY: J.D. PROJECT NUMBER: 7843</p>
--	--	---	--	--	---	--	---