



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 20, 1997

Michael Gisriel, Esquire
201 N. Charles Street, Suite 2400
Baltimore, Maryland 21201

RE: Application for Building Permit for Undersized Lot
Permit No.: None
Property: 4018 Washington Street
Applicant/Petitioner: William E. Card

Dear Mr. Gisriel:

Enclosed please find the decision rendered in the above captioned case. The Application for Building Permit for Undersized Lot has been granted, with a restriction.

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

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn

att.

c: Mr. William E. Card, 1400 Gloster Ave., Balto. Md. 21230
c: Mr. and Mrs. E.M. Torgenson, 2926 Michigan Avenue, Balto. Md. 21227
Mr. Howard R. Parsley, 2921 Pennsylvania Ave., Balto. Md. 21227
Mr. and Mrs. Joseph C. Glorioso, Jr., 2925 Pennsylvania Avenue
Mr. and Mrs. Melvin Deshler, 2924 Michigan Avenue, Balto. Md. 21227
Mr. and Mrs. Walter Davidson, 2923 Pennsylvania Ave., Balto. Md. 21227



<IN RE: APPLICATION FOR BUILDING PERMIT * BEFORE THE
 FOR UNDERSIZED LOT * ZONING COMMISSIONER
 4018 Washingt Street *
 13th Election District * OF BALTIMORE COUNTY
 1st Councilmanic District *
 Land Owners: John and Margaret * Permit No.:
 Williams *
 Applicant: William E. Card *
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner to consider a request for approval of the use of an undersized lot, located at 4018 Washington Street, in the Baltimore/Highlands community of southwestern Baltimore County. The application was filed by William E. Card, property owner. The application seeks approval of the use of the subject property known as lots 34 and 35, Section K of the revised plat of Rosemont for development with a single family dwelling, 42 ft. in depth and 20 ft. in width. The proposed dwelling and subject property are more particularly shown on the site plan (Petitioner's Exhibit No.1), and Building elevations (Petitioner's Exhibit No. 10) which were submitted at the public hearing conducted for this matter.

Appearing at the public hearing held was William E. Card, applicant/property owner. Also appearing in support of the request was William Breland. The Petitioner was represented by Michael Gisriel, Esquire. Appearing in opposition to the request were several neighbors from the surrounding community. They included Edwin Torgenson, Howard R. Parsley, Joseph Glorioso, Jr., Melvin and Patricia Deshler, and Tina and Walter Davidson.

This is a difficult case and it need be emphasized that the matter does not come before this Zoning Commissioner as either a Petition for Variance, Petition for Special Exception or Petition for Special Hearing.

ORDER RECEIVED FOR FILING
 Date 8/6/98
 By [Signature]

That is, the case is presented, pursuant to Section 304 of the Baltimore County Zoning Regulations (BCZR). That section recognizes that there are a number of individual properties throughout the County which were originally platted many years ago, prior to the adoption of the first comprehensive set of zoning regulations in 1945. Many of those properties are too small or narrow under the current regulations. Section 304.1 of the BCZR provides that a single family dwelling can be erected on a lot having an area or width of the building line less than that required by the regulations if three conditions are met. Those conditions are: (1) That such lot has been duly recorded either by deed or in a validly approved subdivision prior to March 30, 1955; (2) That all other requirements of the height and area regulations are satisfied (e.g., no height, setback or other zoning variances are sought); and (3) That the owner of the lot does not own sufficient adjoining land to conform with the width and area requirements contained within the regulations.

Uncontradicted testimony and evidence offered was that the subject property in fact satisfies all three of these requirements. A copy of the plat of the community known as Rosemont (Petitioner's Exhibit No. 4) was submitted at the hearing, showing that this community and these lots were originally platted and recorded in the land records of Baltimore County many years ago (1924), well prior to March 30, 1955. Moreover, the proposed construction does not require any variance relief; that is, all side, front and rear setbacks are being met. Finally, the Applicant testified that he owns no adjoining property sufficient in size to conform to the width and area requirements. Thus, the Applicant satisfies all of the requirements set forth in Section 304.1 of the BCZR.

ORDER RECEIVED FOR FILING

Date

By

8/21/97
M. G. Gorb

Moreover, the balance of that section requires that an Applicant submit a copy of the proposed building elevations to the Office of Planning for review. In this case, the elevations were submitted and the file discloses that same were approved by the Office of Planning. That department's comment indicates that the proposed construction was acceptable and that the application should be approved.

Finally, however, Section 304.4 of the BCZR requires that the property be posted with a sign advertising the owner's application. Within 15 days after the sign is posted, any individual who resides within 1,000 ft. of the property may file a written request for a public hearing with the Office of Permits and Development Management. In this case, such a request was made, thus, the matter was scheduled for public hearing. It is to be emphasized that at the public hearing the Zoning Commissioner shall determine whether, "... the proposed dwelling is appropriate." This language is significant in that it sets out the standard which the Zoning Commissioner must apply to any application under Section 304. The appropriateness of the dwelling is the only issue to be considered. That is, the Zoning Commissioner must not and cannot apply the variance standards set forth in Section 307 of the BCZR or the special exception standards set forth in Section 502.1 of the BCZR. As is well settled, those standards require an evaluation of whether the Petitioner would suffer practical difficulty if the relief were denied and/or whether the proposed relief would be detrimental to the surrounding locale.

A substantial volume of testimony was offered by the Applicant regarding the proposed dwelling. Additionally, photos were submitted of a number of dwellings within the subdivision which are of the same style and dimension as what is proposed. Photographs contained within the case file

ORDER RECEIVED FOR FILING

Date

By

8/21/97
M. G. Gorb

were submitted which depict a number of houses in the immediate area similar in style to what has been proposed in this case.

Based upon this testimony, which was largely uncontradicted, I am persuaded that the proposed dwelling is indeed appropriate and that relief should, therefore, be granted.

The Protestants offered several reasons in opposition to the application, which, although valid, are not relevant to the issue under consideration. The two adjoining properties which abut the north side of the subject site are owned by Mr. and Mrs. Glorioso and Mr. and Mrs. Davidson, respectively. As shown on the site plan and other exhibits presented, the Davidson and Glorioso dwellings front Pennsylvania Avenue. Moreover, each family owns 1/2 of those lots, shown in the original plat as lot Nos. 30, 31, 32 and 33. Both the Davidson and Glorioso properties are 85 ft. in depth and 60 ft. in width.

Located on the south side of the subject property is a lot owned by Mr. and Mrs. Torgenson. That lot is also improved with a single family dwelling which fronts Michigan Avenue. The subject lot is truly an infill lot, located between the rear of the Davidson/Glorioso properties and the rear of the Torgenson lot. Interestingly, the subject property has apparently been historically used as their back yard by the Gloriosos and Davidsons. Photographs of the site shows fences which have been constructed by these families at the end of their rear yards. The fences clearly intrude into the subject property. Moreover, a portion of the property is used as an unimproved alley, to provide vehicular access to the Torgensons and Davidsons' properties.

The historic use of this property makes the proposal more difficult to accept by the Protestants. Apparently, they have enjoyed the use of

ORDER RECEIVED FOR FILMS
Date 8/21/97
By Dr. [Signature]

this property, without the rights conferred by ownership of same. This is a classic case where long time residents of the neighborhood have used the subject property as their own, notwithstanding the fact that it is a separate lot owned by an absent individual.

These facts raise a question as to whether a doctrine of adverse possession is applicable. That doctrine allows the user of a property to acquire same through a court proceeding if the requirements of law have been satisfied. A Petition for Adverse Possession can be filed with the Circuit Court of Maryland for Baltimore County and would be decided in that forum. Clearly, the Zoning Commissioner has no jurisdiction to decide that issue. It seems appropriate for the Protestants to consider that option, as well as a purchase of the subject property at a fair price.

Based upon the testimony and evidence offered, I am persuaded to grant the application. It need then be emphasized that consideration of this issue must be in accordance with Section 304.4 of the BCZR. In strict accordance with that section, I find that the proposed dwelling is indeed appropriate and that the Petitioner/Applicant satisfies all three of the standards set forth in Section 304.1 of the BCZR. Thus, I feel compelled to grant the relief requested and approve the application.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21ST day of August 1997 that construction of a single family dwelling at the subject property known as 4018 Washington Street, in accordance with the drawings submitted as Petitioner's Exhibit No. 1, and pursuant to Section 304.1 of the BCZR, be and is hereby GRANTED, subject,

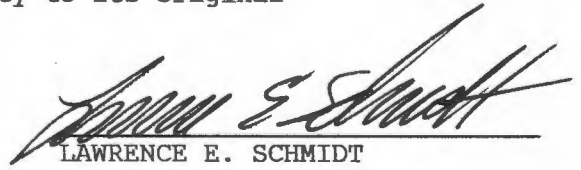
ORDER RECEIVED FOR FILING

Date

By

however, to the following restriction which is a condition pursuant to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/21/97
By M. G. Cook

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: **Undersized Lots**

Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

William F CARD 1400 GLOSTER AVE. BALTO. MD 21230 410-525-2743
Print Name of Applicant Address Telephone Number
 Lot Address 4018 Washington St. Balto. Co. Election District 13 Council District _____ Square Feet 4800 sq ft
 Lot Location: N E S W / side / corner of MICHIGAN AVE. _____ feet from N E S W corner of PENNSYLVANIA AVE.
(street) (street)
 Land Owner ME. John M. Williams + MARGARET F. Tax Account Number # 131323500383
 Address _____ Telephone Number _____

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

	PROVIDED?	
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (available in Rm 206 C.O.B.) (2 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(please label site clearly)		
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Residential Processing Fee Paid
Codes 030 & 080 (\$85)
Accepted by _____
ZADM
Date _____

RECEIVED
MAR 11 1997
OFFICE OF PLANNING

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY!

RECOMMENDATIONS/COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the permit to conform with the following recommendations:

APPLICANT AFFIRMS THAT THERE HAS BEEN BEEN NO CONTIGUOUS OWNERSHIP BETWEEN THE SUBJECT PROPERTY AND ANY OTHER ADJOINING PROPERTY FOR AT LEAST PAST 10 YRS.

Signed by: Ervin McDaniel
or the Director, Office of Planning & Zoning

William Card
Applicant
Date: 3/24/97

SCHEDULE DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted
for filing by J. MERRY on 3-11-97
Date (A)

A sign indicating the proposed Building must be posted on the property for
fifteen (15) days before a decision can be rendered. The cost of filing is
\$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period,
a decision can be expected within approximately four weeks. However, if a valid
demand is received by the closing date, then the decision shall only be rendered
after the required public special hearing.

*SUGGESTED POSTING DATE 3-21 D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) 4-7 C (B-3 Work Days)

TENTATIVE DECISION DATE 4-10 B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

CK/UNDER.LOT (TXTSOPH)

ZONING NOTICE

NOTICE OF
BUILDING PERMIT
APPLICATION

REQUEST HAS BEEN MADE TO APPROVE THE
CONSTRUCTION OF A SINGLE FAMILY DWELLING
ON THE SUBJECT UNDERSIZED LOT.

PUBLIC HEARING ?

PURSUANT TO SECTION 3041.05, BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED *Building Permit*, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON *Mon APR 7, 1997*
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21284
TEL. 887-3391
MEETING IS HANDICAP ACCESSIBLE





2829 Tennessee Ave



2817 Alabama Ave

Exhibit C

Date to be posted: Anytime before but no later than 3-21.

Request for Use Permit: Class A Child Care, Parking, Undersized Lot, Farmer's Roadside Stand

Format for Use Permit Sign, Black Letters on White Background:

ZONING NOTICE

BUILDING PERMIT APPLICATION

REQUEST HAS BEEN MADE TO APPROVE THE
CONSTRUCTION OF A SINGLE FAMILY DWELLING
ON THE SUBJECT UNDERSIZED LOT.

PUBLIC HEARING ?

**PURSUANT TO SECTION 304.4, BALTIMORE COUNTY REGULATIONS,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED BUILDING PERMIT, PROVIDED THE REQUEST
IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON**

4-7-97

**REQUEST FOR HEARING MUST REFERENCE THE ADDRESS ON THIS SIGN.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS
AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST
CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.**

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

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

No. 032679

DATE 2-11-97 ACCOUNT R001-6150

AMOUNT \$ 50.⁰⁰

RECEIVED FROM: WILLIAM CARD 4018 WASHINGTON ST

FOR: SMOOPERS LOT (MISCELLANEOUS)

01A00#0332MICRC \$50.00
BA C010:29AM03-11-97

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

km

97-1367

Mar. 27, 1997

To Whom it may concern,

stylan
of

TO GGS
3/31/97
UCR

At this time I would like
to request a hearing date.

This concern is about a
single family home being built
on an undersized lot.

Pursuant to Section 304.4
Zoning Permit, Balto. Co.
Code

The lot is behind my home
on Pennsylvania Ave. and
facing Washington St. in Balto.
Highlands.

Please advise me of a hearing
date as soon as possible.

Sincerely,

Mr. & Mrs. Walter Davidson
2923 Pennsylvania Ave. Jr.
Balto. Md. 21227
410-789-6885

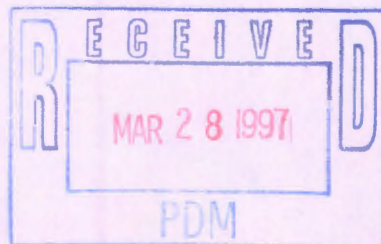
Mrs.
Walter C.
Davidson Jr.

- 2 -

Enclosed is a check in the amount of \$40.00.

This is the fee for this request of hearing date.

97-1367



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

No. 028670

DATE 4/7/97 ACCOUNT Pool-6150

AMOUNT \$ 40.00

RECEIVED FROM: Mr & Mrs. Walter Davidson

FOR: Hearing Request 4018 Washington St Undergrad Lot

03A91#0158MICHRC \$40.00
BA C001:35PM04-07-97

VALIDATION OR SIGNATURE OF CASHIER

SECTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

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

April 7, 1997

**NOTICE OF REQUEST FOR
HEARING AND HEARING DATE
FOR UNDERSIZED LOT PERMIT**

Please note that a formal request for a public hearing to be held before the Zoning Commissioner has been filed with this office. Pursuant to Baltimore County Zoning Regulations, such hearing has been scheduled and will take place as follows:

HEARING ON UNDERSIZED LOT
4018 Washington Street
13th Election District - 1st Councilmanic
Legal Owner(s): John and Margaret Williams
Applicant: William E. Card

Hearing to determine whether the Zoning Commissioner should approve the proposed improvements on an undersized lot.

HEARING: FRIDAY, MAY 9, 1997 at 10:30 a.m., 4th floor hearing room Courts Bldg,
401 Bosley Avenue.

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

Arnold Jablon
Director ZADM

cc: William E. Card
John and Margaret Williams
Mr. & Mrs. Walter Davidson

PLEASE NOTE THAT THE ZONING SIGN ON THE PROPERTY MUST BE ALTERED TO GIVE NOTICE OF THE ABOVE HEARING ON OR BEFORE AND CERTIFICATION OF SAME FILED WITH THIS OFFICE. PLEASE CONTACT THE SIGN VENDOR USED FOR THE ORIGINAL POSTING.



April 8, 1997

We are protesting the building of a single family home on an undersized lot for the following reasons .

1. We feel that the property is too small for a home to be built on .
2. Two family neighbors have access to their homes by way of a driveway through this property . (This driveway has been located here for over 30 years .)
3. We have lived here and have taken care of this property since Dec. of 1974 .

Examples are ; Cutting the grass , weeding and removal of trees that were rotted . Also trimming , yearly , of an existing tree .

4. We put up a privacy fence 15 years ago , in May of 1982 . Since then our neighbors behind us and beside us have helped take care of this property .
5. The house next to us on the corner was also fenced in the same year as ours was installed .

Walter C Davidson Jr.

Walter C Davidson Jr.

Salvatrice C. Davidson

Salvatrice C. Davidson

2923 Pennsylvania Ave.

Baltimore Md. 21227

Marie Glorioso
2924 Pennsylvania Avenue

Howard G. Parsley
2921 Pennsylvania Ave
Baltimore Md. 21227

Helen Koschinsky
2917 Penna. Ave
21227

Howard S. Boyd
4015 Washington St
Balto. Md 21227

Carolyn Smith
3018 Pennsylvania Ave.
1789-1541

4/12/97

97-1731

Y
D ES

William Card
1400 Gloster Ave.
Baltimore, MD 21230
410-525-2743

April 15, 1997

Mr. Arnold Jablon, Dir ZADM
Baltimore County
Department of Permits and
Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon:

In reference to your notice of request for hearing and hearing date for undersized lot permit for the property:

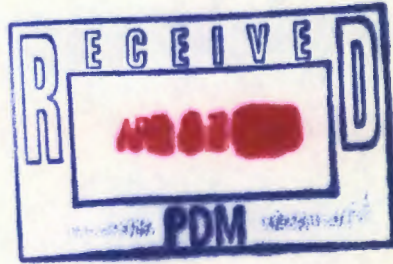
4018 Washington Street
13th Election district - 1st Councilmanic
Legal owner(s): John and Margaret Williams
Applicant: William E. Card (self)
HEARING: Friday, May 9, 1997 at 10:30 a.m.

It is unfortunate that I cannot attend. I am scheduled to be out of town that day. June would be a better time to fit my schedule. Please notify me of the rescheduled date. Upon the receipt of the rescheduled date I will re-post the zoning sign.

Thank you for your cooperation in this matter. If you should have any questions or concerns please don't hesitate to call.

Sincerely,
William E. Card

William E. Card



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Edwin M. Taylor
Howard R. Parsley
Joseph C. Morris Jr.
Melvin Welsh
Patricia Deshler
Tina Davidson
Walter Paulson

2926 MICHIGAN AVE
2925 PENNSYLVANIA AVE.
2925 PENNSYLVANIA AVE.
2924 MICHIGAN AVE
2924 MICHIGAN AVE
2923 PENNSYLVANIA AVE.
2923 PENNSYLVANIA AVE



Baltimore County
Department of Permits and
Development Management

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

April 18, 1997

William E. Card
1400 Gloster Avenue
Baltimore, Maryland 21230

Re: HEARING ON UNDERSIZED LOT
4018 Washington Street
13th Election District - 1st Councilmanic
Legal Owner(s): John and Margaret Williams
Applicant: William E. Card

Dear Mr. Card:

The above matter, previously assigned to be hearing on May 9, 1997 has been postponed at your request.

Please be advised that as the individual requesting and receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. You and/or a member of your staff may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. Enclosed you will find a listing of those vendors.

As quickly as possible a notice of postponement should be affixed to the sign(s) now on the property. Further, upon notification of the new hearing date, the sign (s) must be changed to reflect same.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: John and Margaret Williams
Mr. & Mrs. Walter Davidson



97-1884

LAW OFFICES

BOULAND, GISRIEL & BRUSH, LLC

SUITE 2400

6310 STEVENS FOREST ROAD
SUITE 100
COLUMBIA, MARYLAND 21046

201 N. CHARLES STREET
BALTIMORE, MARYLAND 21201-4105

120 SECOND STREET
LAUREL, MARYLAND 20707

300 FREDERICK ROAD
SUITE 100
CATONSVILLE, MARYLAND 21228

TEL: (410) 752-6000
(410) 539-0513

702 RUSSELL AVENUE
SUITE 207
GAITHERSBURG, MARYLAND 20877

(301) 585-1249 (WASH., D.C. AREA)

FAX: (410) 625-3859

*4/24/97
CG
JO HS*

April 23, 1997

Arnold Jablon - Director
Baltimore County Department of Permits
and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Hearing on Undersized Lot
4018 Washington Street
13th Election District - 1st Councilmanic
Legal Owner(s): John and Margaret Williams
Applicant: William E. Card

Dear Mr. Jablon:

Regarding the above captioned matter, please enter my appearance in this matter as attorney for the applicant, William E. Card. I understand that this matter was previously assigned to be heard on Friday, May 9 but that that hearing has been postponed at my client's request.

We ask that this matter be rescheduled for a hearing sometime in the month of June 1997. We'll take care of the sign posting after we're notified of the new hearing date.

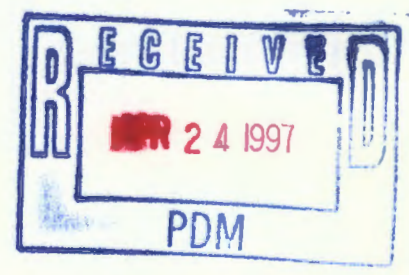
Finally please let me know if you require any additional information for said Hearing. A copy of the Location drawing filed with the Petition is attached. Continued best regards, I remain

Very truly yours,

Michael Gisriel

MG:wlf
Enclosures

cc: John and Margaret Williams, Legal Owners
William E. Card, Contract purchaser



RE: HEARING ON UNDERSIZED LOT * BEFORE THE
4018 Washington Street * ZONING COMMISSIONER
13th Election District, 1st Councilmanic *
Legal Owners: John and Margaret Williams * OF BALTIMORE COUNTY
Applicant: William E. Card *
Applicants * Permit No.: N/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 10th day of May, 1997, a copy of the foregoing Entry of Appearance was mailed to Michael Gisriel, Esq., Bouland, Gisriel & Brush, 201 N. Charles Street, Suite 2400, Baltimore, MD 21201, attorney for Applicants.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

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

May 23, 1997

NOTICE OF REASSIGNMENT

Rescheduled from May 9, 1997
HEARING ON UNDERSIZED LOT
4018 Washington Street
13th Election District - 1st Councilmanic
Legal Owner(s): John and Margaret Williams
Applicant: William E. Card

Hearing to determine whether the Zoning Commissioner should approve the proposed improvements on an undersized lot.

HEARING: FRIDAY, JUNE 27, 1997 at 9:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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

ARNOLD JABLON
DIRECTOR

cc: Michael Gisriel, Esq.
William E. Card
Mr. & Mrs. Walter Davidson

PLEASE NOTE THAT THE ZONING SIGN ON THE PROPERTY MUST BE ALTERED TO GIVE NOTICE OF THE ABOVE HEARING ON OR BEFORE JUNE 12, 1997 AND CERTIFICATION OF SAME FILED WITH THIS OFFICE. PLEASE CONTACT THE SIGN VENDOR USED FOR THE ORIGINAL POSTING.



Edwin M. & Michele D Torgerson
2926 Michigan Avenue
Baltimore, Maryland 21227
410-636-6614

June 25, 1997

**Personal Property
Zoning & Ordinance Commission**

Re: Building of a house on undersized lot
on Washington Ave in Baltimore Highlands

We oppose to any construction and feel the request to build on this undersized lot should be denied. Adding another home on this street will increase traffic congestion making it unsafe for the children to play. We feel that the property is not large enough for a home and squeezing a new house in this undersized lot will only decrease the value of our surrounding homes.

If this home is built the alleyway that runs past the back of the undersized lot is the only way the new home (if it's built) could gain any parking access. This blocked alleyway would then be inaccessible to Fire department if the fire department should ever need to access that alley! Also the alley is the only access to the utility poles for BGE, Cable and Telephone companies. The alleyway is maintained by us and the next door neighbors.

We bought our home here because we were impressed with the lot sizes and the spacing of the homes. If this house is built on this undersized lot it will be sitting in our backyard turning our dream home into a nightmare.

CERTIFICATE OF POSTING

**RE: Case # Bldg. Permit
Petitioner/Developer:
(Bill Card)
Date of Hearing/Closing:
(June 27, 1997)**

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____
_____ 4018 Washington Ave. Baltimore, Maryland 21227 _____**

**The sign(s) were posted on _____ Jun. 12, 1997 _____
(Month, Day, Year)**

Sincerely,

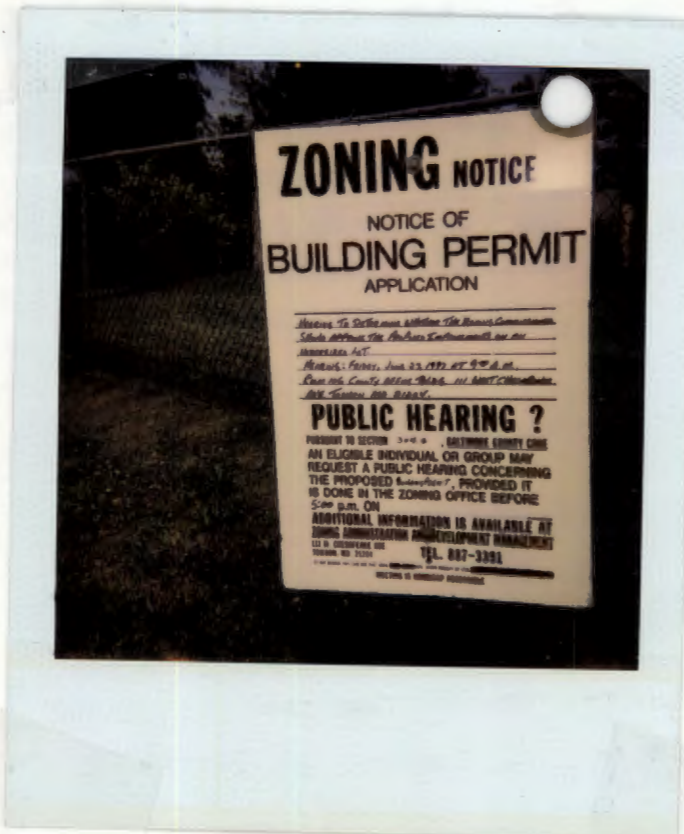
Thomas P. Ogle, Sr. 6/12/97
(Signature of Sign-Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

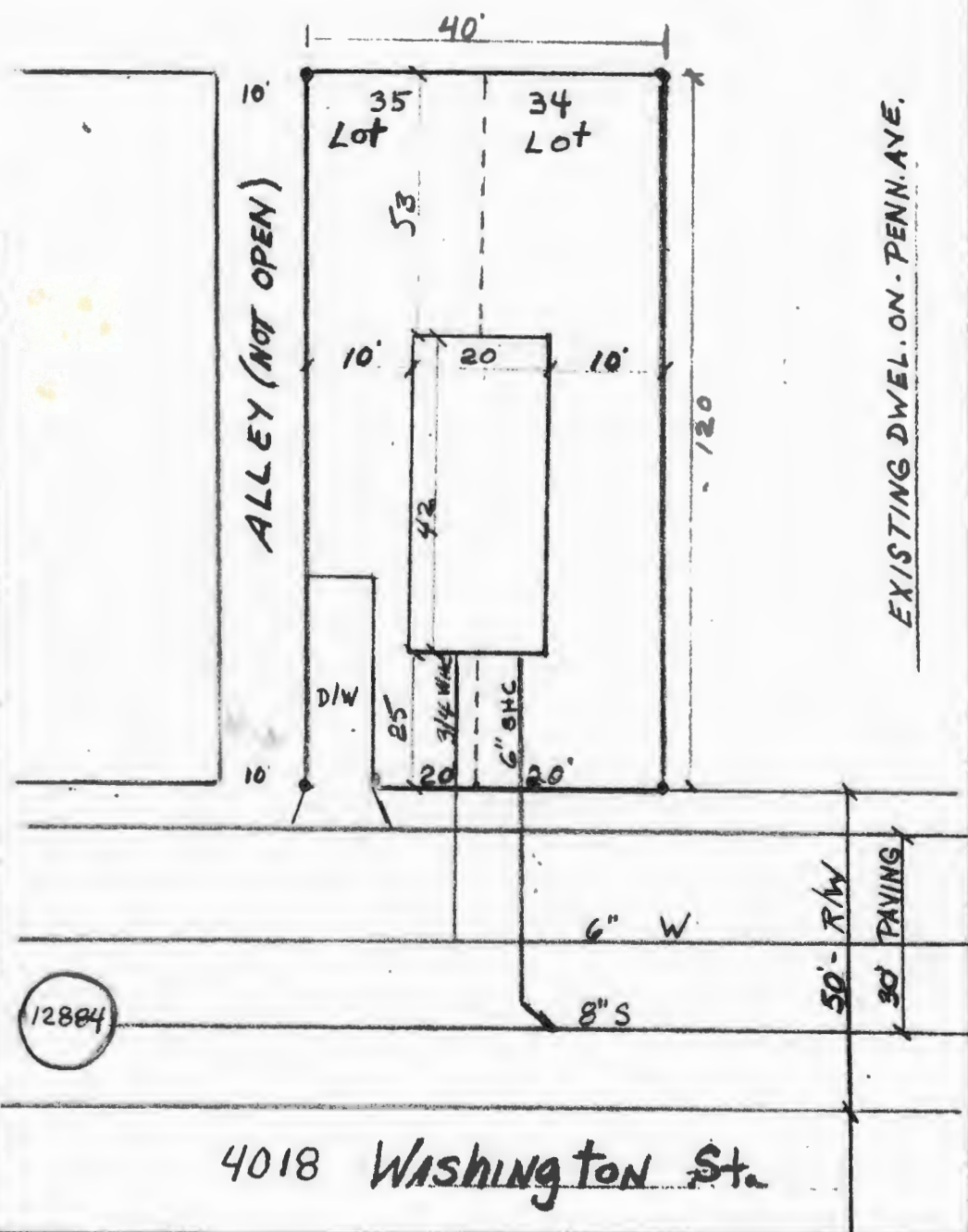
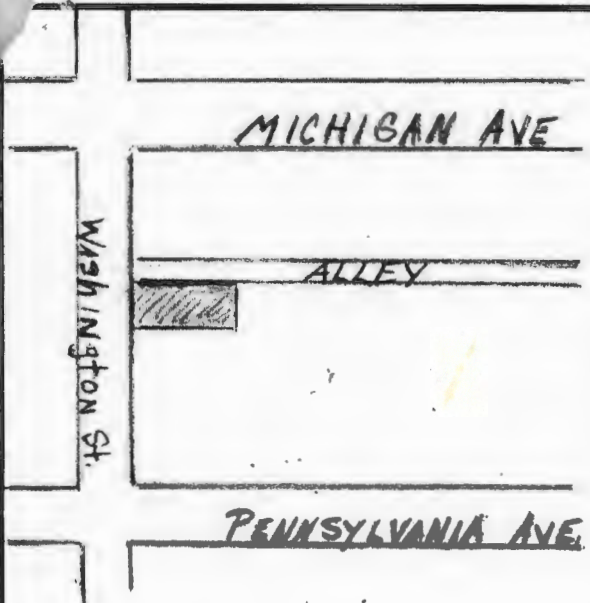
(410)-687-8405
(Telephone Number)



Ref. Ex # 1

TELEPHONE NATIONAL NO. 185A-8/5X11

LOCATION INFO.
ELECTION Dist. 13
COUNCILMANIC Dist. 1
ZONING DR. R
LOT SIZE 40x120 SQ 4800
SEWER-WATER-PUBLIC
CHESAPEAKE BAY -
CRITICAL AREA: NONE
PRIOR ZONING -
HEARING: NONE



LOTS - 34-35 Washington St. - 4331-350

SCALE: 1" = 30'

DATE: 2-21-97

APPROVED BY

DRAWN BY BILL CARD

SUBDIVISION BALTIMORE HIGHLANDS

SEC. #3 - BLOCK - "K"

DRAWING NUMBER

EX 6

~~60 x 85~~

60 x

85

LIBER 5494 PAGE 350

5100

THIS DEED, Made this 27th day of November in the year one thousand nine hundred and seventy-four, by and between F. RAYMOND MILLER, JR. and JOYCE H. MILLER, His Wife, of the first part, and WALTER C. DAVIDSON, JR. and SALVATRICE C. DAVIDSON, His Wife, 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 F. RAYMOND MILLER, JR. and JOYCE H. MILLER, his wife, do hereby grant and convey unto the said WALTER C. DAVIDSON, JR. and SALVATRICE C. DAVIDSON, his wife, as tenants by the entireties, their assigns, the survivor of them and the survivor's personal representatives and assigns, all that lot of ground situate, lying and being in the Thirteenth District of Baltimore County, State of Maryland, and described as follows:

BEING the rear 60 feet of Lots 30, 31, 32 and 33, Block K, as shown on the Plat of ROSEMONT, recorded among the Plat Records of Baltimore County in W.P.C. 5, Folio 55, and also as shown on the Revised Plat of Rosemont, recorded among the Plat Records of Baltimore County in Plat Book W.P.C. 7, Folio 100; said lot having a frontage of 60 feet on Pennsylvania Avenue, with a depth southerly of 85 feet. THE IMPROVEMENTS thereon being known as No. 2923 Pennsylvania Avenue.

BEING all that lot of ground which by Deed dated February 12, 1964, and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4266, Folio 285, was granted and conveyed from The Bond Realty Company unto F. Raymond Miller, Jr. and Joyce H. Miller, his wife, the within named Grantors.

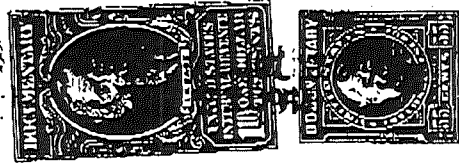
TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

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 WALTER C. DAVIDSON, JR. and SALVATRICE C. DAVIDSON, his wife, as tenants

Ret Ex 7

SEE SIMPLE DEED - CODE - City or County - 40

LIBER 4331 PAGE 250



T. H. Deed

This Deed, Made this 21st day of July

in the year one thousand nine hundred and sixty-four, by and between

National Homes, a body corporate in the State of Maryland

of the City of Baltimore in the State of Maryland, of the first part, and

John M. Williams and Margaret F. Williams, his wife,

of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars

the said party of the first part

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

of the survivor

heirs and assigns, in fee simple, all that piece and parcel of ground, situate, lying and being in

Rosemont, Baltimore County, Maryland, and fore-said, and described as follows, that is to say:—

~~x Beginning for the x~~

Lots Nos. 15 and 16, Section "N", Plat of Rosemont, which Plat is on file in the Office of the Clerk of the Circuit Court for Baltimore County, Maryland, in Plat Book No. 7, folio 100.

Being the same lots of - round which by deed dated October 2, 1961 and recorded among the Land Records of Baltimore County, in Liber W.J.R. No. 3902, folio 226, were granted and conveyed by Norman W. Wood, Director of Finance for Baltimore County and Collector of State and County Taxes for said County, Maryland to National Homes Inc., the grantor herein.

Lots Nos. 34 and 35, Section "K", on the Revised Plat of Rosemont, Baltimore County, Maryland, which Plat is on file in the Office of the Clerk of the Circuit Court for Baltimore County, Maryland, in Plat Book No. 7, folio 100.

Being the same lots of ground which by deed dated July 16, 1964 and recorded among the Land Records of Baltimore County, Maryland, in Liber 4329, folio 427, were granted and conveyed by Liddy V. Purcell and Theodore H. Purcell, to National Homes Inc. the grantor herein.

PAID — Baltimore County, Md. — Office of Finance

7-2201 2125 • 49834 PPJ+ 750
7-2201 2125 • 49834 PPJ+ 750

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 ^s 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, the survivor of them, their assigns, the survivor of them and the heirs and assigns of the survivor

heirs and assigns, in fee simple.

And the said party of the first part hereby covenant that ^{it} he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that ^{it} he will warrant specially the property granted and that ^{it} he will execute such further assurances of the same as may be requisite.

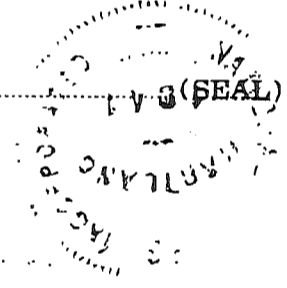
Witness the hand and seal of said grantor

TEST:

Rudolph Helfant
.....
(Rudolph Helfant)

NATIONAL HOMES INC.
by *Esther M. Goodman* (SEAL)
(Esther M. Goodman) President

..... (SEAL)



STATE OF MARYLAND, City of Baltimore, to wit:

I HEREBY CERTIFY, That on this 21st day of July in the year one thousand nine hundred and sixty-four, before me, the subscriber, a Notary Public of the State of Maryland, in and for the City of Baltimore aforesaid, personally appeared Esther M. Goodman, President of National Homes Inc., a body corporate in and for the State of Maryland,

the above named grantor, and duly acknowledged the foregoing Deed to be its act.

As Witness my hand and Notarial Seal.

Emma J. Mellor
.....
(Emma J. Mellor) Notary Public.

Rec'd for record JUL 22 1964 at 12:01 P M
Per Robert R. Gill, Clerk
Mail to *John M. Sullivan*
Receipt No. 120441 \$ 537

MY COMMISSION EXPIRES
MAY 3 1965

250

D/2044

DEED

165
33
FROM
INTERNATIONAL Homes, Inc.
CLERK

DATE 7-22-64 TO M.W.

PER
John M. Williams
Margaret F. Williams, Wife
415-3rd Avenue
Lansdowne 21227
Maryland

Lots Nos. 15 and 16, Sec. N.
BLOCK NO.
Lots Nos. 34 and 35 Sec. K.
Rosemont, Baltimore County, Md.

Received for Record JUL 22 1964
at 12:01 o'clock M. Same day recorded
in Liber R.R. & No. 4331 Folio 250 &c.,

one of the Land Records of
BALTO. CO.

and examined per
Robert V. [Signature] Clerk.

Cost of Record, \$

R. & R. John M. Williams
415-3rd. Avenue
Lansdowne 21227
Maryland

Deed, Made this 15th day of June, 1959, unmarried,
one thousand nine hundred and fifty-nine, by and between JOSEPH WARANCH, of Baltimore
the State of Maryland, Grantor; and JOSEPH C. GLORIOSO, of Baltimore County, in
of Maryland, Grantee.

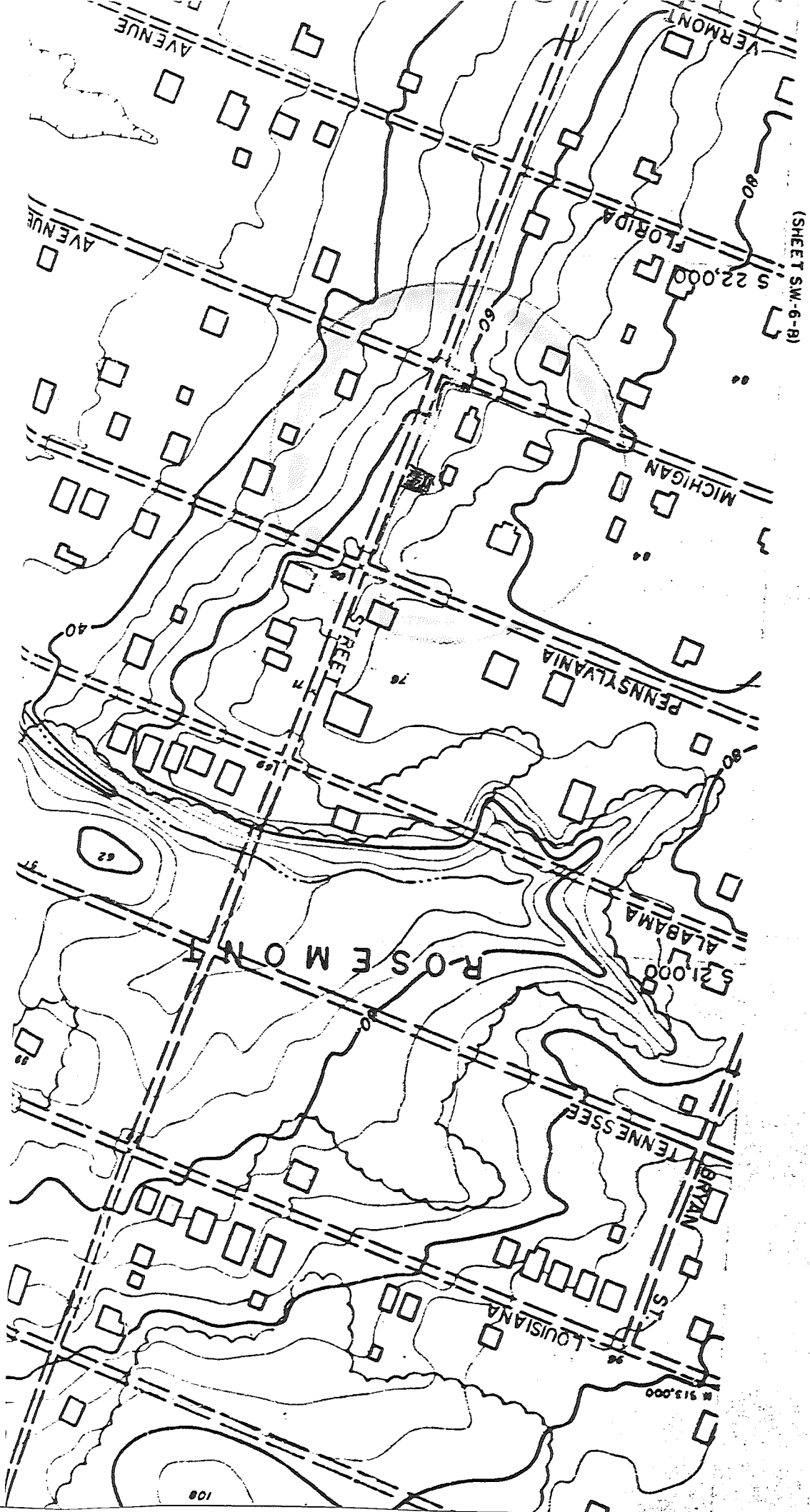
Witnesseth, that in consideration of the sum of Five Dollars (\$5.00) and other good and
considerations, the receipt whereof is hereby acknowledged, the said Grantor does
grant and convey unto the said Grantee, his -----

convey, in fee simple, all ----- that ----- lot ---- of
-----, in the State of Maryland, and described

----- the tract of land of lots Nos. 31, 32, 33 and 34,
-----, recorded among the Land Records of Baltimore County in
----- No. 5, folio 55; and also shown on the Revised Plat of Rosemont, which
recorded among said Land Records in Plat Book W.P.C. No. 7, folio 100. The im-
----- thereon being known as No. 2925 Pennsylvania Avenue.

----- part of the property described in a Deed dated February 13, 1959 and re-
----- the Land Records of Baltimore County in Liber W.J.R. No. 3486, folio 409,
----- and wife to Joseph Waranch, the within named Grantor.

----- ALSO part of the property described in a Deed dated February 13, 1959 and
----- the Land Records of Baltimore County in Liber W.J.R. No. 3486, folio 411,
----- G. Brock and wife to Joseph Waranch, the within named Grantor.



(SHEET SW-6-B)

sw-6A

Ex 16
Property

MAKE CHECKS
PAYABLE TO:
BALTIMORE COUNTY, MD.

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

TAXPAYER'S COPY
DETACH AND RETAIN
TELEPHONE: 887-2403

LEVY PERIOD
JULY 1, 1994-JUNE 30, 1995

ELECTION DISTRICT 13
BILL CODE 1-1

ASSESSMENT
6,000

PROPERTY NUMBER, YEAR
13-23-500382 95 2

BILL DATE
07/01/94

METROPOLITAN CHARGES

SEWER BENEFIT 12.00
SEWER SERVICE
WATER BENEFIT
WATER DISTRIBUTION
TOTAL METROPOLITAN 12.00

PROPERTY STATUS
NON-OWNER OCCUPIED

COUNTY TAX
STATE TAX
METROPOLITAN CHARGES

RATE PER \$100
2.855
.21

CHARGES
171.30
12.60
12.00

OWNER'S NAME AND ADDRESS
WILLIAMS JOHN M
WILLIAMS MARGARET F
930 GRNSPRNG VALEY RD
LUTH-TIMONIUM MD 21093

GROSS BILL 195.90

PROPERTY DESCRIPTION
ROSEMONT
LT 15, 16
LOUISIANA

LOT BLOCK SEC PLAT BOOK FOLIO
N 07 100

CONSTANT YIELD 2.813 DIFFERENCE 0.042

INTEREST/DISCOUNT
NET
TOTAL

BALTIMORE COUNTY, MARYLAND
STATE AND COUNTY REAL PROPERTY TAXES

PLEASE RETURN THIS
PART WITH YOUR PAYMENT

MAIL TO: BALTIMORE COUNTY
P.O. BOX 64281
BALTO. MD. 21264-4281

LEVY PERIOD
JULY 1, 1994-JUNE 30, 1995

ELECTION DISTRICT 13
BILL CODE 1-1

ASSESSMENT
6,000

PROPERTY NUMBER, YEAR
13-23-500382 95 2

BILL DATE
07/01/94

OWNER'S NAME AND ADDRESS
WILLIAMS JOHN M
WILLIAMS MARGARET F
930 GRNSPRNG VALEY RD
LUTH-TIMONIUM MD 21093

CHARGES

COTAX 171.30
STTAX 12.60
METRO 12.00

IF PAID BY

DISCOUNT OR INTEREST

PAY THIS AMOUNT

7/31
8/31
9/30
10/31
11/30
12/31

3.43-
1.71-

1.96
3.92
5.88

192.47
194.19
195.90
197.86
199.82
201.78

5-011334

GROSS 195.90

1323500382952000192470001941900019590000197860001998200020178

MARGARET WILLIAMS (301) 746-6339 P.O. BOX 23 ACCIDENT, MD 21520-0023	1-94	254
Pay to the Order of <u>Baltimore County, Maryland</u>	<u>July 29 1994</u>	65-971521 BRANCH 2 CP
<u>One hundred ninety-two dollars and forty-seven cents</u>	\$ <u>192.47</u>	
American Trust Bank CUMBERLAND, MD 21503		
For <u>Rosemont Lt 15-16 Louisiana</u>	<u>Margaret Williams</u>	



2909 & 2861
Alabama Ave

EX #8



3023 Indiana Ave

EX #9



2907 Alabama Ave

40 x 180



Washington Ave
4018 lots



2902 Alabama Ave

EX 7



100 EX #7



4019 Washington St.

50 X 120



3708 Baltimore St.

EX 11



2827

Tennessee Ave

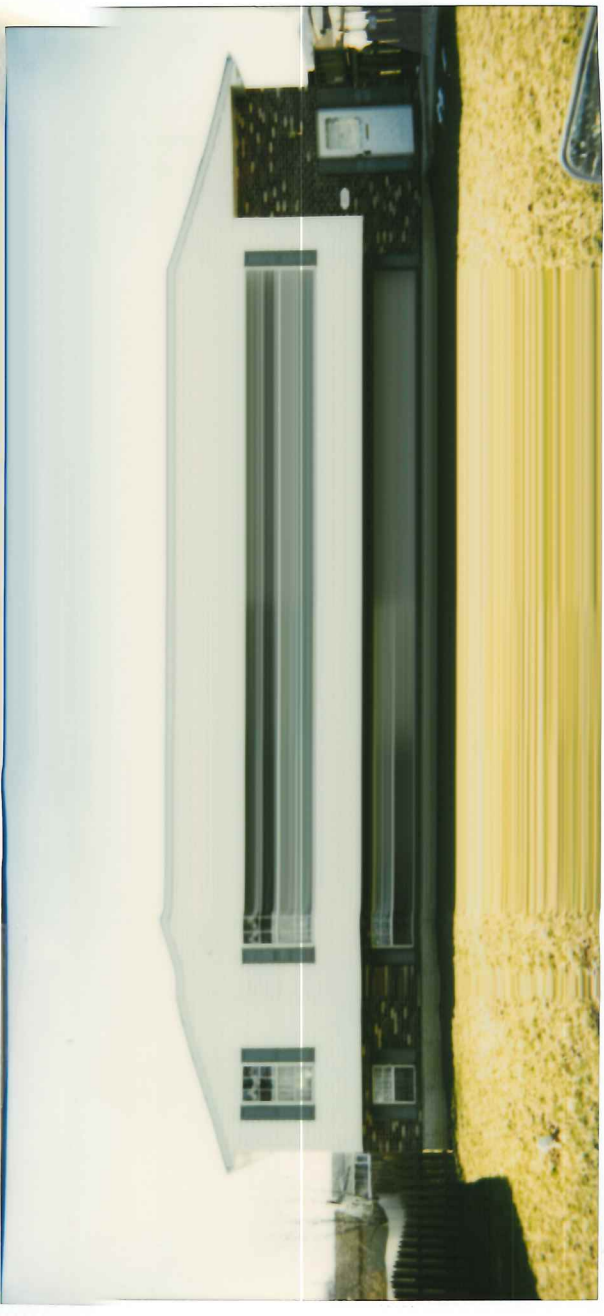
40 X 120



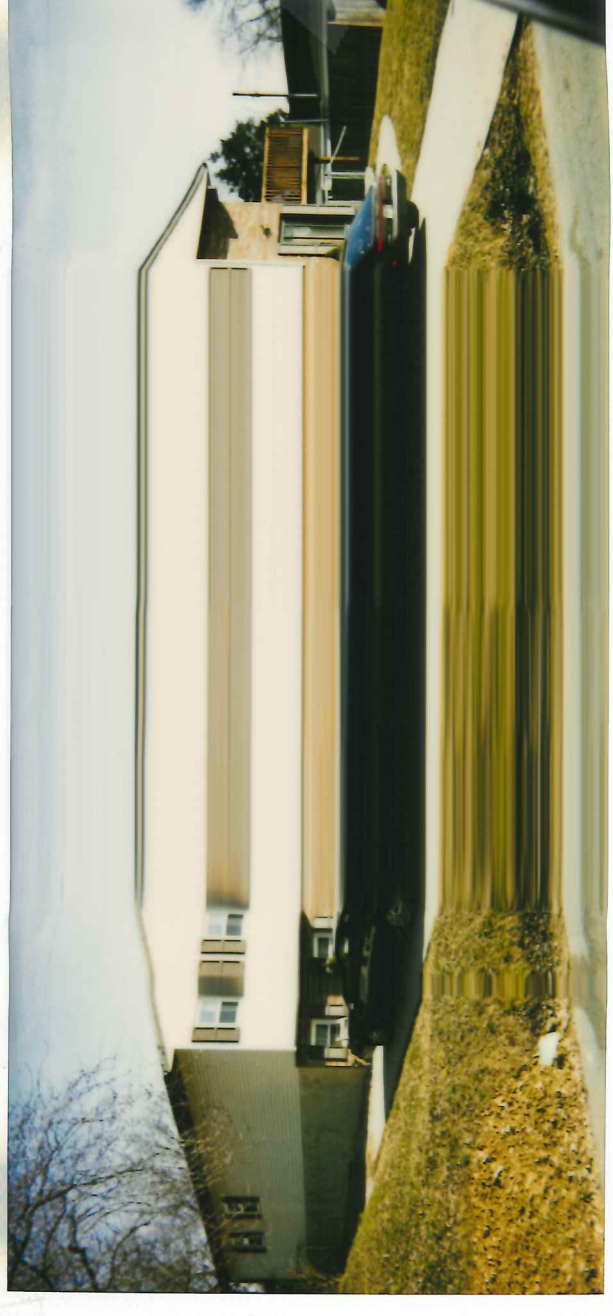
2909 Alabama Ave



2921 Alabama Ave



2819 Louisiana Ave



8826 PENNSYLVANIA AVE



8826 Pennsylvania Ave
40 x 120



8909 Alabama Ave
40 x 120



8826 Pennsylvania Ave
40 x 120



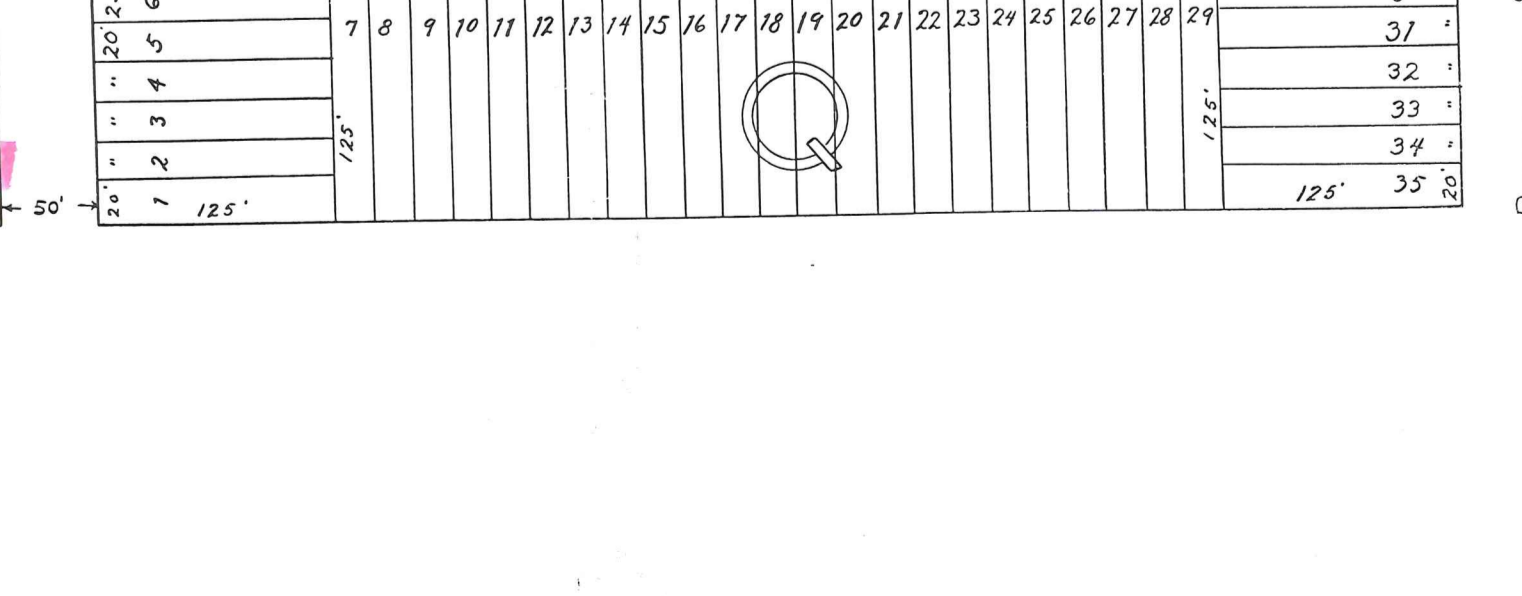
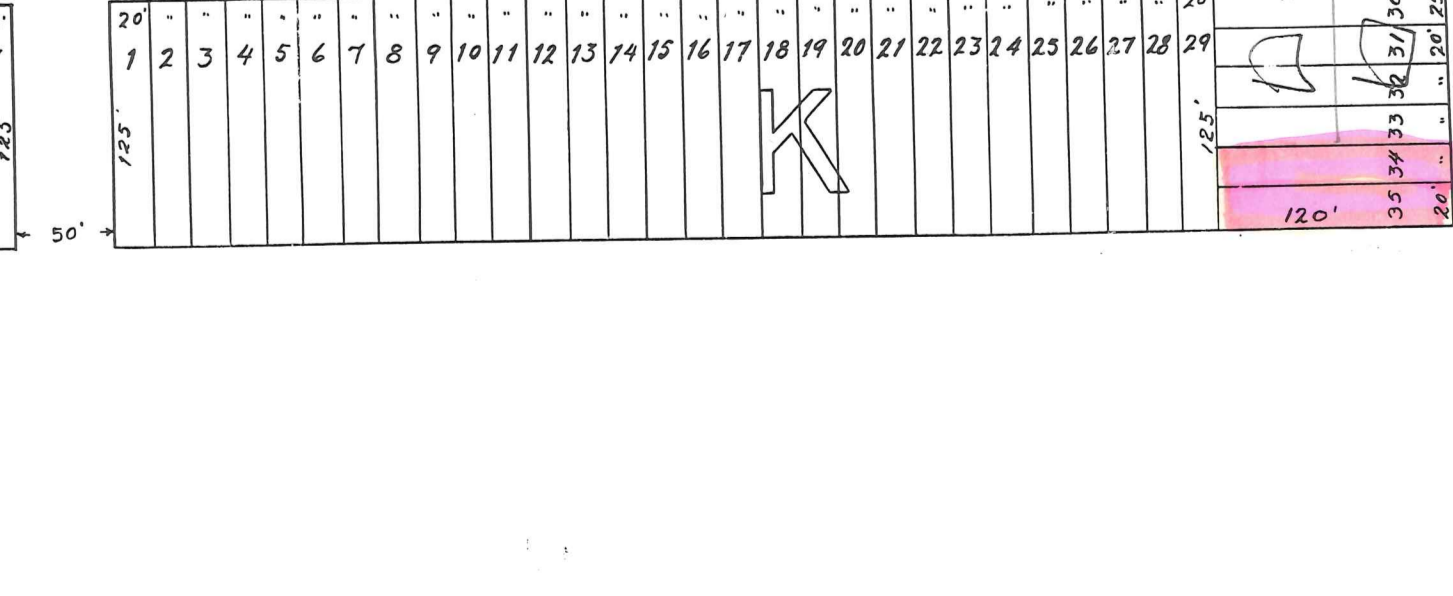
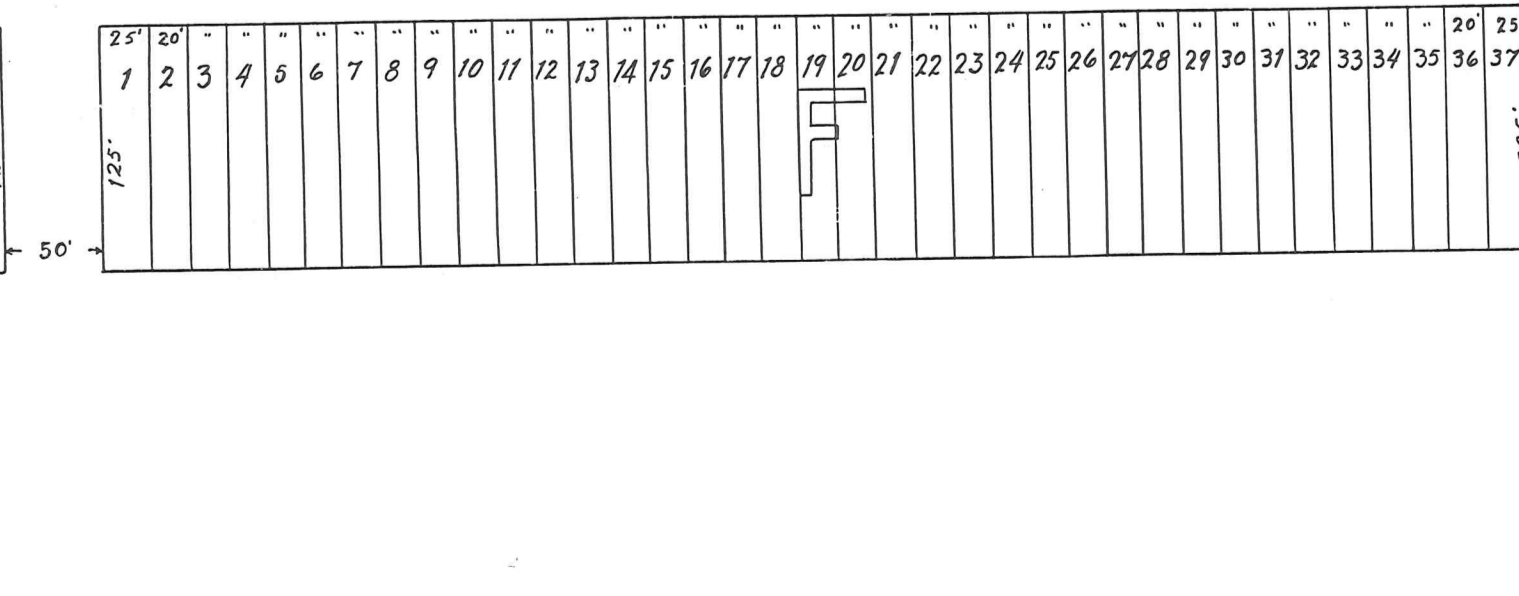
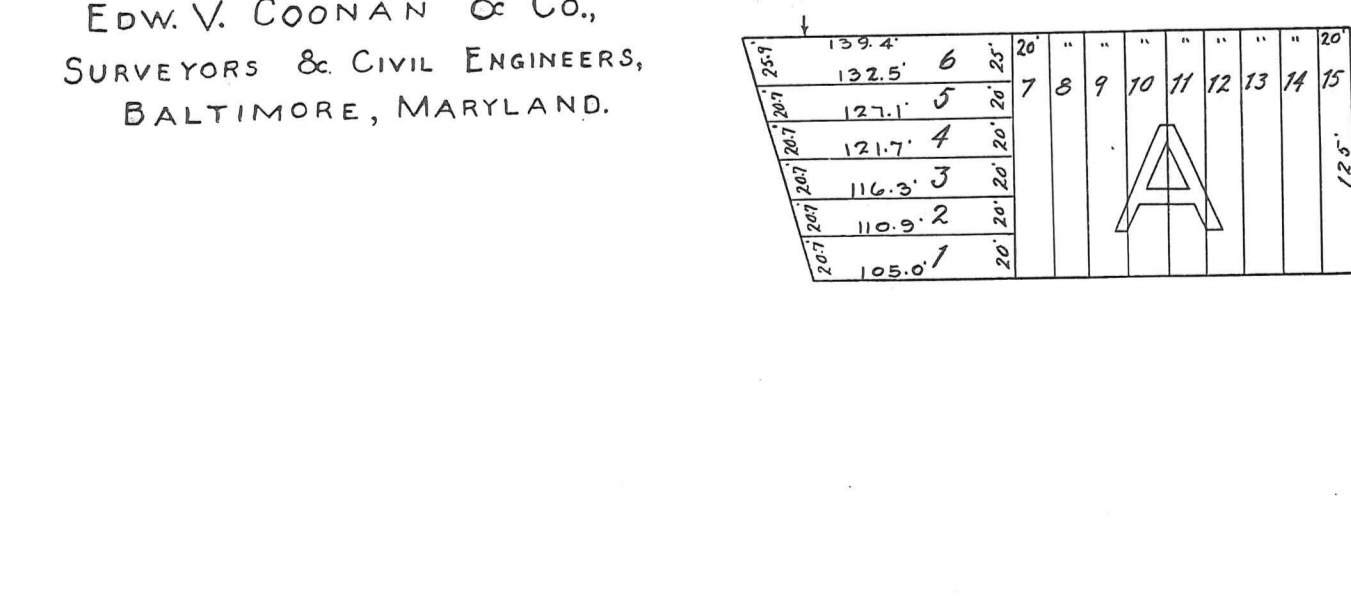
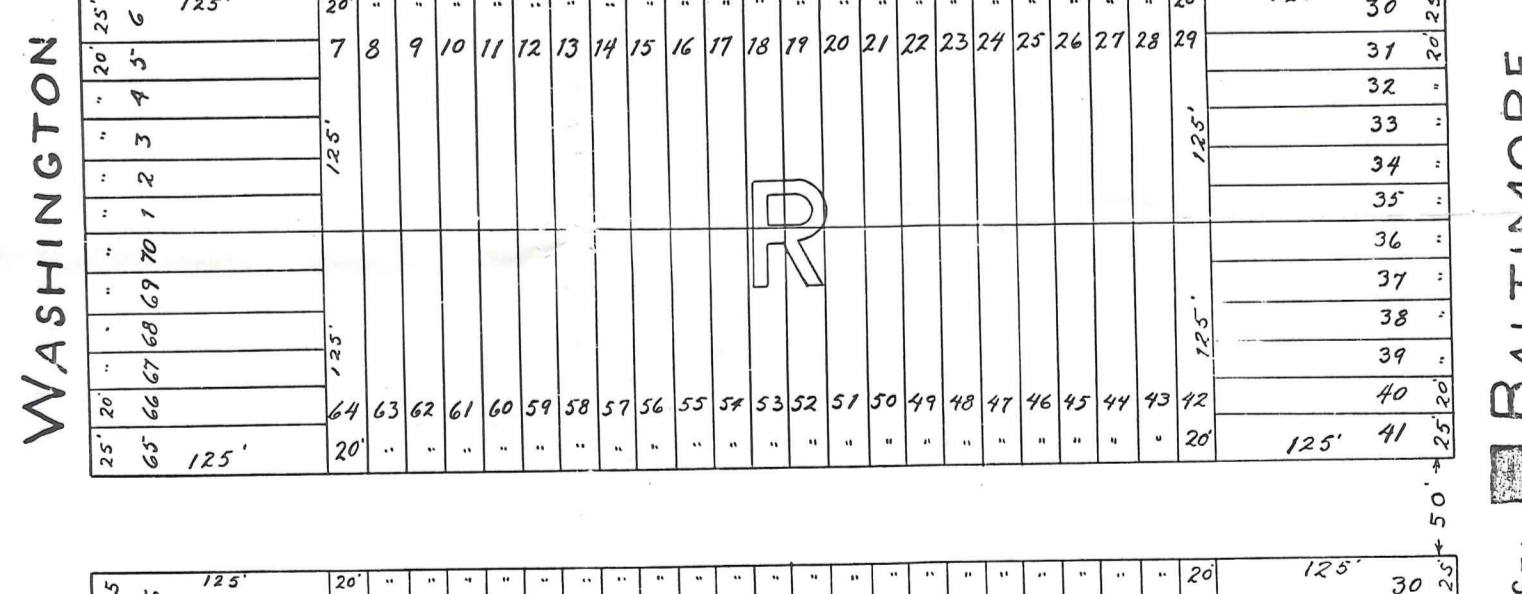
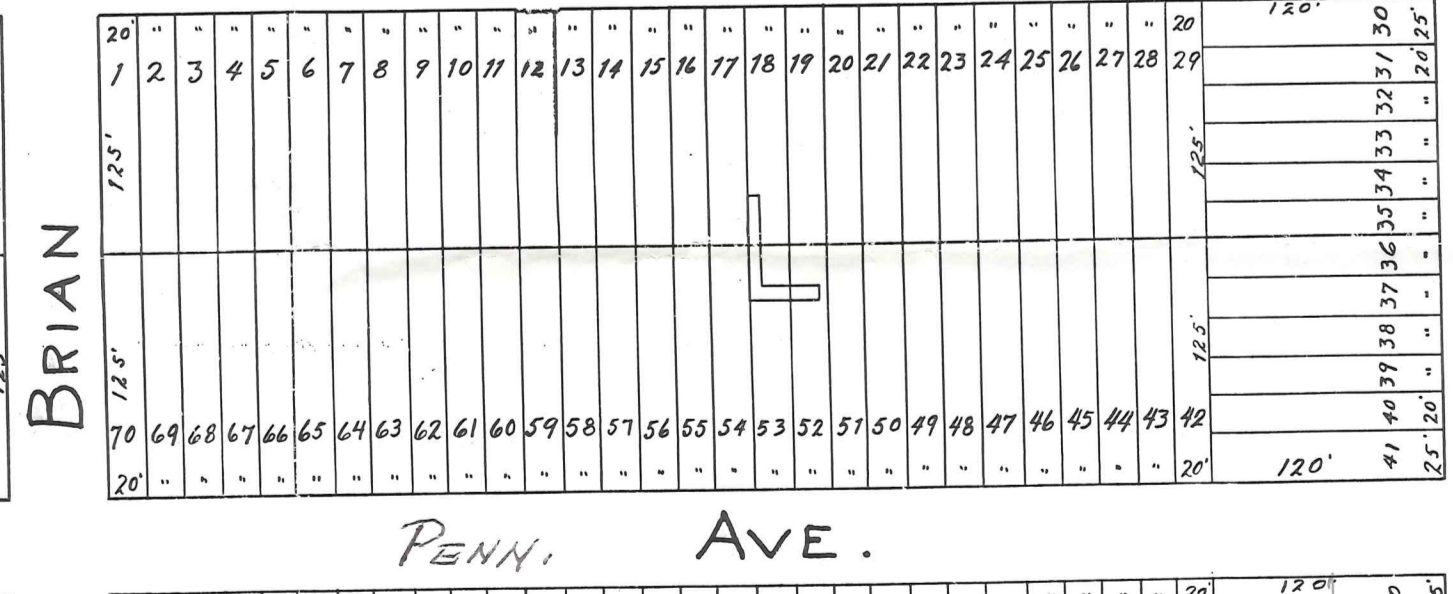
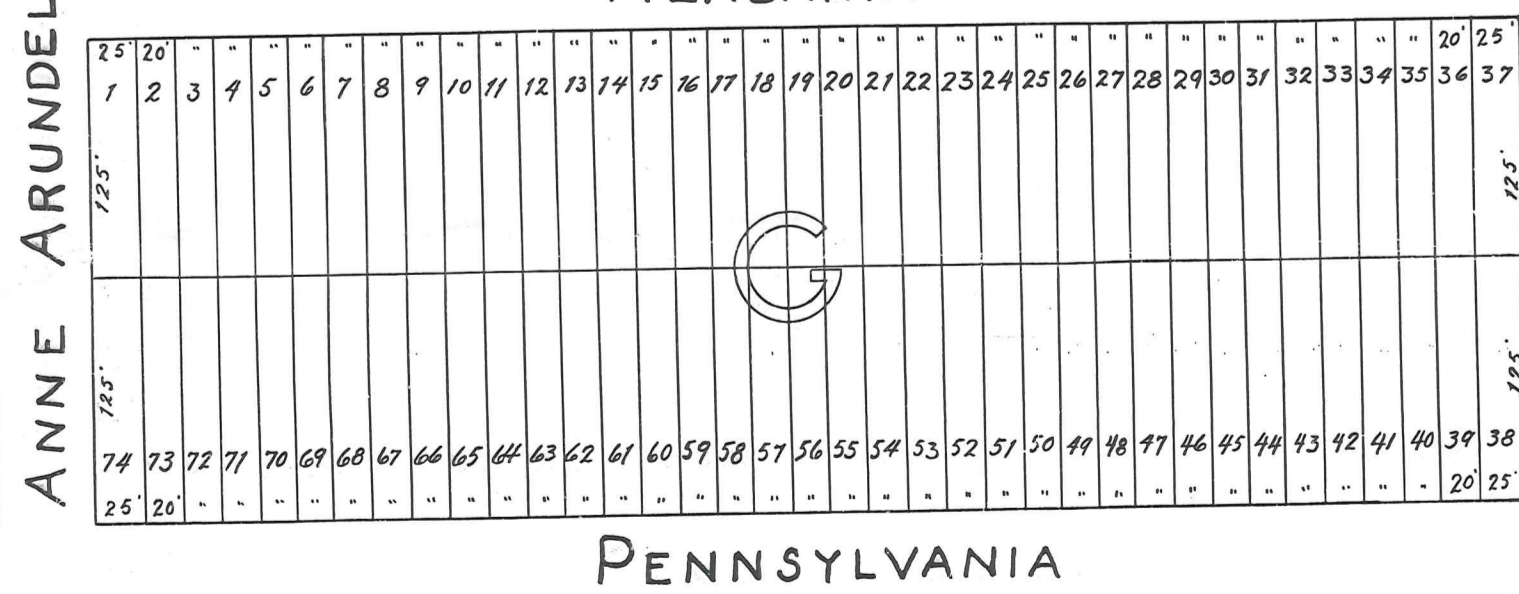
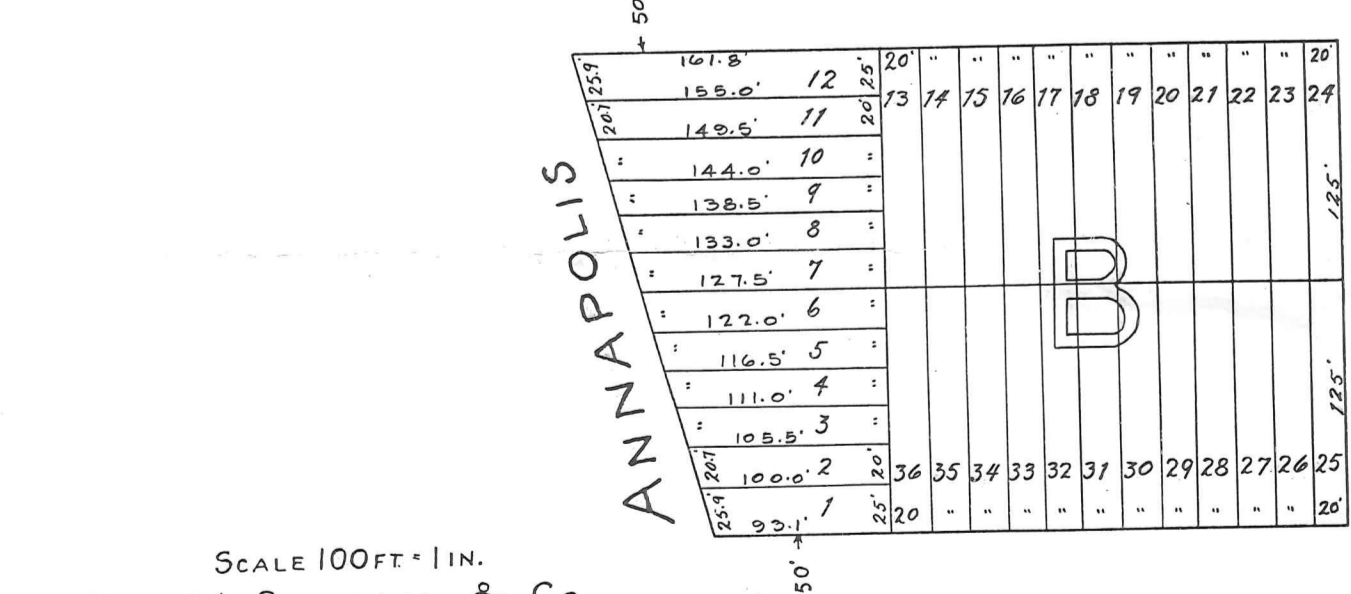
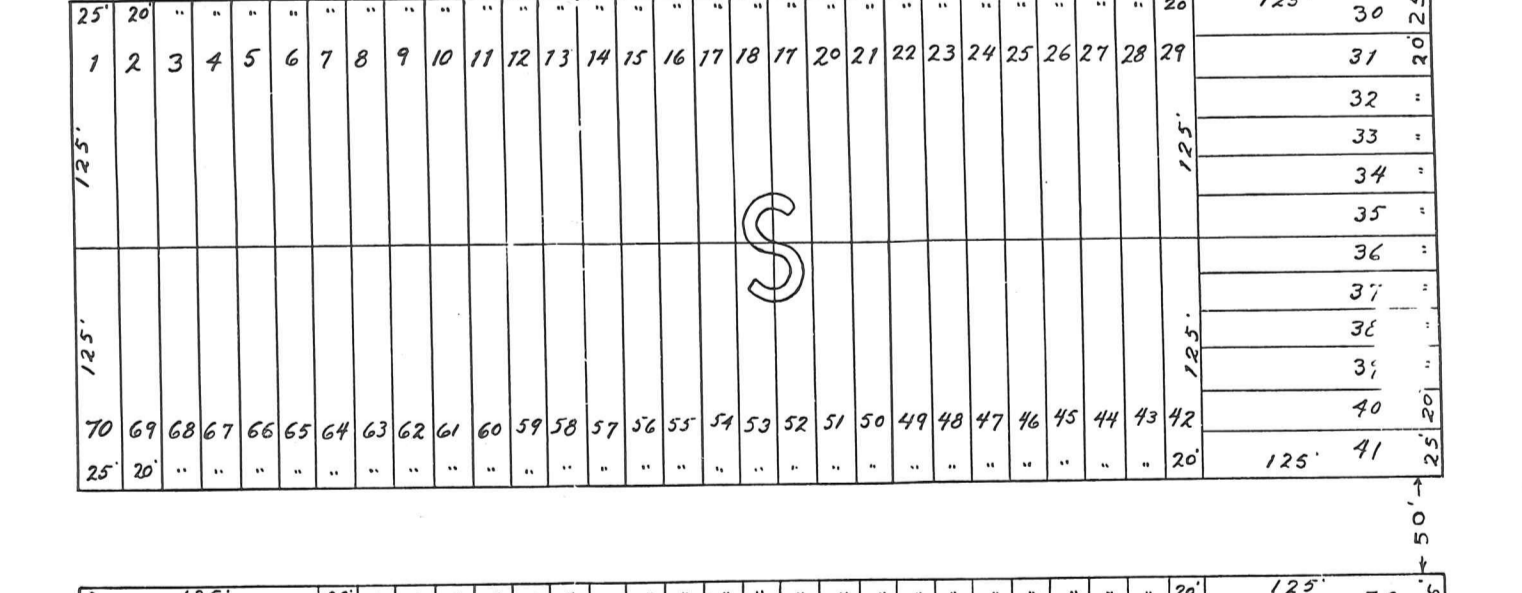
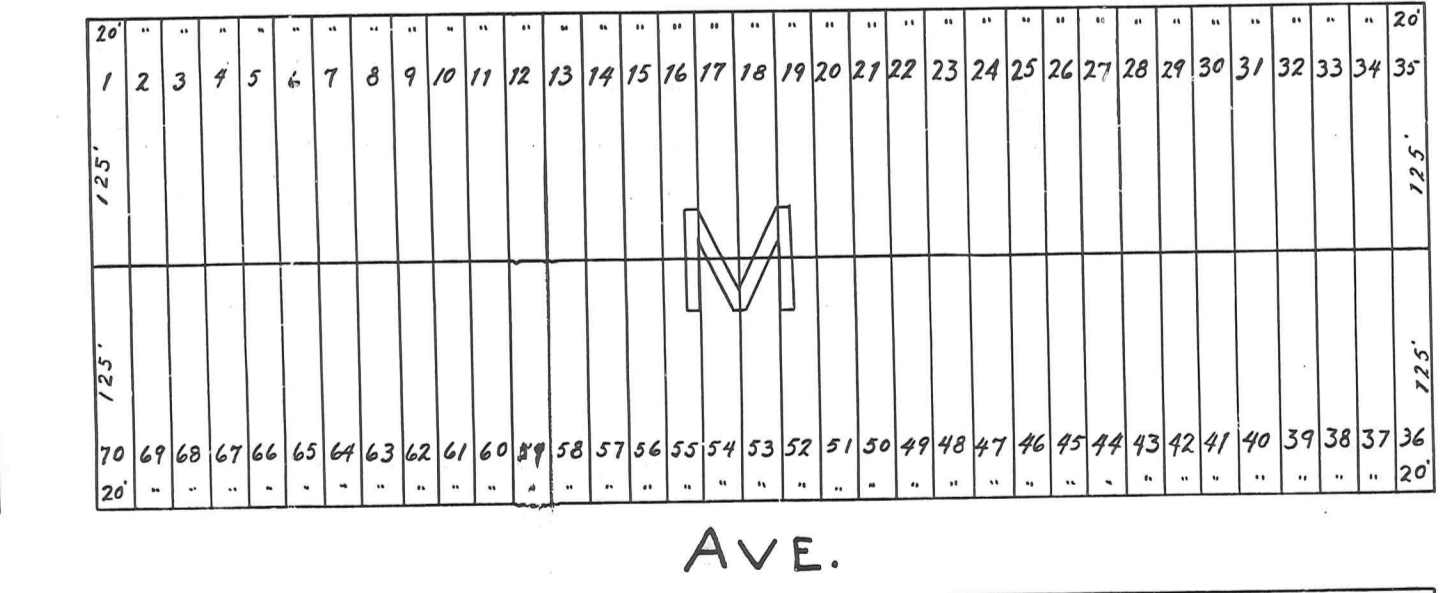
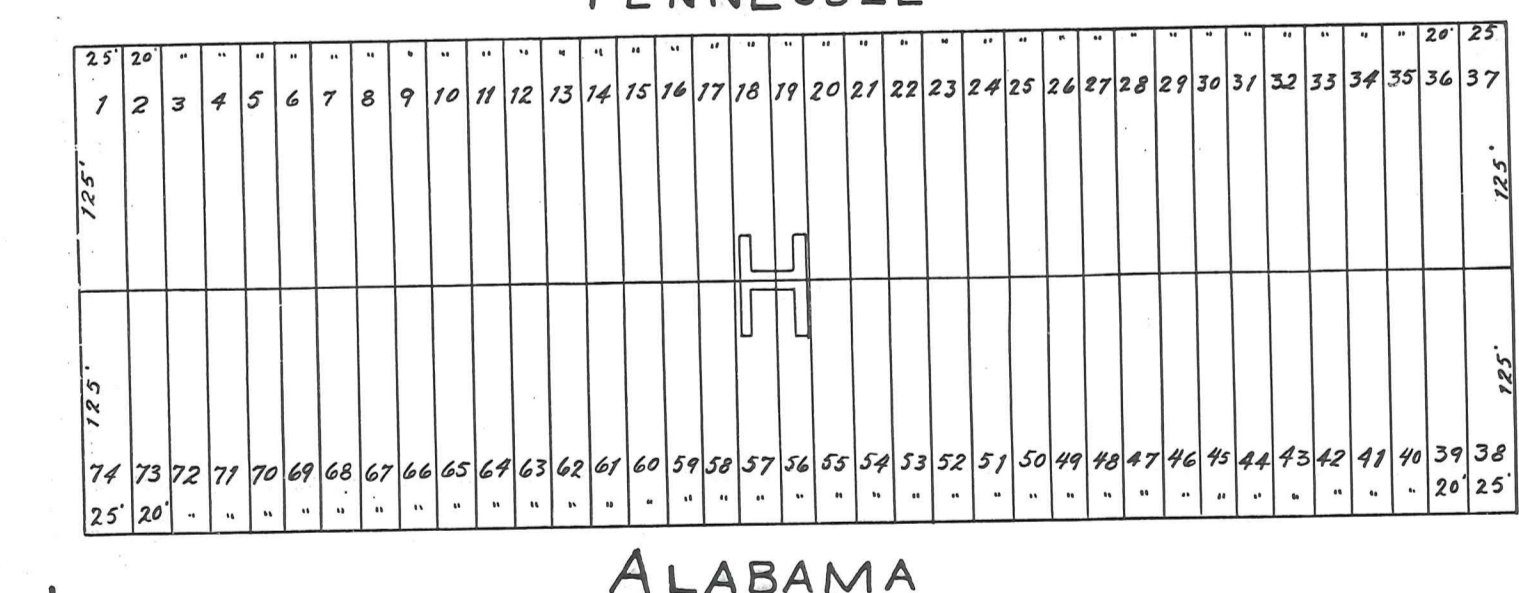
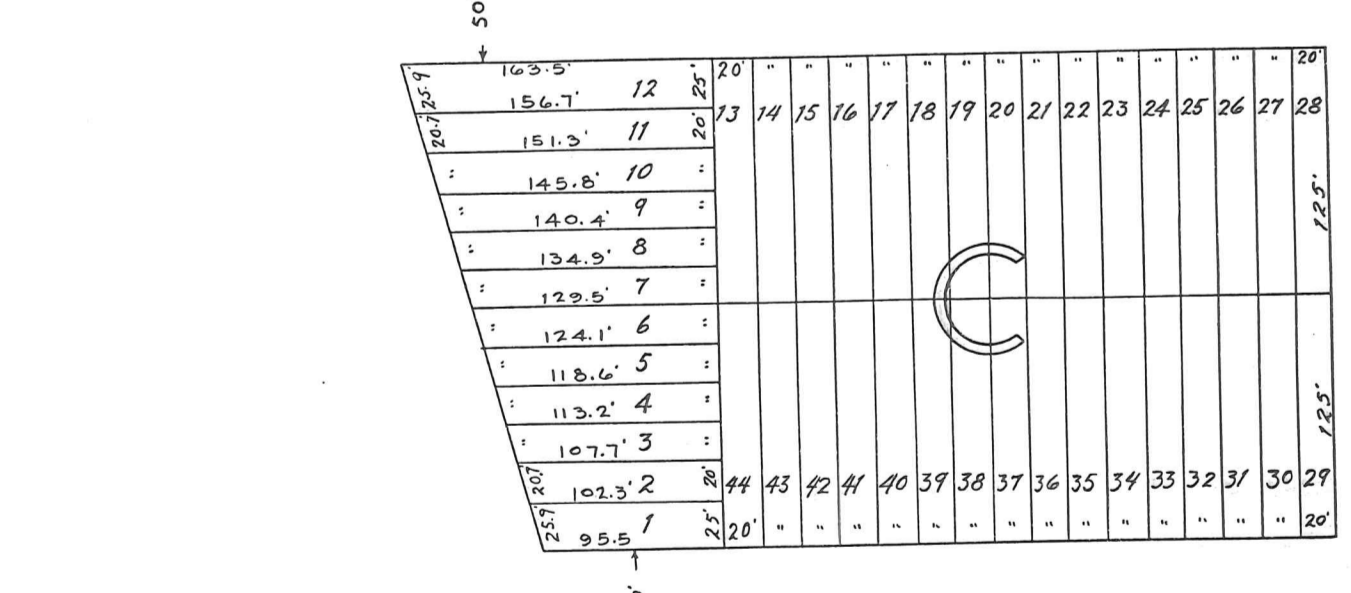
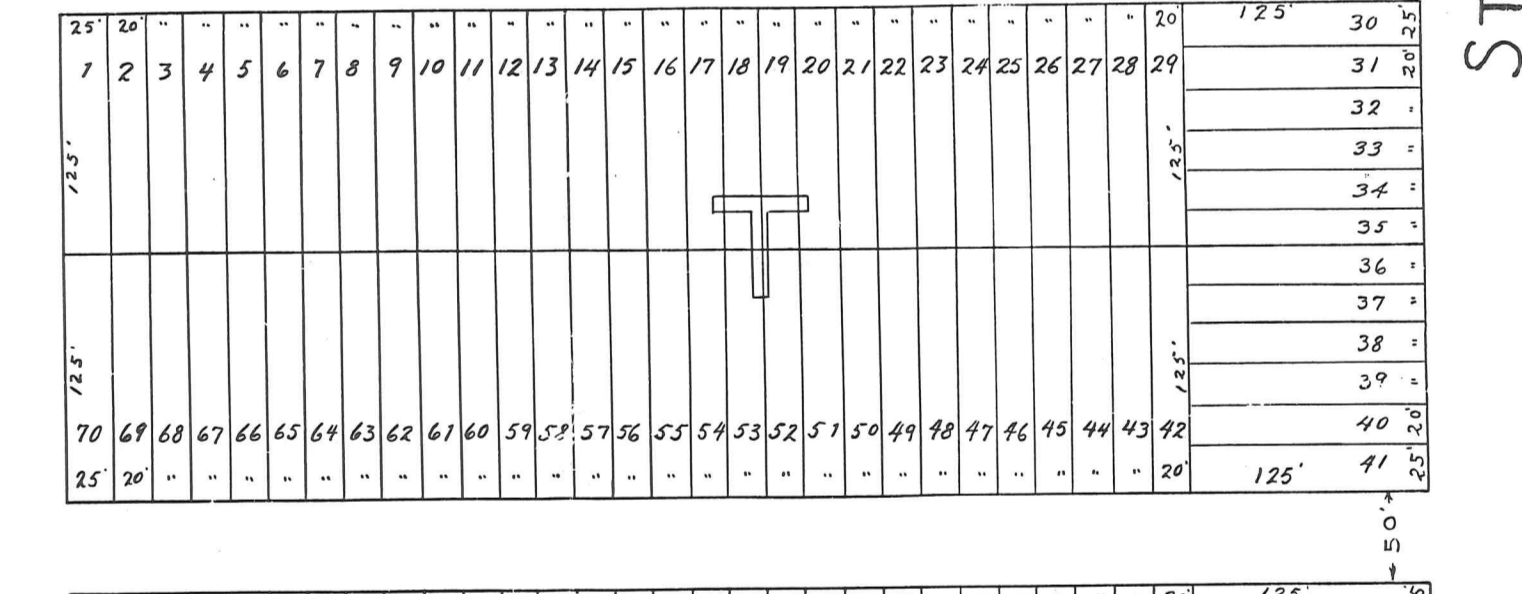
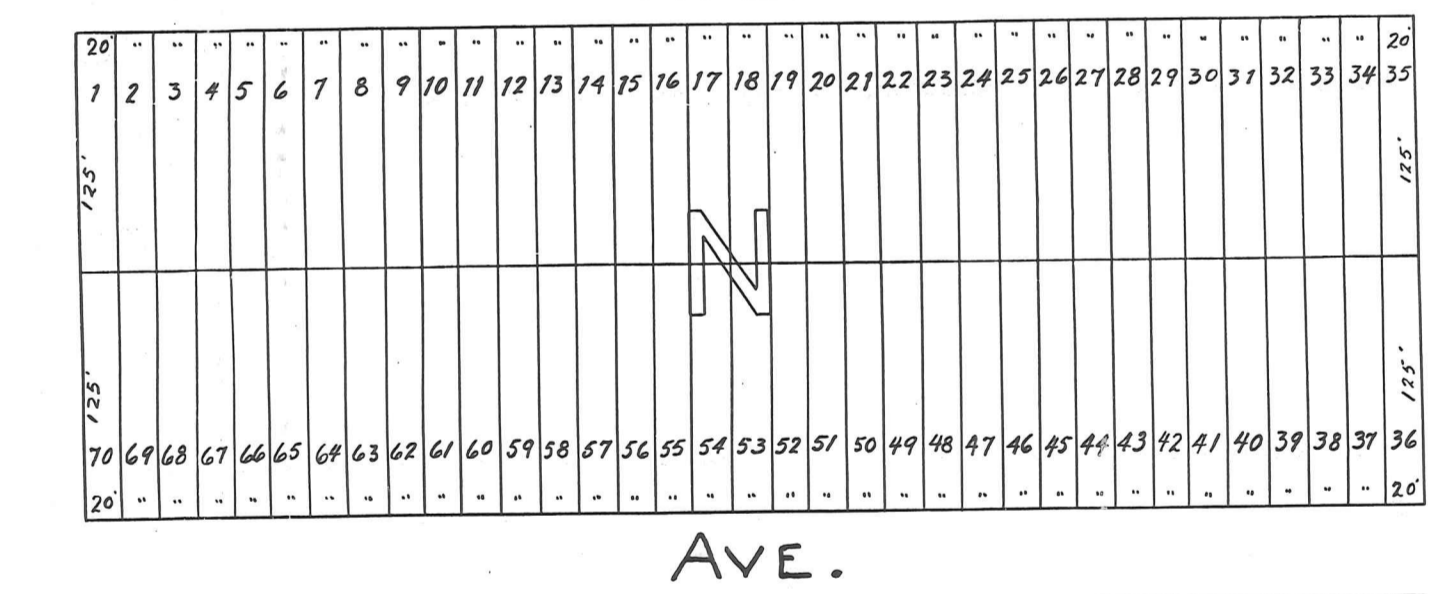
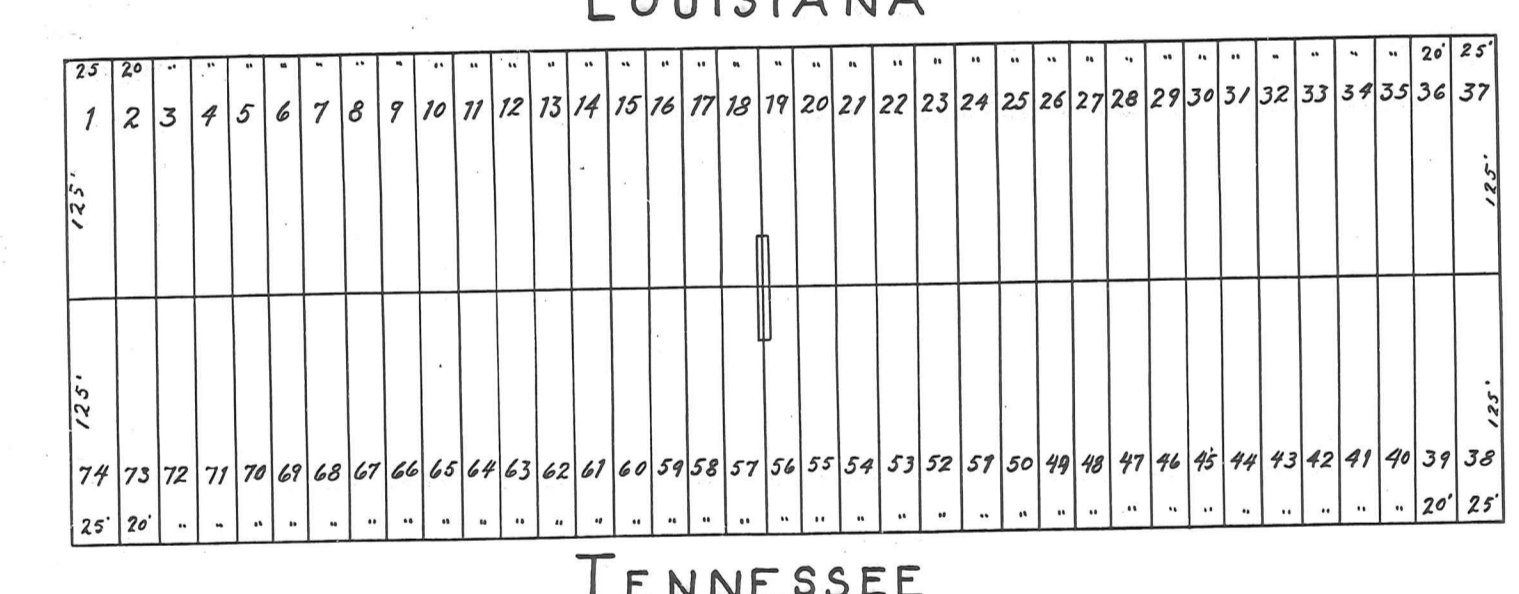
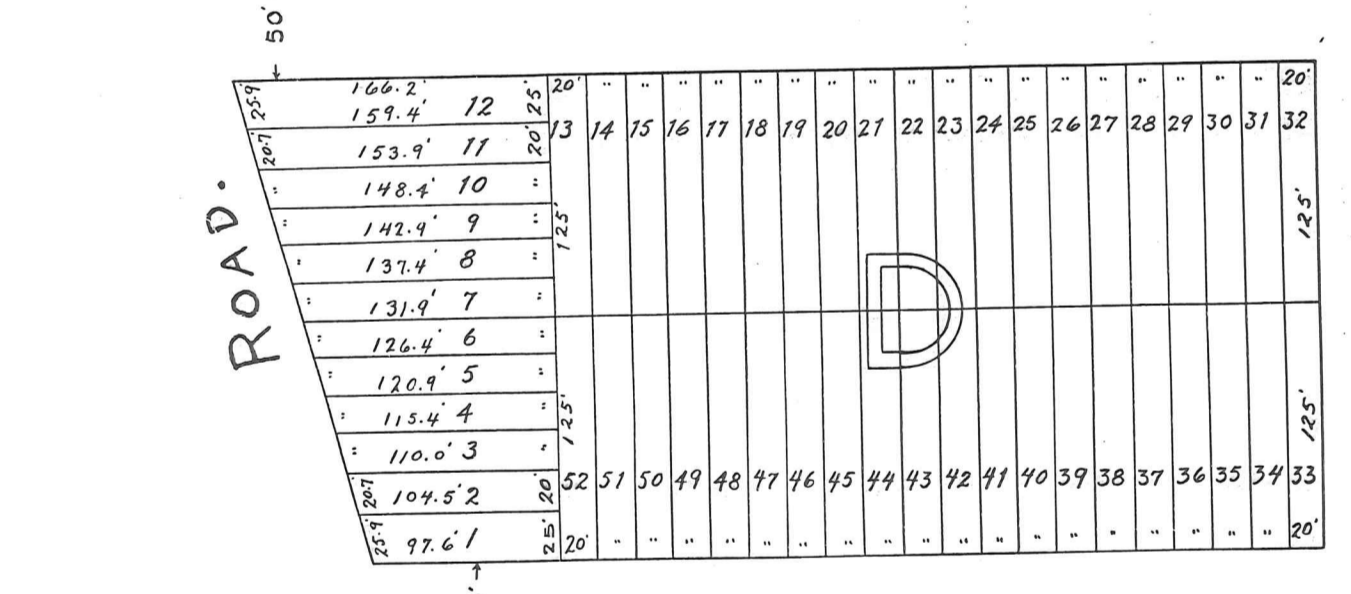
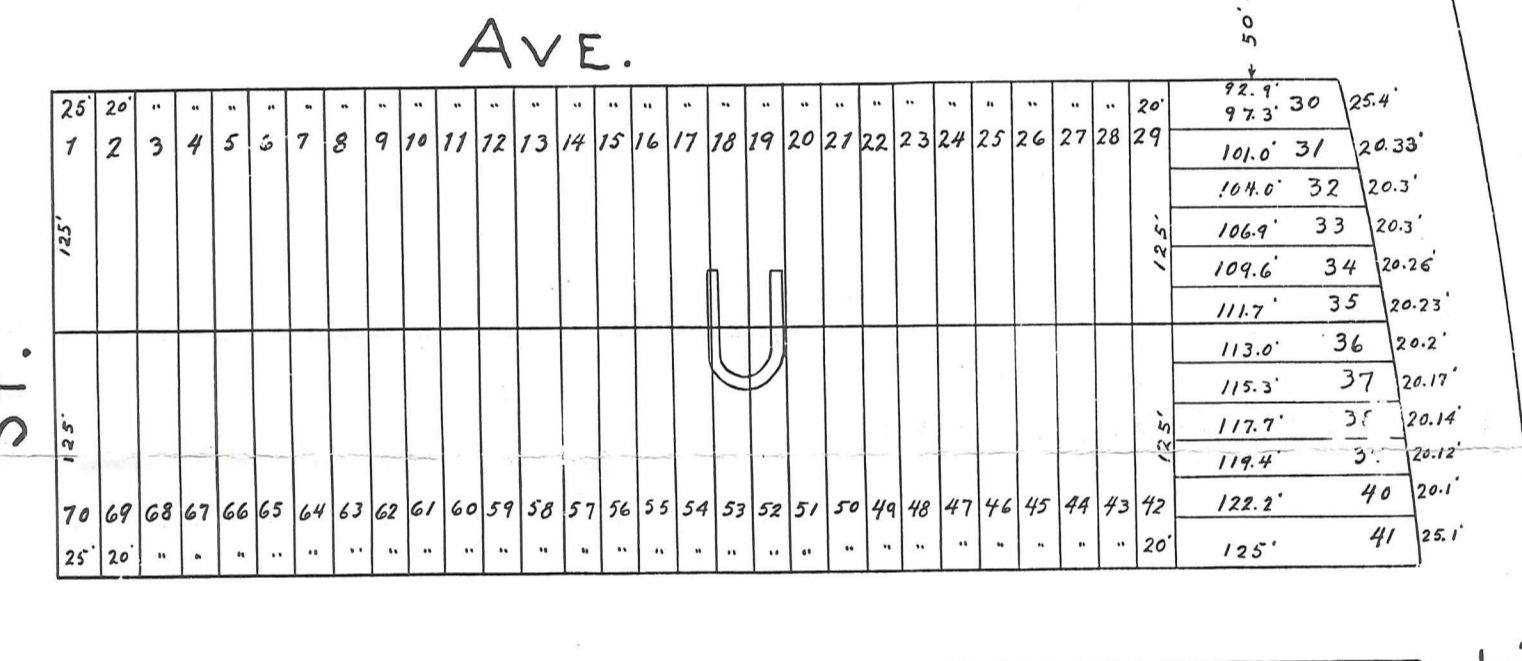
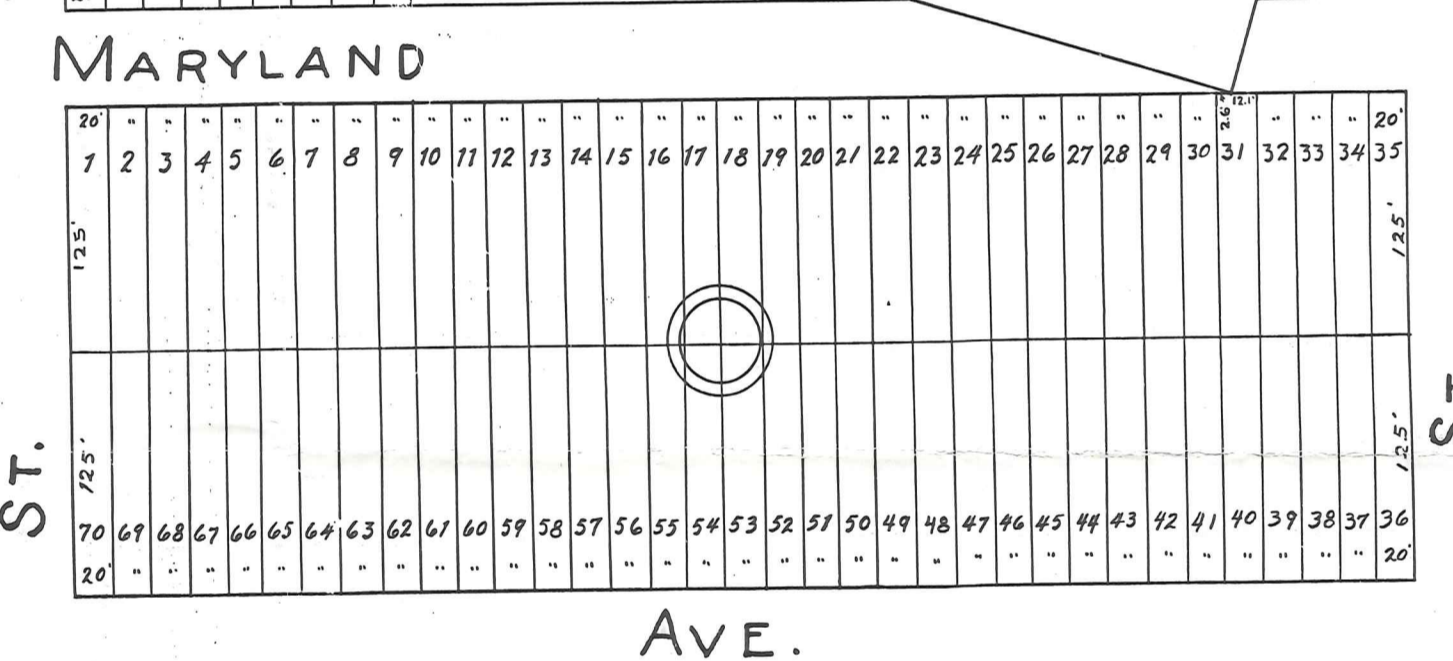
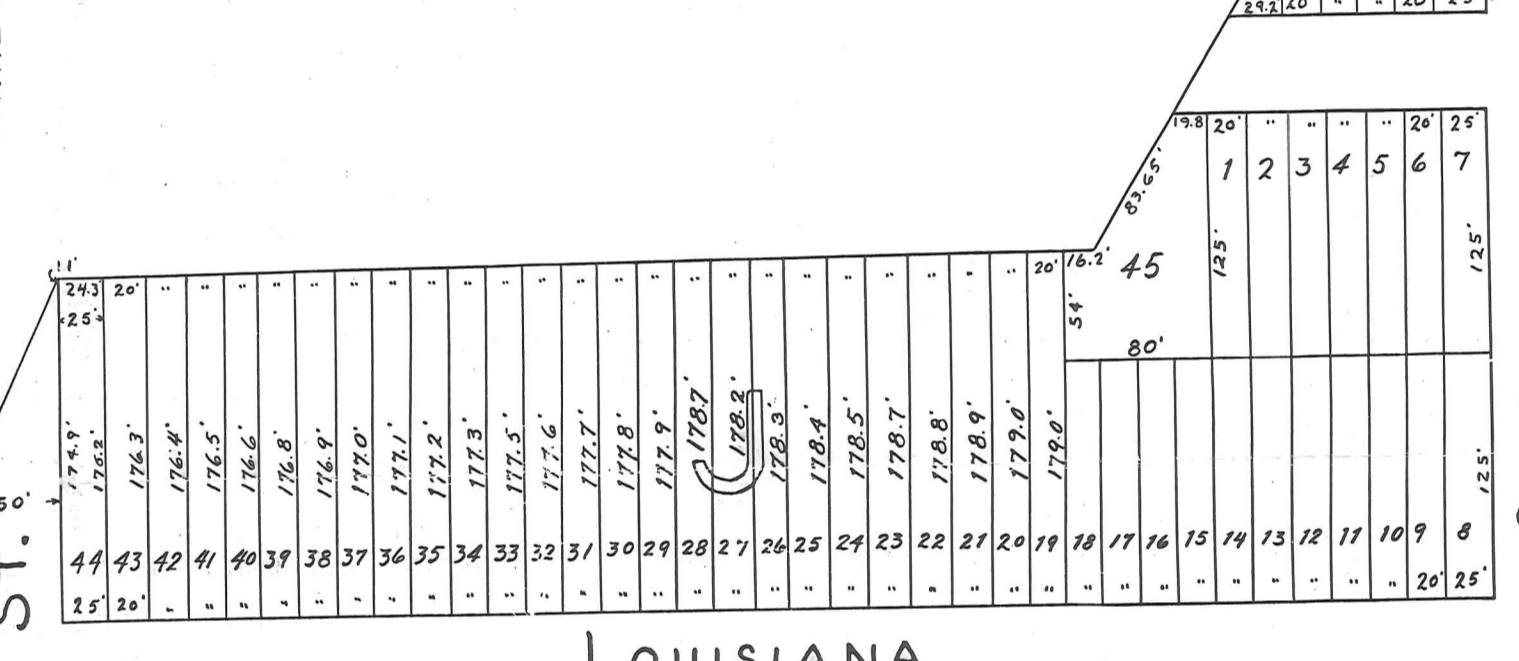
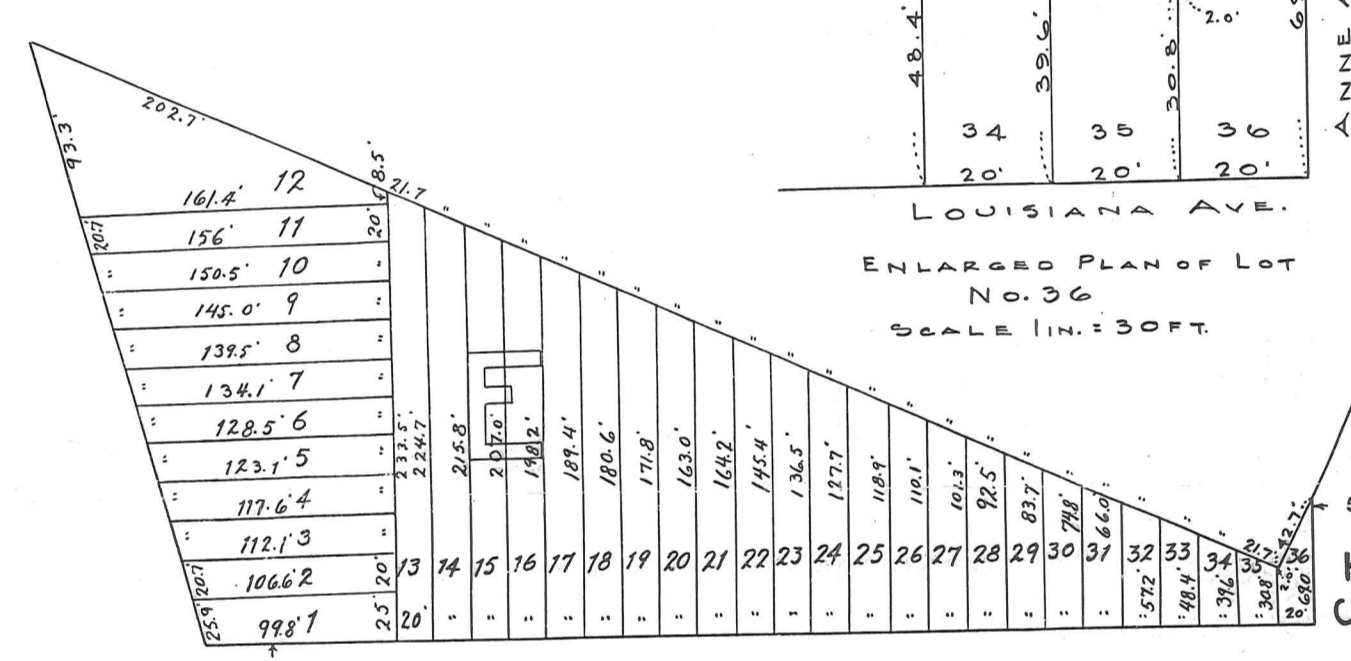
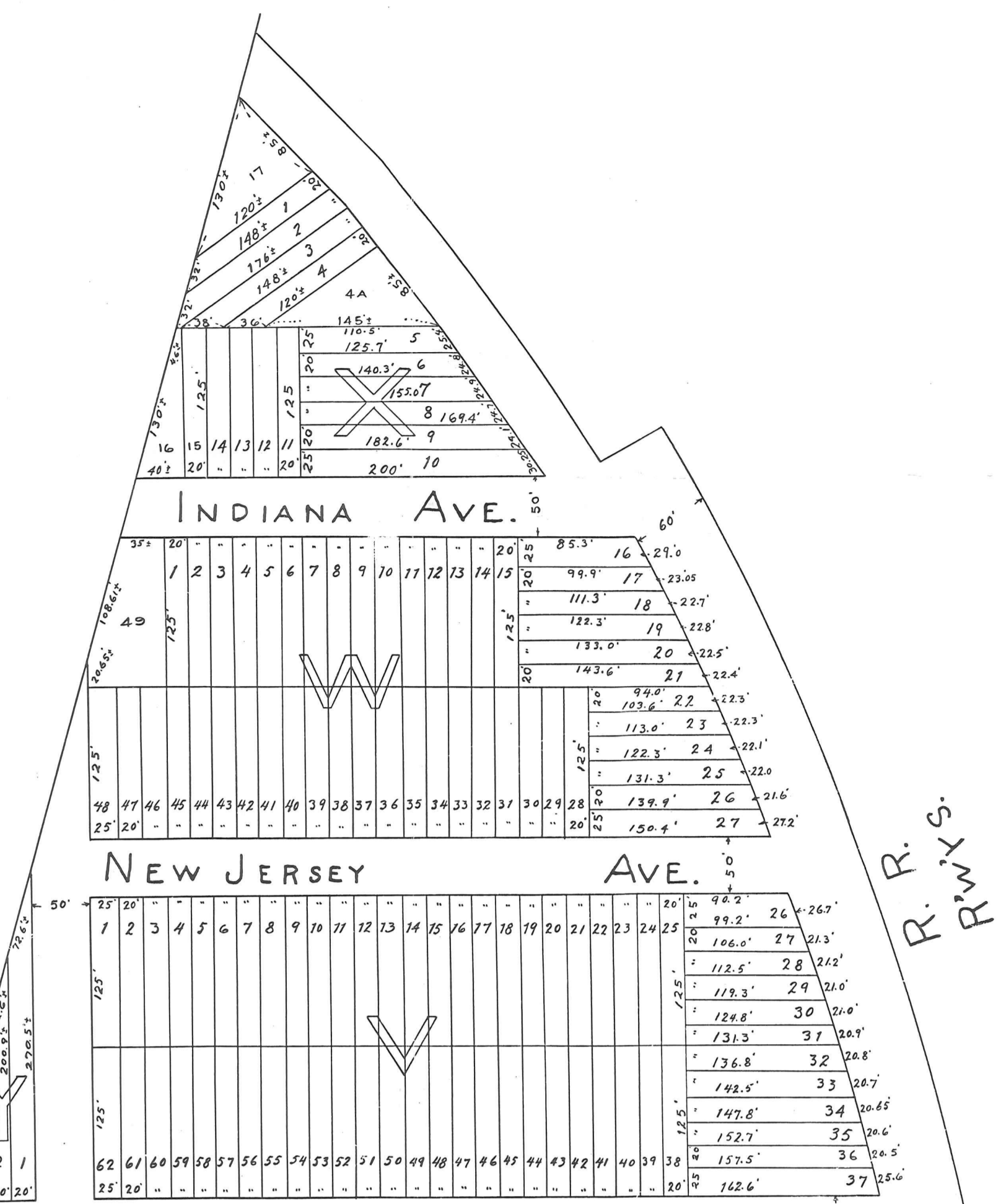
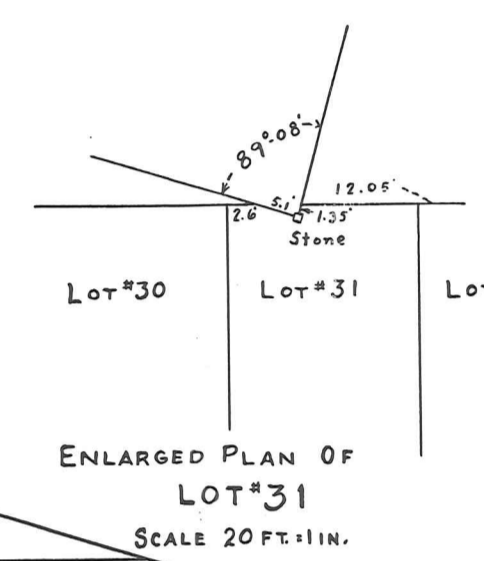
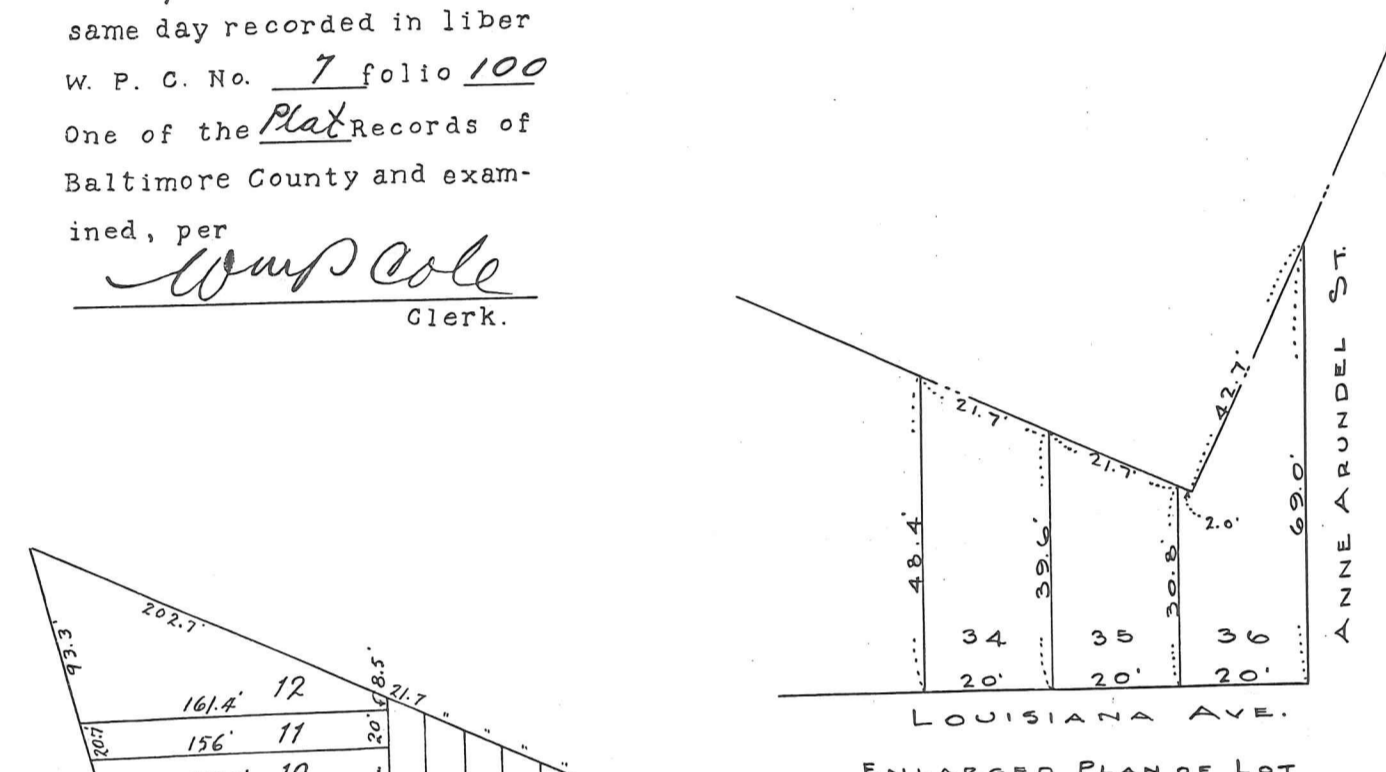
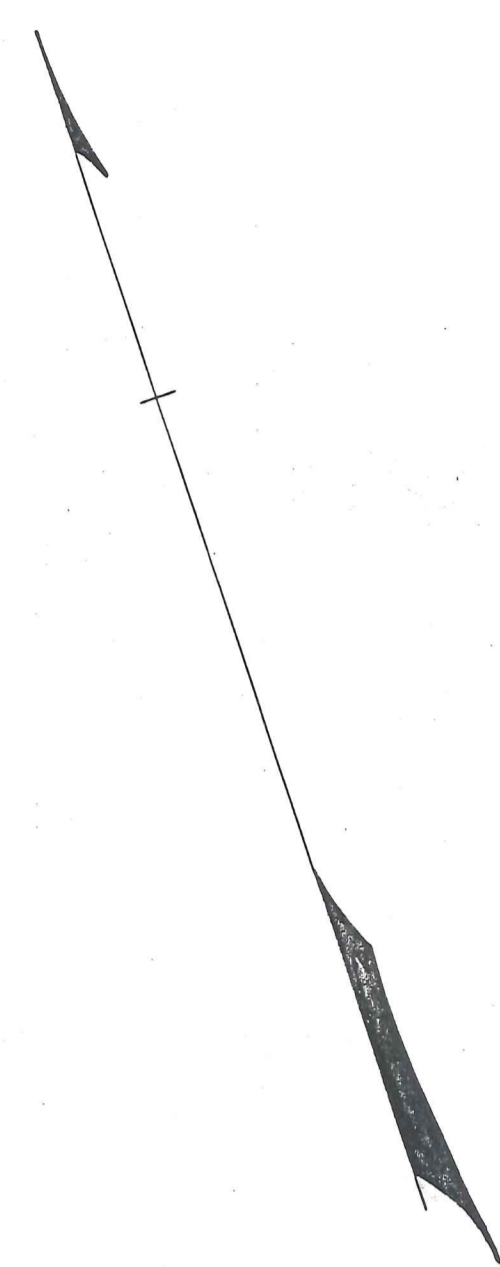
3019 Louisiana Ave

Plot EX Y

REVISED PLAT OF ROSEMONT

PROPERTY OF
THE REALTY IMPROVEMENT CO.

Received for Record
July 2 1924 at 11:30 am
same day recorded in liber
W. P. C. No. 7 folio 100
One of the Best Records of
Baltimore County and exam-
ined, per
Wm Cole
Clerk.



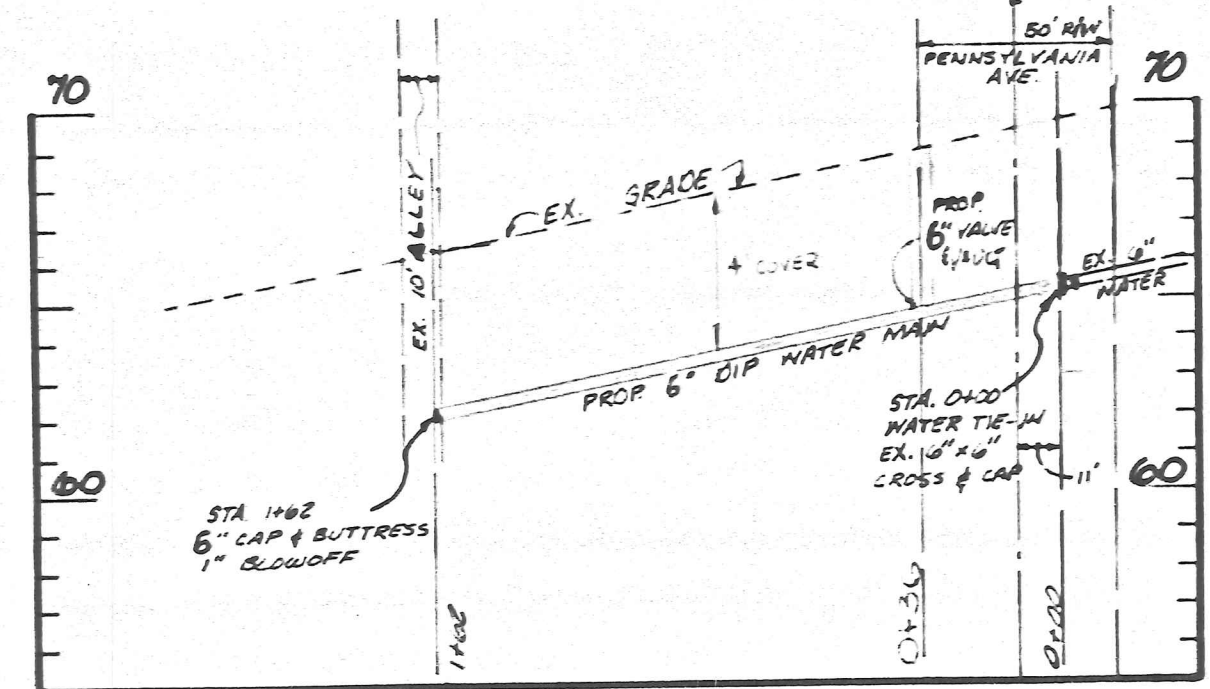
SCALE 100 FT. = 1 IN.
EDW. V. COONAN & CO.,
SURVEYORS & CIVIL ENGINEERS,
BALTIMORE, MARYLAND.

ROSEMONT STA. BALTIMORE & ANNAPOLIS
BALTIMORE & ANNAPOLIS
WASHINGTON MARYLAND
ELECTRIC

GENERAL NOTES:

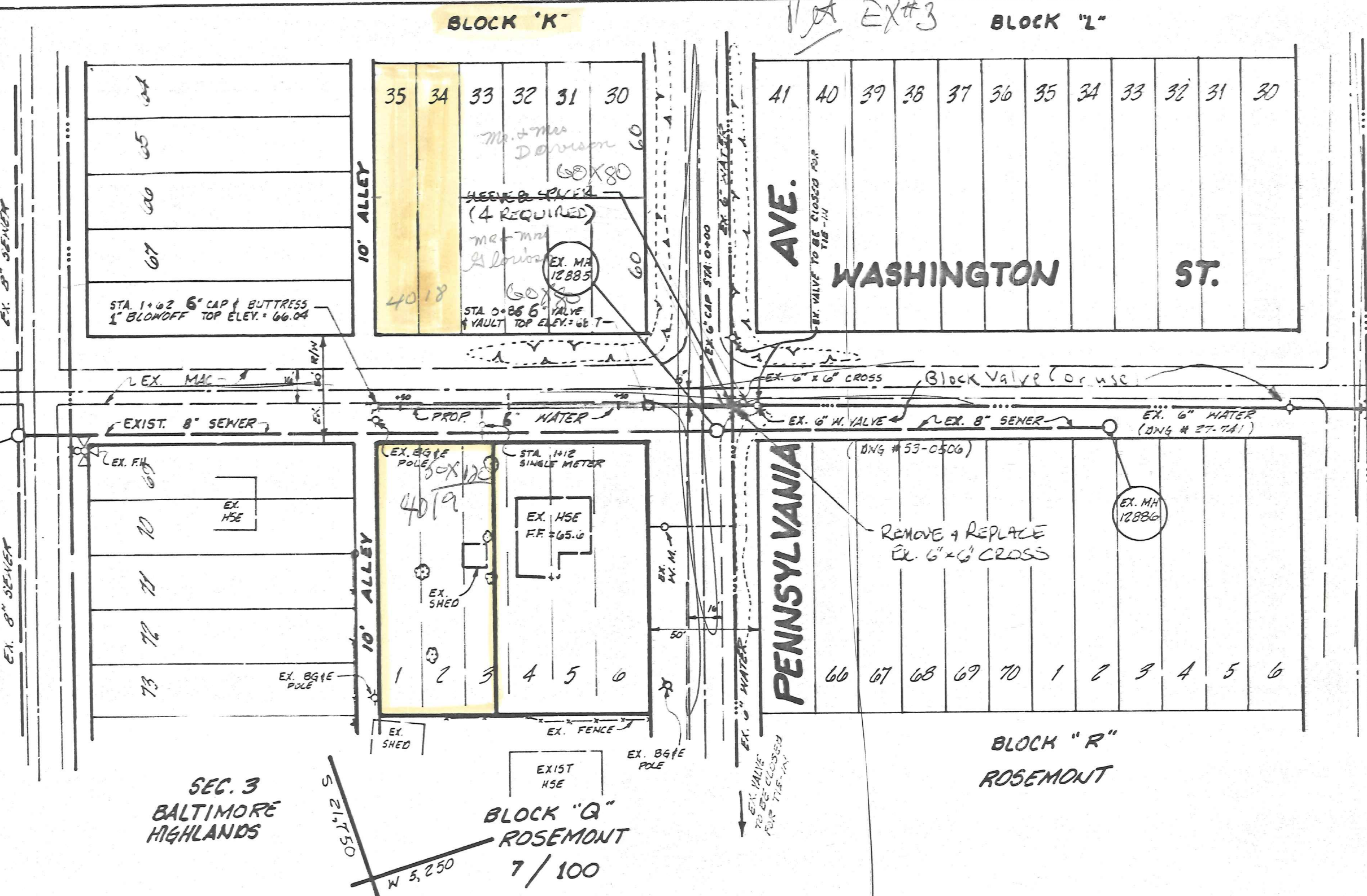
- THE CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE ANY EXISTING SEWERAGE OR WATER MAINS ENCOUNTERED AND DISTURBED DURING THE COURSE OF CONSTRUCTION UNDER THIS CONTRACT, AND AS SHOWN ON THE APPROVED RECORD CONTROL PLAN AS PART OF THE CONTRACT DOCUMENTS. AT THE END OF EACH DAY, ALL SUCH DISTURBED DEVICES SHALL BE REPAIRED OR REPLACED BEFORE LEAVING THE WORK SITE AT THE END OF EACH WORKING DAY. THE COST OF THE WORK, INCLUDING MATERIALS, SHALL BE PAID FOR BY LUMP SUM BID FOR MAINTENANCE AND REPAIR OF SEWERAGE CONTROL DEVICES.
- ALL WORK UNDER THIS CONTRACT WILL BE PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH BALTIMORE COUNTY SOE CONSERVATION DISTRICT PERMIT NO. - 300 02417-91
- ALL CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION DATED 1979 AND AS AMENDED AND BALTIMORE CITY STANDARD DETAILS WHERE NOTED.
- UNLESS OTHERWISE NOTED, BID LINE FOR EXCAVATION SHALL BE SUBGRADE UNDER PROPOSED ROADS, ESTABLISHED GRADES UNDER TURF AREAS AND EXISTING GRADE ALONG EXISTING PAVEMENT.
- CONSTRUCTIONS SHOWN ON THIS DRAWING ARE FROM AVAILABLE RECORDS AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE COUNTY DOES NOT WARRANT OR GUARANTEE THE CORRECTNESS OR COMPLETENESS OF THE INFORMATION PROVIDED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION.
- CONTRACTOR TO NOTIFY MESS UTILITY AT 1-800-287-7777 AT LEAST 48 HOURS PRIOR TO STARTING EXCAVATION IN ORDER TO VERIFY THE LOCATION AND DEPTH OF EX. GAS LINE AND OTHER UTILITIES.
- CONTRACTOR IS TO EXCAVATE TO LOCATION AND DEPTH OF EXISTING MAIN BEFORE LAYING ANY PIPE.
- CONTRACTOR TO NOTIFY BALTIMORE CITY BUREAU OF WATER AND WASTEWATER (306-7670) 72 HOURS PRIOR TO BEGINNING ANY WORK.
- MAIN TO HAVE 4'-0" (MIN.) COVER BASED ON ESTABLISHED GRADE UNLESS OTHERWISE NOTED.
- USE RESTRAINED JOINTS ON ENTIRE INSTALLATION.
- VALVES ON FIRE HYDRANT LEADS SHALL BE TIED TO MAIN LINE TEE OR OUTLET WITH TWO (2) 3/4" DIA. THREADED STEEL RODS AND NUTS AS DIRECTED BY THE ENGINEER.
- FIRE HYDRANT TO BE SET 2'-0" BEHIND FACE OF CURB.
- NORMAL OPERATING PRESSURE 125 PSI, TEST PRESSURE 187.5 PSI
- DUCTILE IRON PIPE 6" CLASS 54, THICKNESS 0.37
- DUCTILE IRON PIPE FITTINGS 6" CLASS 250, OR CLASS D.
- TRENCH REPAIR TO BE DONE IN ACCORDANCE WITH BALTO. CO. STD. DETAIL PLATE R-38.
- FULL TRENCH COMPACTION IS REQUIRED FOR A MINIMUM DISTANCE OF 20 FT. ON EACH SIDE OF ALL CROSSINGS.
- CONTRACTOR TO DISCHARGE CHLORINATED FLUSH WATER INTO THE EXISTING SANITARY SEWER AT A MAXIMUM DISCHARGE RATE OF 80 GPM (COST TO BE INCLUDED IN PRICE OF ITEMS BID).
- ONLY BALTIMORE CITY PERSONNEL WILL OPERATE EXISTING VALVES OR NEW VALVES AFTER THEY ARE PLACED IN SERVICE. THE CONTRACTOR WILL NOTIFY THE BALTIMORE COUNTY INSPECTOR TO ARRANGE A SHUTDOWN WITH THE CITY AT LEAST FOUR (4) DAYS PRIOR TO THE PROPOSED SHUTDOWN. IF THE INSPECTOR IN THE FIELD IS UNAVAILABLE, CALL THE BALTIMORE COUNTY AREA ENGINEER AT 897-3831.
- ALL METER SETTINGS WILL BE PLACED 2.5' BEHIND THE FACE OF CURB.
- THE CONTRACTOR FOR METER INSTALLATION WILL NOTIFY BALTIMORE CITY, BUREAU OF WATER AND WASTE WATER, 306-7670 48 HOURS BEFORE STARTING WORK.

- THE CONTRACTOR WILL EXTEND ALL HOUSE CONNECTIONS 2' INSIDE OF THE PROPERTY LINE.
- WATER SERVICE METERS WILL NOT BE PERMITTED TO BE INSTALLED IN OTHER ROADWAYS OR DRIVEWAYS.
- CONTRACTOR TO PROVIDE FULL TRENCH COMPACTION THROUGHOUT



WASHINGTON ST. PROFILE

MICHIGAN AVE.



BILL OF MATERIALS

QTY	DESCRIPTION	SIZE
162 LF	DIP	6"
17 LF	COPPER H.C.	3/4"
1	CROSS	6"x6"
1	VALVE & VAULT	6"
1	CAP	6"
1	BLOWOFF	1"
1	SINGLE METER VAULT	18"
4	SLEEVE & SPACER	6"



VICINITY MAP
SCALE: 1" = 2000'

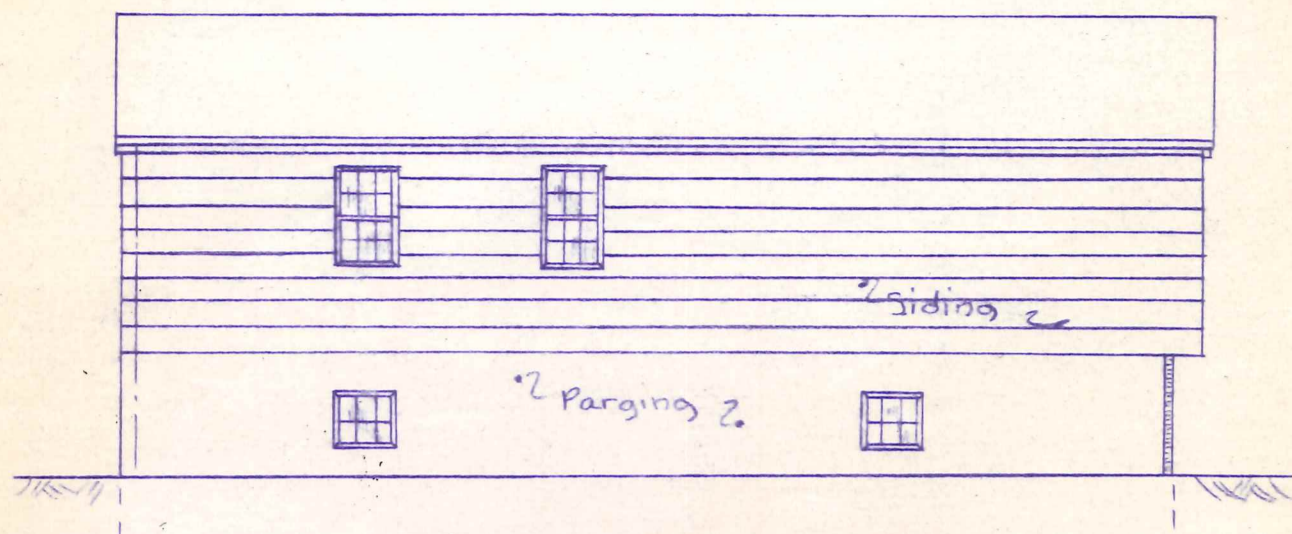
CITY OF BALTIMORE
 Director: *[Signature]* 10/13/93
 DEPT. OF PUBLIC WORKS
 Chief, Utility Eng. Division: *[Signature]*
 BUR. OF WATER AND WASTEWATER

DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRADES	P. W. A. DIR. NO.	CONTRACT NO.	REVISED AS PER RECORD PRINT
	93-242		PERMIT REQUESTED		93-198	J.O. DRAFTSMAN DATE
			PERMIT NUMBER		WSO	3-1-7572 JOS A. VENTURINA 10-11-96
			GRADE ESTABLISHED			
			PROFILE NUMBER			

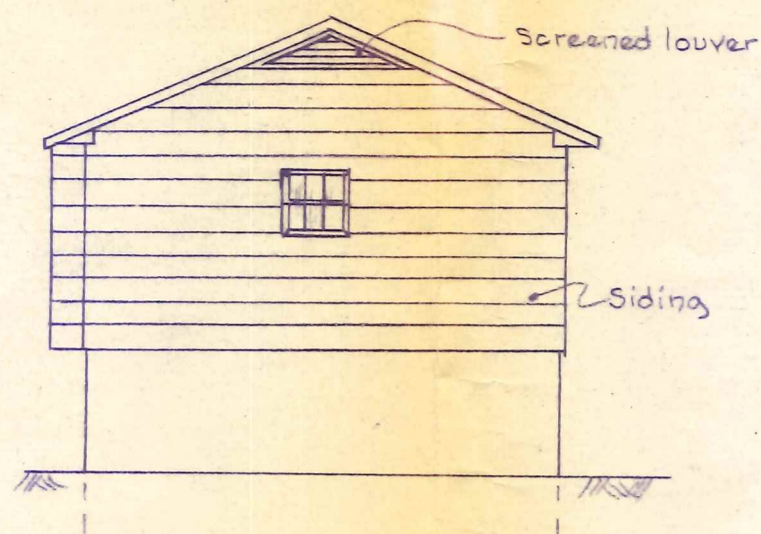
DEVELOPER:
 JEROME SAVALSKI
 PORT CONTRACTORS
 4007 ANNAPOLIS ROAD
 BALTIMORE, MD 21221
 (410) 636-0453

DESIGNED	ENGINEER	REVIEWED	DATE	APPROVED	DATE	APPROVED	DATE
SEVERN SURVEYS, INC.	M.A.S.	<i>[Signature]</i>	8/12/93	<i>[Signature]</i>	8/13/93	<i>[Signature]</i>	

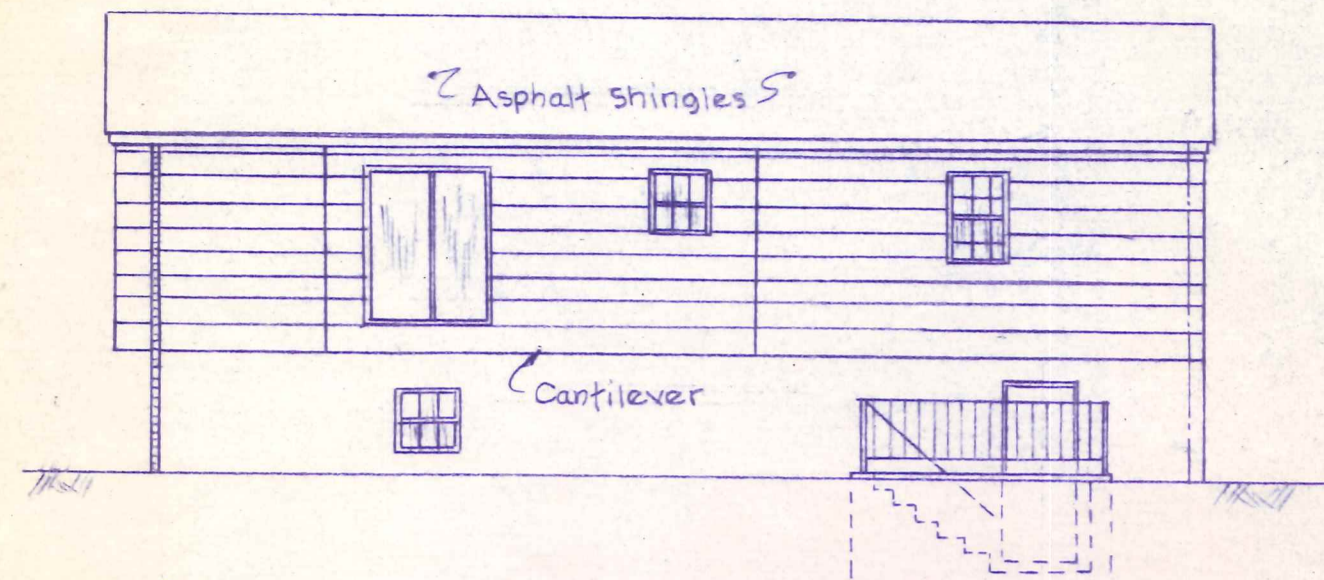
C.W.O. 47268	BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF CAPITAL PROJECTS	JOB ORDER NO. 3-1-7572
SCALE: PLAN: 1" = 50'	PROFILE: HOR: 1" = 50' VERT: 1" = 5'	SHEET 1 OF 1
WASHINGTON STREET - 162'± SOUTH OF PENNSYLVANIA	SUBDIVISION: ROSEMONT	DWG. NO. 93-0731
EL. DISTRICT NO. 13C1	BALTIMORE COUNTY TYPE NUMBER 2	FILE:



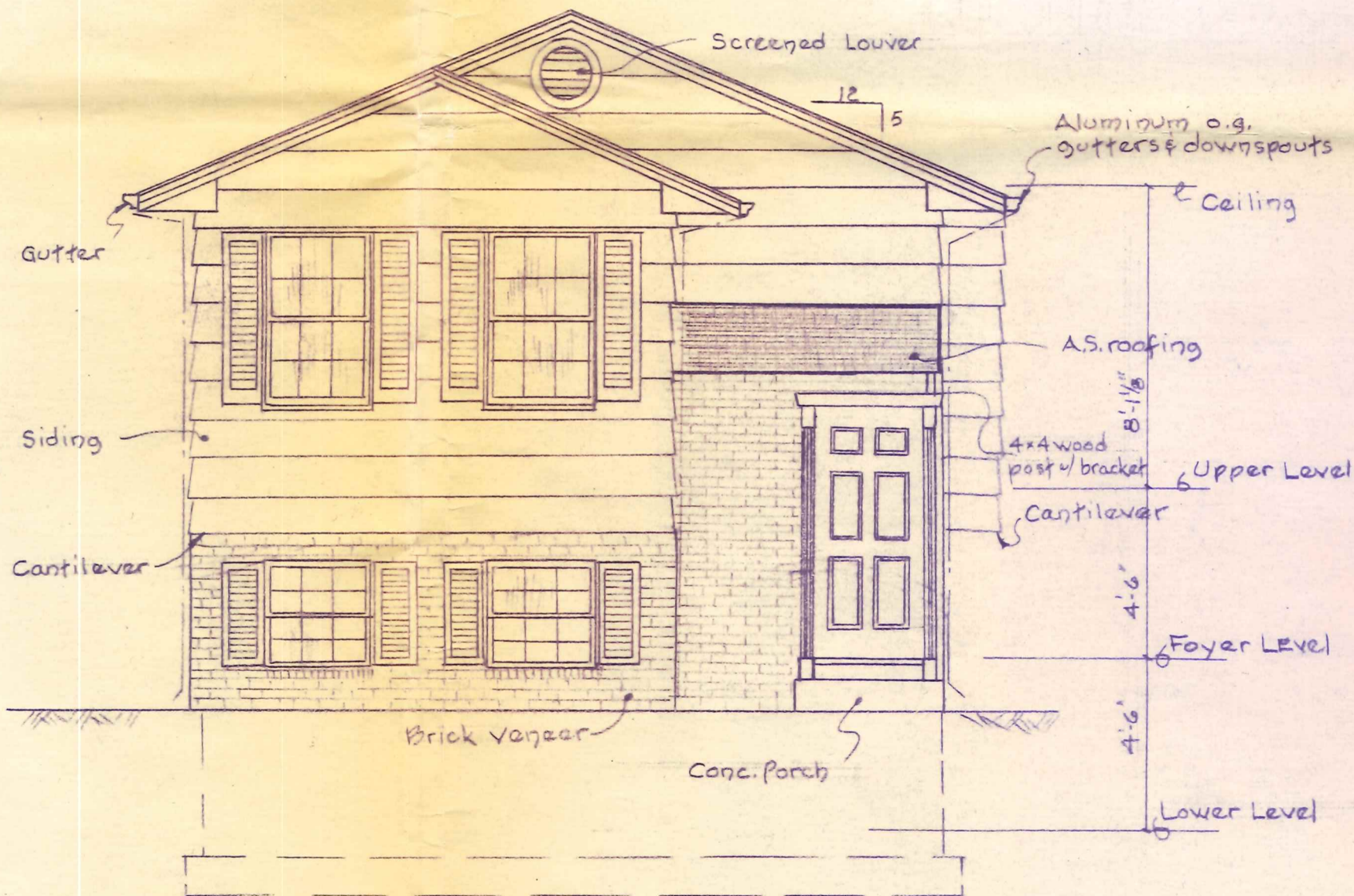
LEFT ELEVATION
1/8" = 1'-0"



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION
1/4" = 1'-0"

20'x44' BI-LEVEL DETACHED			
SCALE	REVISIONS	BY	DATE
As shown			
DATE	Jan. 1985		
DR. N.	CKD		
AP. VD.			
TITLE	PACE HOME BUILDERS		
	NO. 3 of 3		