

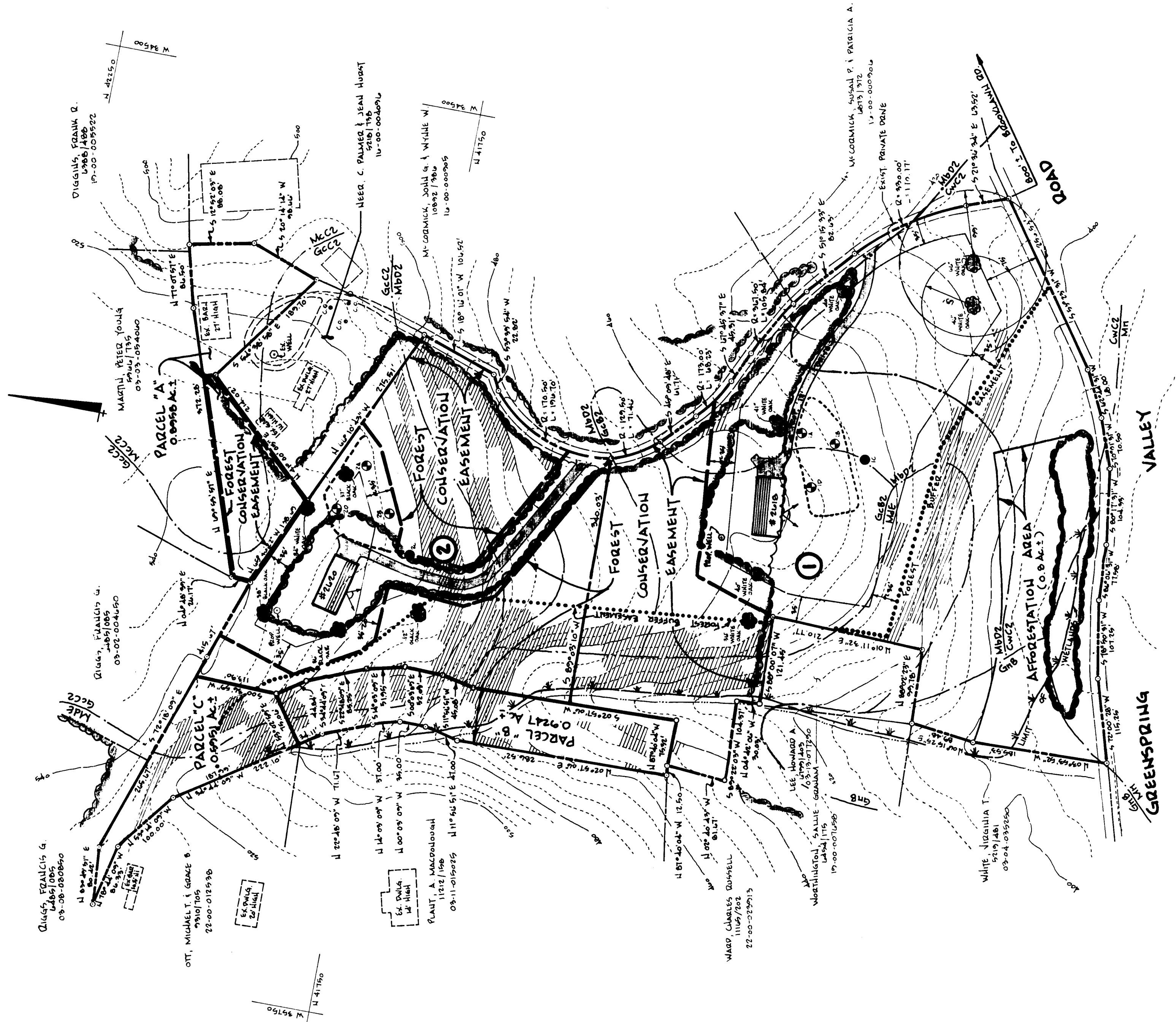
- EXISTING CONTOURS
EXISTING BUILDINGS
EXISTING SPECIMEN TREES
EXISTING TREELINE
90% AND GREATER WATERS
EXISTING STREAM CENTERLINE
EXISTING ROAD & DRIVE
PROPOSED DWELLING
SEPTIC RESERVE AREA
PERCOLATION TEST
PROPOSED WELL LOCATION
FOREST CONSERVATION EASEMENT
TREELINE TO REMAIN
HOUSE ORIENTATION ARROWS
FOREST BUFFER EASEMENT
LIMIT OF WETLANDS

GENERAL NOTES: 906-14

- All lots shown hereon to be served by private well and septic systems
- Soil types taken from Baltimore County Soil Survey Map Number 27
- There are no underground fluid storage tanks apparent on the site
- All existing septic systems, well, and percolation tests were field located
- Site is not located in the Chesapeake Bay Critical Area
- A.D.T.'s 2 x 12.4 = 24.8 = 25
- Open space not required in RC Zones
- There are no existing or proposed wells or septic systems within 100' of the property lines unless otherwise shown
- There are no zoning lines within 200 feet of this property unless otherwise shown
- The property shown hereon is designated as S-7, W-7 on the Baltimore County master plan for metropolitan water and sewer service
- Existing landcover is forest and meadow
- Topography shown hereon is based on Baltimore County Photogrammetric Maps
- This project is exempt from storm water management
- Any Forest Buffer Easement and Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which may restrict disturbance and use of these areas
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement and Forest Conservation Easement, except as permitted by the Baltimore County Department Of The Environmental Protection and Resource Management
- Lots 1 and 2 are for single family residential use and are for sale
- A zoning special hearing request has been filed to permit the creation of three non-density R.C.2 zoned parcels (i.e., Parcels A, B, and C) and to allow the transfer of said non-density parcels to contiguous lots of record. Hearing to occur on October 2, 1996
- This property as shown on the plan has been held intact since February 23, 1976. The developers engineer has confirmed the plan has never been utilized, recorded or represented as density or area to support any off-site dwellings

SOILS LIMITATION CHART

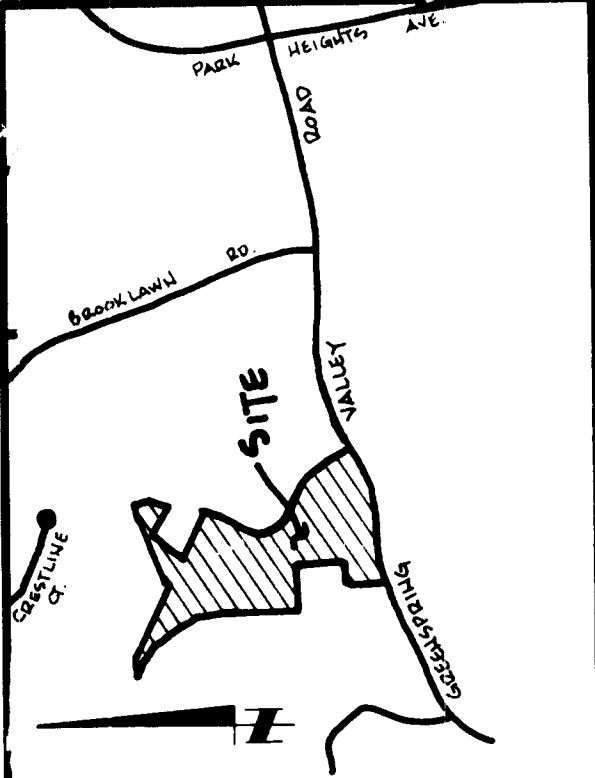
MAP SYMBOL	SOIL SERIES	WATER LIMITATIONS	SEPTIC SYSTEM LIMITATIONS	"K" VALUE	CAPABILITY UNIT
GC2	CHATHAM	SLIGHT	SLIGHT	10	111e-24
GC2	CHATHAM	MODERATE SLOPE	MODERATE SLOPE	10	111e-4
GC2	CHATHAM	SEVERE	SEVERE	10	111e-10
GC2	CHATHAM	MODERATE SLOPE	MODERATE SLOPE	10	111e-15
GC2	CHATHAM	SEVERE	SEVERE	10	111e-20
GC2	CHATHAM	MODERATE SLOPE	MODERATE SLOPE	10	111e-25
GC2	CHATHAM	SEVERE	SEVERE	10	111e-30
GC2	CHATHAM	MODERATE SLOPE	MODERATE SLOPE	10	111e-35
GC2	CHATHAM	SEVERE	SEVERE	10	111e-40



LOT ACREAGE
LOT #1: 8.14 AC ±
LOT #2: 8.01 AC ±

For
[Signature]

LOCATION MAP



Forest Conservation Data:

I. BASIC SITE DATA

GROSS SITE AREA
AREA WITHIN 100 YEAR FLOODPLAIN
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (if applicable)
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS (if applicable)
LAND USE CATEGORY (see p. 31 of Manual or Baltimore County Code, Section 14-4108B)

II. INFORMATION FOR CALCULATIONS

- A. NET TRACT AREA
- B. FOREST CONSERVATION THRESHOLD (50% x A)
- C. AFFORESTATION THRESHOLD (20% x A)
- D. EXISTING FOREST ON NET TRACT AREA
- E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD
- F. BREAK-EVEN POINT (the amount of forest to be retained for no mitigation) ((E x 0.2) + B)
- G. FOREST TO BE CLEARED
- H. FOREST TO BE RETAINED
- I. NET FOREST LOSS
- J. TOTAL FOREST RETENTION

REFORESTATION CALCULATIONS

- A. NET TRACT AREA
- B. FOREST CONSERVATION THRESHOLD (50% x A)
- C. AFFORESTATION THRESHOLD (20% x A)
- D. EXISTING FOREST ON NET TRACT AREA
- E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD
- F. FOREST AREAS TO BE CLEARED
- G. FOREST AREAS TO BE RETAINED
- H. FOREST AREAS CLEARED ABOVE FOREST CONSERVATION THRESHOLD
- I. THRESHOLD FOR CLEARED AREAS
- J. FOREST AREA CLEARED BELOW FOREST CONSERVATION THRESHOLD (if H equals or is greater than B, Alternate 1)
- K. FOREST AREA CLEARED BELOW FOREST CONSERVATION THRESHOLD (if H is less than B, Alternate 2)
- L. FOREST AREAS RETAINED ABOVE FOREST CONSERVATION THRESHOLD

Clearing Below the Forest Conservation Threshold

If forest areas to be retained are below the Forest Conservation Threshold (if H is less than B), the following calculations apply

- REFORESTATION FOR CLEARING ABOVE THRESHOLD
- REFORESTATION FOR CLEARING BELOW THRESHOLD
- TOTAL REFORESTATION REQUIRED

SITE DATA:

- 1. AREA OF TRACT: 60.55 ± 14.944 AC ± NET 12.53 AC ±
- 2. EXISTING ZONING: D.C.2
- 3. DENSITY CALCULATIONS: 10% ALLOWED = 2 LOTS REQUIRED = 2
- 4. CALCULUS TRACT: 4.0001
- 5. CALCULUS TRACT: 4.0001
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- 98. CALCULUS TRACT: 4.0001
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- 100. CALCULUS TRACT: 4.0001

OWNED INFORMATION

WORTHINGTON, SALLIE-GADAM & NEER, JEAN HURST

WORTHINGTON, SALLIE-GADAM & NEER, JEAN HURST

TAX ACCOUNT #18 03-02-001800 GAD 1 DEED REFERENCE 1464/116 PARCEL 103

MINOR SUBDIVISION PLAT

WORTHINGTON/NEER PROPERTY

ELECTION DISTRICT: 3RO

SCALE: 1" = 100'

BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT #18

DEVELOPMENT REGULATIONS

EXEMPT FROM DIVISION 2

EXEMPT FROM DIVISION 2

EXEMPT FROM DIVISION 2

EXEMPT FROM DIVISION 2

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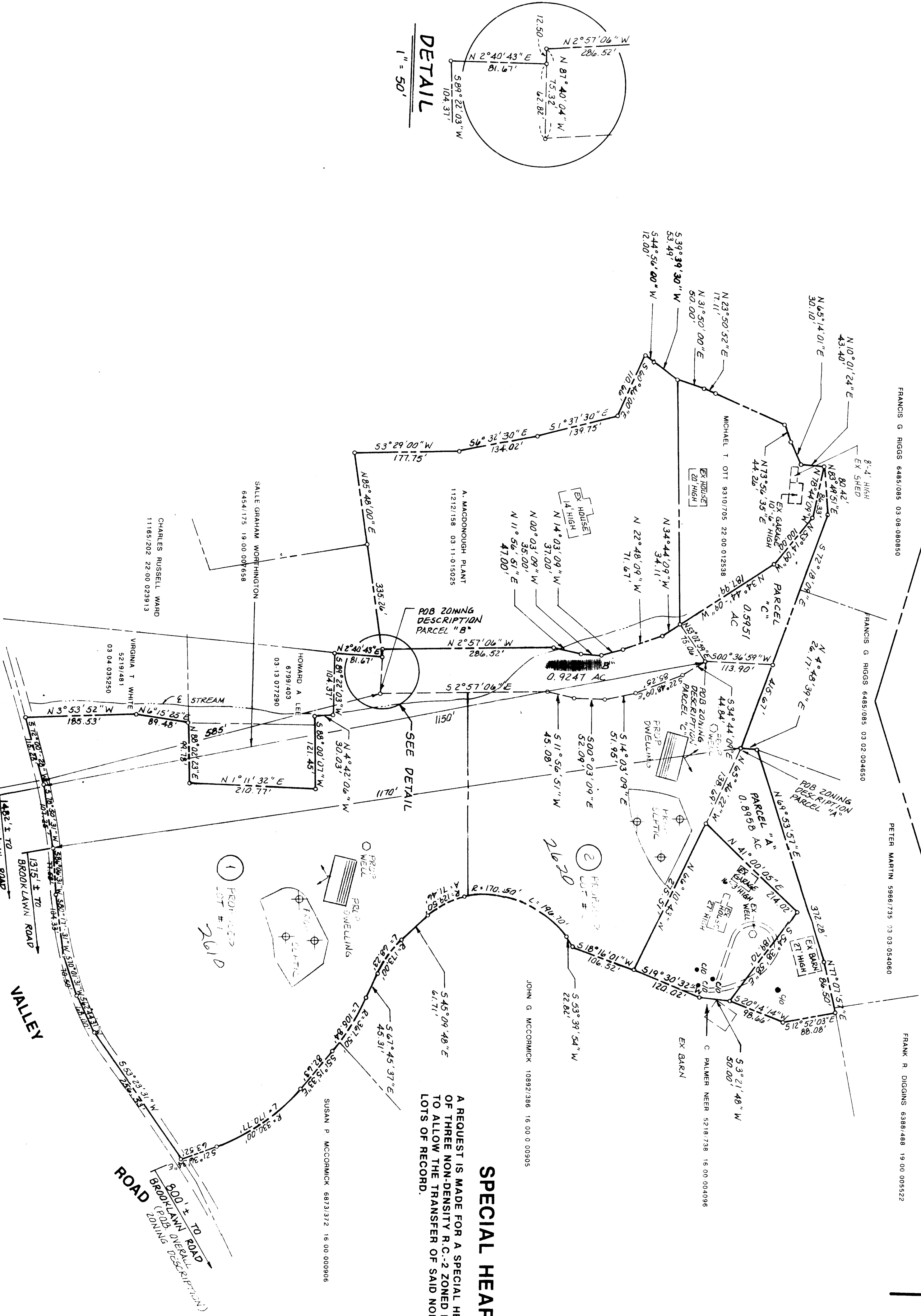
EXEMPT FROM DIVISION 2

EXEMPT FROM DIVISION 2

NOTES

1. THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
2. PARCEL "A" TO BE TRANSFERRED TO C.PALMER NEER.
3. PARCEL "B" TO BE TRANSFERRED TO A.MACDONOUGH PLANT.
4. PARCEL "C" TO BE TRANSFERRED TO MICHAEL T. OTT.

ZONE: R.C.S
ZONE: R.C.2



SPECIAL HEARING REQUEST

A REQUEST IS MADE FOR A SPECIAL HEARING TO PERMIT THE CREATION OF THREE NON-DENSITY R.C.2 ZONED PARCELS (i.e. PARCELS A,B, AND C) AND TO ALLOW THE TRANSFER OF SAID NON-DENSITY PARCELS TO CONTIGUOUS LOTS OF RECORD.

PROPERTY OWNER	EX ACREAGE	PROP ACREAGE	EX DENSITY UNITS	PROP DENSITY UNITS
OTT	1.57 ±	2.1651	1	1
NEER	1.0095	1.9053	1	1
PLANT	4.37 ±	5.2947	2	2
WORTHINGTON/NEER	14.9440	12.5283	2	2

LOCATION INFORMATION

Councilmanic District: 3
Election District: 3
1"=200' scale map: NW 11-F
Zoning: RC-2
Lot Size: acreage square feet

SEWER: ☐ public ☒ private
WATER: ☐ yes ☒ no
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

97-90-SPH

OWNER INFORMATION

WORTHINGTON, SALLE-GRAHAM & NEER, JEAN HURST
* 106 GARRISON FOREST ROAD
GARRISON, MARYLAND 21095
TAX ACCOUNT NO 03-02-001400 GRID 1 DEED REFERENCE - 4454/175
TAX MAP NO 0A 1982L 103

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING

WORTHINGTON / NEER PROPERTY

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

SHAWAN PLACE, SHAWAN ROAD HUNT VALLEY, MARYLAND 21030

(410) 527-1555

Computed by: AEG / ACW

Drawn by: MMG

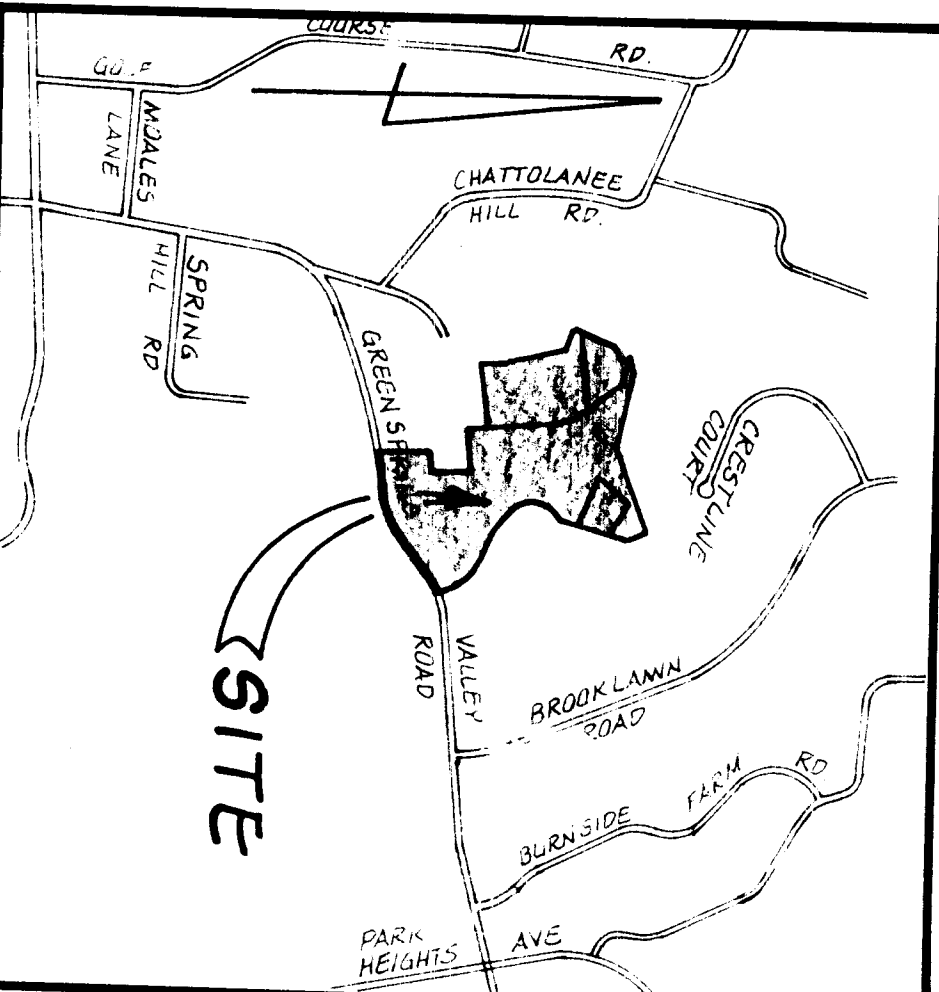
Checked by: GCM

Job Number:

James W McKee
Date
(Maryland Registered No 9012)

VICINITY MAP

1" = 1000'



Zoning Office USE ONLY

FILED 9/1 CASE #

3RD ELECTION DISTRICT

SCALE: 1"=100'

MICROFILMED
BALTIMORE CO, MD
DATE: Aug 22, 1996

IN RE: PETITION FOR SPECIAL HEARING
N/S Greenspring Valley Rd.,
900 Ft. W of Brooklawn Road
2610 & 2620 Greenspring Valley Rd.
3rd Election District
3rd Councilmatic District
Sallie Graham Worthington, et al
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-90-SPH
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing for the parcel known as the Worthington/Neer property located adjacent to Greenspring Valley Road in north central Baltimore County. The Petition is filed by Sallie Graham Worthington and Jean Hurst Neer, property owners. Special Hearing relief is requested to approve the creation of three non-density R.C.2 parcels and permit the transfer of said parcels to three contiguous properties. The subject property and requested relief is more particularly shown on Petitioners' Exhibit No. 1, the Minor Subdivision Plat, and Petitioners' Exhibit No. 2, the plat to accompany the Petition for Special Hearing.

Appearing at the requisite public hearing held for this case were Sallie Graham Worthington and Jean H. Neer, property owners. Also present were Geoffrey C. Schultz and Guy C. Ward from McKee & Associates. That firm prepared the site plan the Minor Subdivision Plat. The Petitioners were represented by Thomas Washburne, Esquire. Virginia Scott, a nearby property owner also appeared and participated at the hearing.

Testimony and evidence presented was that the subject site is 14.9 acres in area, zoned R.C.2. Presently, the site is unimproved. However, the Petitioners propose subdividing the property so as to create two lots. This number is permitted under the R.C.2 regulations relating to the subdivision. Lot No. 1 will abut Greenspring Valley Road. A proposed single family dwelling envelope is shown on the Minor Subdivision Plan.

Lot No. 2 is to the north of lot No. 1 and farther back from Greenspring Valley Road. The Minor Subdivision Plan also shows a single family dwelling site for that lot. Both lots will be served by a driveway to be constructed from Greenspring Valley Road.

As part of the subdivision process, the Petitioners propose transferring three small parcels to adjacent landowners. These parcels are all small in area and irregular in shape. They are part of the larger tract of 14.9 acres described above. The transfers to be made to adjust property lines consistent with conditions in the field and provide adjacent landowners with slightly larger lots. None of the transfers will impact the rights of these adjacent property owners from a subdivision standpoint. That is, the transfers are made only for the purpose of conveying acreage and not to increase the adjacent property owners rights of subdivision. Parcel A will be transferred to C. Palmer Neer. As shown, Parcel A is .89588 acres in area and is vacant but for an existing barn. Parcel B is .9247 acres and will be transferred to A. MacDonaldough Plant. Parcel C is .5951 acres in area and will be transferred to Michael T. Ott.

Based upon the testimony and evidence presented, I am persuaded that the relief should be granted. The effect of the proposed transfers is innocuous, and will cause no detriment to the surrounding properties. In my judgment there will be no negative impact to the health, safety or general welfare of the community at large.

The testimony offered by Ms. Scott is not relative to the transfers, per se. She raised certain questions about the maintenance of the subject property and the proposed subdivision. The subdivision is permitted by right and it does not appear that the property is maintained improperly. The parties agree to confer after the hearing to discuss these issues, which are outside the reach of the Zoning Commissioner's decision on this issue.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 8th day of October, 1996 that, pursuant to the Petition for Special Hearing, approval for the creation of three non-density R.C.2 parcels and to permit the transfer of said parcels to three contiguous properties, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:wmn

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 10/10/96
By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 7, 1996

Thomas Washburne, Esquire
120 E. Baltimore Street
Baltimore, Maryland 21202

RE: Petition for Special Hearing
Case No. 97-90-SPH
Property: Greenspring Valley Road
Sallie-Graham Worthington & Jean Hurst Neer, Petitioners

Dear Mr. Washburne:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been granted, with restriction, in accordance with the attached Order.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:wmn
encl.

c: Ms. Sallie-Graham Worthington, 106 Garrison Forest Road, Garrison, Md., 21055
Ms. Jean Hurst Neer, 2602 Greenspring Valley Rd., Stevenson, 21153
Ms. Virginia Scott, 2626 Greenspring Valley Road, Stevenson, 21153



Petition for Special Hearing
97-90-SPH
to the Zoning Commissioner of Baltimore County
for the property located at Greenspring Valley Road
which is presently zoned RC-2

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 stands 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

the creation of three non-density R.C.-2 parcels and permit the transfer of said non-density parcels to three contiguous properties.

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, to determine whether or not the Zoning Commissioner should approve

Contact Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City State Zipcode

Legal Owner(s):

Sallie-Graham Worthington

(Type or Print Name)

Sallie-Graham Worthington

Signature

Jean Hurst Neer

(Type or Print Name)

Jean Hurst Neer

Signature

106 Garrison Forest Road 363-1496

Address Phone No.

Garrison, Maryland 21055

City State Zipcode

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

McKee & Associates, Inc. 527-1555

5 Shawan Road, Hunt Valley, MD 21030

Address Phone No.

City State Zipcode

ESTIMATED LENGTH OF HEARING

ALL the following dates are available for hearing

REVIEWED BY: *[Signature]* DATE: 8-23-96

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

August 22, 1996

Zoning Description to
Accompany Special Hearing for
Worthington/Neer Property
2610 Greenspring Valley Road

Beginning at a point on the North side of Greenspring Valley Road at a distance of 800 feet, more or less, west of Brooklawn Road. As recorded in Deed Liber 6454 Folio 175 thence running the following 36 lines:

1. S 53° 23' 31" W 256.53', 2. S 62° 44' 31" W 68.00', 3. S 70° 01' 31" W 70.50', 4. 80° 17' 31" W 104.33', 5. S 96° 06' 31" W 77.58', 6. S 78° 50' 31" W 102.25', 7. S 72° 00' 28" W 115.25', 8. N 03° 53' 52" W 185.53', 9. N 06° 19' 25" E 89.48', 10. N 88° 02' 23" E 99.78', 11. N 01° 11' 33" E 210.77', 12. S 88° 00' 07" W 121.45', 13. N 04° 42' 06" W 30.03', 14. S 89° 22' 03" W 104.37', 15. N 02° 40' 43" E 81.67', 16. N 87° 40' 04" W 12.50', 17. N 02° 57' 06" W 286.52', 18. N 11° 56' 51" E 47.00', 19. N 00° 03' 09" W 35.00', 20. N 14° 03' 09" W 37.00', 21. N 22° 48' 09" W 71.67', 22. N 34° 44' 09" W 222.00', 23. N 53° 14' 09" W 100.00', 24. N 78° 44' 09" W 86.33', 25. N 83° 49' 51" E 80.42', 26. S 72° 18' 09" E 415.67', 27. N 04° 48' 39" E 26.17', 28. N 69° 53' 57" E 372.28', 29. N 77° 07' 57" E 86.50', 30. S 12° 52' 03" E 58.08', 31. S 20° 14' 14" W 98.66', 32. N 54° 38' 58" W 189.70', 33. S 41° 00' 05" W 214.02', 34. S 66° 10' 43" E 275.51', 35. S 18° 16' 01" W 106.52', 36. S 53° 39' 54" W 22.82'. Thence by a curve with a radius of 170.50' and an arc length of 196.70' and a chord of S 19° 30' 13" W 185.97'. Thence by a curve with a radius of 129.50' and an arc length of 71.46' and a chord of S 29° 21' 17" E 70.55'. Thence S 45° 09' 48" E 61.71'. Thence by a curve with a radius of 173.00' and an arc length of 68.23' and a chord of S 56° 27' 42" E 68.23'. Thence the running the following seven lines: 1. S 67° 45' 17" E 45.31', 2. S 22° 14' 23" W 367.50', 3. N 38° 44' 27" E 367.50', 4. S 51° 15' 33" E 82.63', 5. S 38° 44' 27" W 330.00', 6. N 68° 23' 26" E 330.00', 7. S 21° 36' 34" E 63.52' to the point of beginning.

Containing 650,959 square feet or 14.944 acres more or less. Also known as Greenspring Valley Road and located in the 3rd Election District, 3rd Councilmatic District.

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

August 23, 1996

Zoning Description for Proposed Parcel "A" to Accompany
Special Hearing for
Worthington/Neer Property
2610 Greenspring Valley Road

Beginning at a point said point being 1170' north of Greenspring Valley Road and at a distance of 1375' west, measured along Greenspring Valley Road, of the intersecting Brooklawn Road. Being part of the deed recorded in Deed Liber 6454 Folio 175 and running the following 8 lines:

1. N 04° 48' 39" E 26.17', 2. N 69° 53' 57" E 372.28', 3. N 77° 07' 57" E 86.50', 4. S 12° 52' 03" E 58.08', 5. S 20° 14' 14" W 98.66', 6. S 41° 00' 05" W 214.02', 7. S 41° 00' 05" W 214.02', 8. N 65° 46' 22" W 138.69' to the place of the beginning.

Containing 39,021 square feet or 0.8958 acres more or less.

Also known as part of Greenspring Valley Road located in the 3rd Election District, 3rd Councilmatic District.

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

August 23, 1996

Zoning Description for Proposed Parcel "B"
to Accompany Special Hearing for
Worthington/Neer Property
2610 Greenspring Valley Road

Beginning at a point, said point being located at 585' north of Greenspring Valley Road and at a distance of 1,490 feet west, measured along Greenspring Valley Road, from the intersecting Brooklawn Road. Being part of the deed recorded in Deed Liber 6454 Folio 175 and running the following 15 lines:

1. N 87° 40' 04" W 62.82', 2. N 87° 40' 04" W 12.50', 3. N 02° 57' 06" W 286.52', 4. N 11° 56' 51" E 47.00', 5. N 00° 03' 09" W 35.00', 6. N 14° 03' 09" W 37.00', 7. N 22° 48' 09" W 71.67', 8. N 34° 44' 09" W 34.10', 9. N 53° 03' 00" E 75.06', 10. S 34° 44' 09" E 44.84', 11. S 22° 48' 09" E 85.25', 12. S 14° 03' 09" E 51.95', 13. S 00° 03' 09" E 52.09', 14. S 11° 56' 51" W 45.08', 15. S 02° 57' 06" E 283.65' to the place of the beginning.

Containing 40,281 square feet or 0.9247 acres of land, more or less.

Also known as part of Greenspring Valley Road located in the 3rd Election District, 3rd Councilmatic District.

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030
Telephone: (410) 527-1555
Facsimile: (410) 527-1563

August 23, 1996

Zoning Description for Proposed Parcel "C"
to Accompany Special Hearing for
Worthington/Neer Property
Greenspring Valley Road

Beginning at a point, said point being located 1,130 feet north of Greenspring Valley Road and 1,497 feet west, measured along Greenspring Valley Road, from the intersecting Brooklawn Road. Being part of the deed recorded in Deed Liber 6454 Folio 175 thence running the following 7 lines:

1. S 53° 03' 00" W 75.06', 2. N 34° 44' 09" W 187.90', 3. 53° 14' 09" W 100.00',
4. N 78° 44' 09" W 86.33', 5. N 83° 49' 51" E 80.42', 6. S 72° 18' 09" E 265.67',
7. S 00° 36' 09" W 113.90' to the point of beginning.

Containing 25,923 square feet or 0.5951 acres more or less. Also known as part of Greenspring Valley Road located in the 3rd Election District and 3rd Councilmatic District.

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 proposed zoning change for the property identified herein in Room 106 of the County Office Building, 111 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Case No. 97-90-SPH (Item 91)
2610 and 2620 Greenspring Valley Road, 800' W of Brooklawn Road, 3rd Election District - 3rd Councilmatic
Legal Owner(s): Sallie Graham Worthington and Jean Hurst Neer
Special Hearing to approve the creation of three non-density R.C.-2 parcels and permit the transfer of said non-density parcels to three contiguous properties.
Hearing: Wednesday, October 2, 1996 at 10:00 a.m. in Room 106, County Office Building.
LAWRENCE E. SCHWARTZ
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, contact this office at 887-3391.
SWS/ljs 5 00007

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 6, 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 Sept. 5, 1996.

THE JEFFERSONIAN
A. H. HENRIKSEN
LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

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

97-90-SPH

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.

FOR NEWSPAPER ADVERTISING

For newspaper advertising:

Item No.: 91 Date of filing:

Legal Owner:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Sallie Graham Worthington and Jean Hurst Neer

ADDRESS: 2610 and 2620 Greenspring Valley Road

Greenspring Valley Road

800' W of Brooklawn Road



Baltimore County
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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

August 30, 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 West Chesapeake Avenue in Towson, Maryland 21204 as follows:
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-90-SPH (Item 91)
2610 and 2620 Greenspring Valley Road
W/S Greenspring Valley Road, 800' W of Brooklawn Road
3rd Election District - 3rd Councilmatic
Legal Owner(s): Sallie-Graham Worthington and Jean Hurst Neer

Special Hearing to approve the creation of three non-density R.C.-2 parcels and permit the transfer of said non-density parcels to three contiguous properties.

HEARING: WEDNESDAY, OCTOBER 2, 1996 at 10:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Sallie Graham Worthington and Jean Hurst Neer
McKee & 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.



Baltimore County
Department of Permits and
Development Management

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

September 24, 1996

Ms. Sallie Worthington and Ms. Jean Neer
106 Garrison Forest Road
Garrison, MD 21055

RE: Item No.: 91
Case No.: 97-90-SPH
Petitioner: S. Worthington, et al

Dear Ms. Worthington and Ms. Neer:

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 August 23, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

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

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
September 9, 1996

FROM: Robert A. Wirth, DEPRM

SUBJECT: Zoning Item #91 - Worthington-Neer Property
Greenspring Valley Road
Zoning Advisory Committee Meeting of September 3, 1996

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

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

VK:sp

RAW:VK:sp

WORTHING/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management
Date: September 13, 1996

FROM: Carl W. Bowling, Chief
Development Plans Review Division

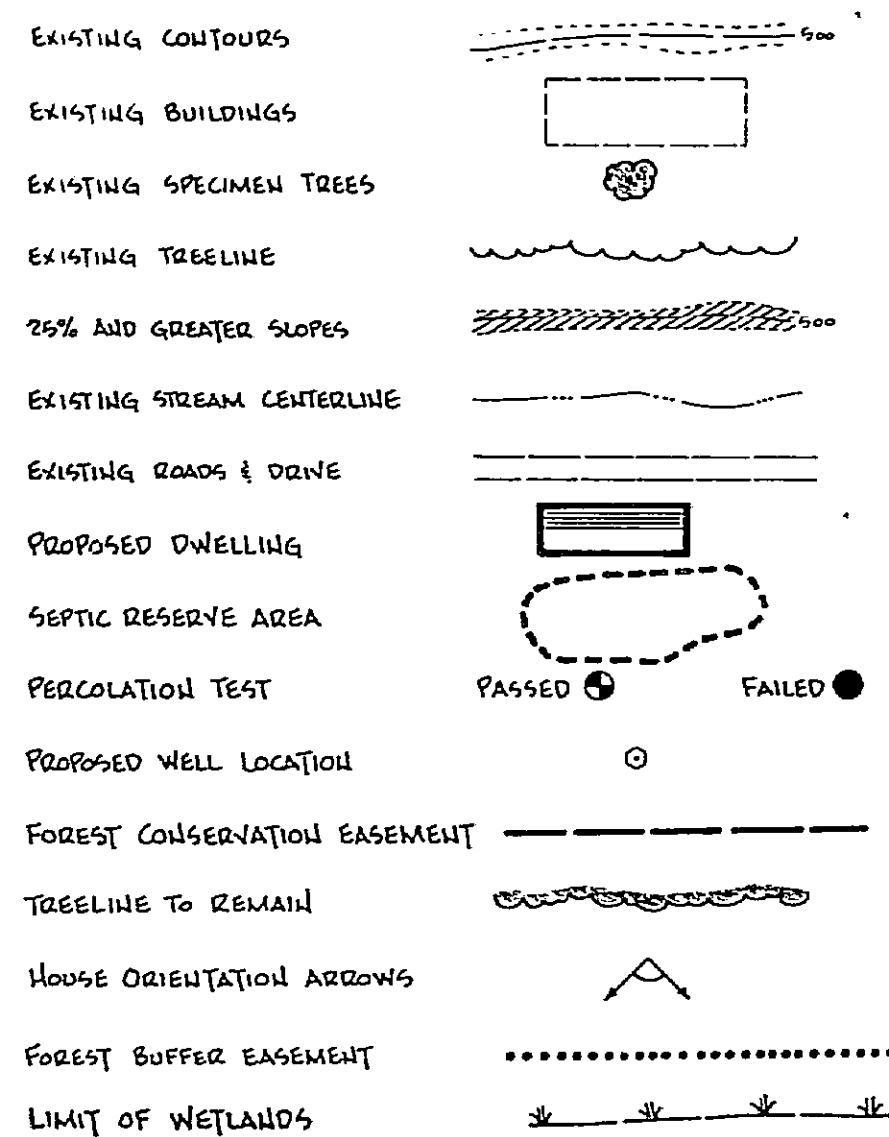
SUBJECT: Zoning Advisory Committee Meeting
for September 9, 1996
Item Nos. 082, 083, 086, 088,
089, 090, 091, 092, & 093

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:lrb

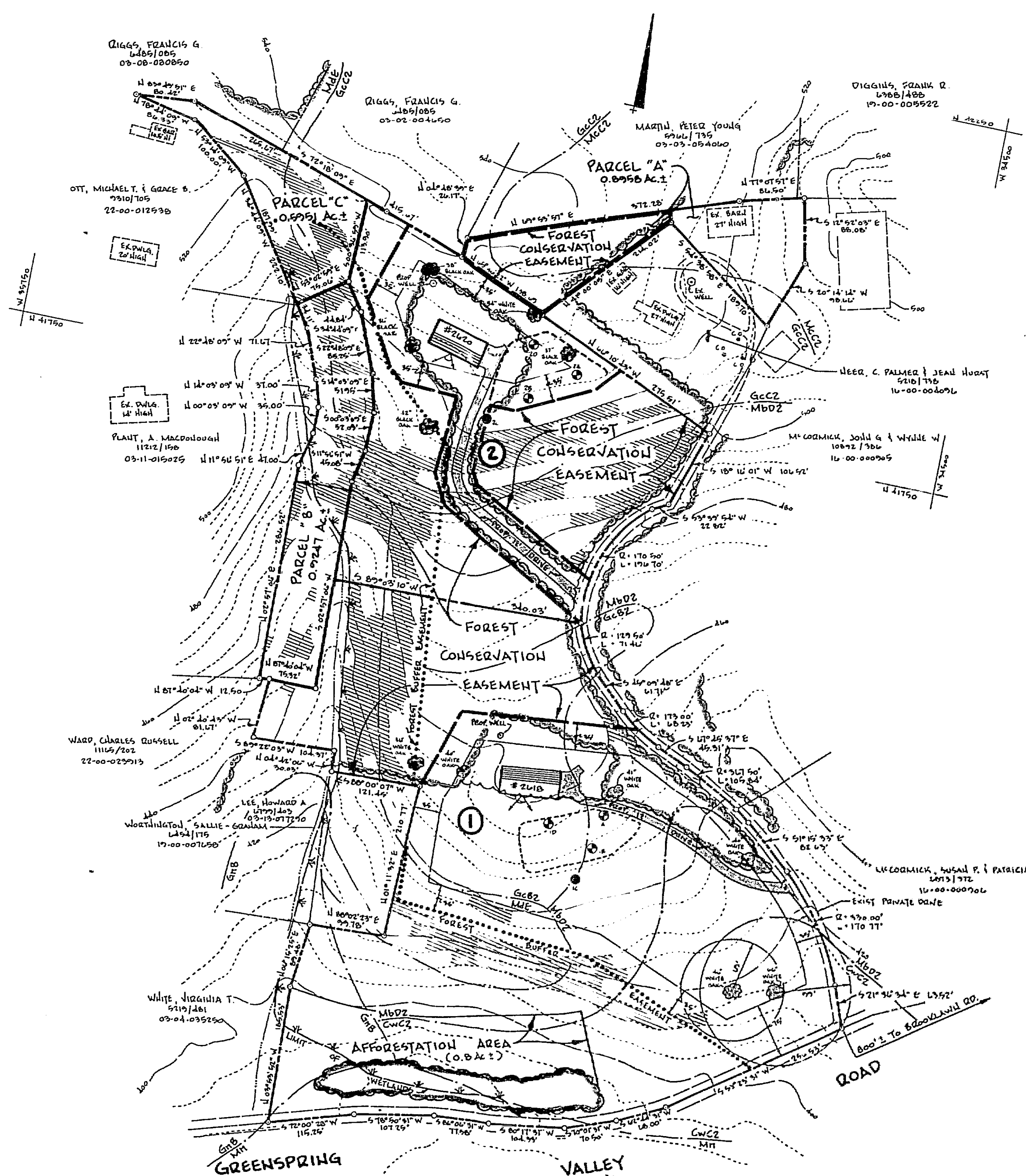
cc: File

ZONE25

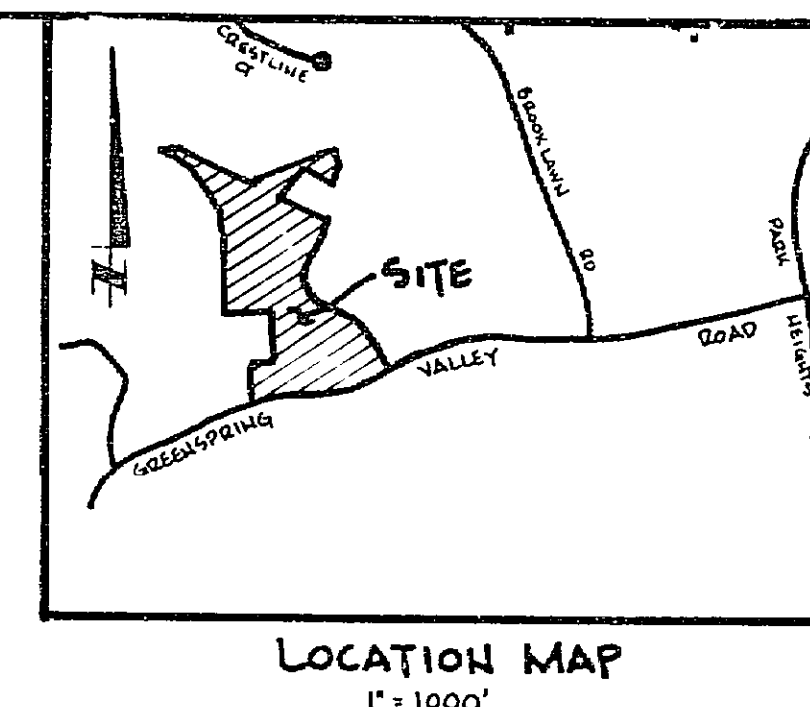


GENERAL NOTES 96-14

- All lots shown hereon to be served by private well and septic systems
- Soil types taken from Baltimore County soil Survey Map Number 27
- There are no underground fuel storage tanks apparent on the site
- All existing septic systems, well, and percolation tests were field located
- Site is not located in the Chesapeake Bay Critical Area
- A.D.T.'s $2 \times 12.4 = 24.8 = 25$
- Open space not required in RC Zones
- There are no existing or proposed wells or septic systems within 100' of the property lines unless otherwise shown
- There are no zoning lines within 200 feet of this property unless otherwise shown
- The property shown hereon is designated as S-7, W-7 on the Baltimore County master plan for metropolitan water and sewer service
- Existing landcover is forest and meadow
- Topography shown hereon is based on Baltimore County Photogrammetric Maps
- This project is exempt from storm water management
- Any Forest Buffer Easement and Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which may restrict disturbance and use of these areas
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement and Forest Conservation Easement, except as permitted by the Baltimore County Department Of The Environmental Protection and Resource Management
- Lots 1 and 2 are for single family residential use and are for sale
- A zoning special hearing request has been filed to permit the creation of three non-density R.C.-2 zoned Parcels (i.e. Parcels A, B, and C) and to allow the transfer of said non-density parcels to contiguous lots of record. Hearing to occur on October 2, 1976
- This property as shown on the plan has been held intact since February 23, 1976. The developers engineer has confirmed the plan has never been utilized, recorded or represented as density or area to support any off-site dwellings



LOT ACREAGE
 LOT #1 = 8.14 AC. ±
 LOT #2 = 9.01 AC. ±



FOREST CONSERVATION DATA:

BASIC SITE DATA		ACRES
GROSS SITE AREA		14.9
AREA WITHIN 100 YEAR FLOODPLAIN		0.0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (if applicable)		0.0
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS (if applicable)		0.0
NET TRACT AREA		14.9
LAND USE CATEGORY (see p. 31 of Manual or Baltimore County Code, Section 14-4105B)		RC-2
INFORMATION FOR CALCULATIONS		ACRES
A. NET TRACT AREA		14.9
B. FOREST CONSERVATION THRESHOLD (50% x A)		7.5
C. AFFORESTATION THRESHOLD (20% x A)		3.0
D. EXISTING FOREST ON NET TRACT AREA		9.0
E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD		1.5
F. BREAK-EVEN POINT (the amount of forest to be retained for no mitigation) ((E x 0.2) + B)		7.8
G. FOREST TO BE CLEARED		2.0
H. FOREST TO BE RETAINED		7.0
I. RETENTION CREDIT FOR INDIVIDUAL SPECIMAN TREES RETAINED		0.3
J. TOTAL FOREST RETENTION		7.3
REFORESTATION CALCULATIONS		ACRES
A. NET TRACT AREA		14.9
B. FOREST CONSERVATION THRESHOLD (50% x A)		7.5
D. EXISTING FOREST ON NET TRACT AREA		9.0
E. EXISTING FOREST ABOVE FOREST CONSERVATION THRESHOLD		1.5
G. FOREST AREAS TO BE CLEARED		2.0
H. FOREST AREAS TO BE RETAINED		1.5
I. FOREST AREAS CLEARED ABOVE FOREST CONSERVATION THRESHOLD		0.5
J. FOREST AREA CLEARED BELOW FOREST CONSERVATION THRESHOLD (B - H, if applicable)		0.2
K. FOREST AREAS RETAINED ABOVE FOREST CONSERVATION THRESHOLD		0.0
2. Clearing Below the Forest Conservation Threshold		
If forest areas to be retained are below the Forest Conservation Threshold (if H is less than B), the following calculations apply:		
REFORESTATION FOR CLEARING ABOVE THRESHOLD		0.5
REFORESTATION FOR CLEARING BELOW THRESHOLD		0.4
J x 2		
TOTAL REFORESTATION REQUIRED		0.8
(I x 14) + (J x 2)		

SITE DATA:

- AREA OF TRACT: 6056 ± 14.944 AC. ± NET: 12.53 AC. ±
- EXISTING TOWNSHIP: RC-2
- DENSITY CALCULATIONS: LOTS ALLOWED = 2 LOTS PROPOSED = 2
- LOCALITY TRACT: 149.01
- COUNCILMANIC DISTRICT: 3
- REGIONAL PLANNING DISTRICT: 315A
- SCHOOL DISTRICT: 122 "FOOT GARIBOLD"
- WATERGATED: 24
- SUBDIVISIONED: 61

OWNER INFORMATION

WORTHINGTON, SALLIE-GRAHAM & NEER, JEAN HURST
 1010 GARIBOLD FOREST ROAD
 GARRISON, MARYLAND 21055

TAX ACCOUNT 1/2 05-02-001800 DEED REFERENCE 1464/176
 TAX MAP 1/2 60 GRID 1 PARCEL 105

MINOR SUBDIVISION PLAT

WORTHINGTON/NEER PROPERTY

ELECTION DISTRICT 3RD BALTIMORE COUNTY, MD.
 SCALE: 1" = 100' DATE: 9-5-76

McKEE & ASSOCIATES, INC.

ENGINEERING - SURVEYING - REAL ESTATE DEVELOPMENT

1400 PINE & ELMWOOD ROAD HUNT JAILERY, MARYLAND 21030

SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	DOMESTIC LIMITATIONS	SEPTIC SYSTEM LIMITATIONS	HYDRO. "H" VALUE	CAPABILITY UNIT
CWC2	COLENTONIA	SLIGHT	SLIGHT	1/2	1110 24
	COLENTONIA	MODERATE SLOPE	MODERATE SLOPE	1/2	1110 4
	COLENTONIA	SEVERE	SEVERE	1/2	1110 10
	COLENTONIA	SEVERE	SEVERE	1/2	1110 25
	COLENTONIA	MODERATE SLOPE	MODERATE SLOPE	1/2	1110 26
	COLENTONIA	SEVERE	SEVERE	1/2	1110 3
	COLENTONIA	SEVERE	SEVERE	1/2	1110 5

BALTIMORE COUNTY MINOR SUBDIVISION PROJECT 118

DEVELOPMENT REGULATIONS
☐ EXEMPT FROM DIVISION 2
☐ PARALLEL EXEMPT FROM SECTIONS 14-202 & 14-204

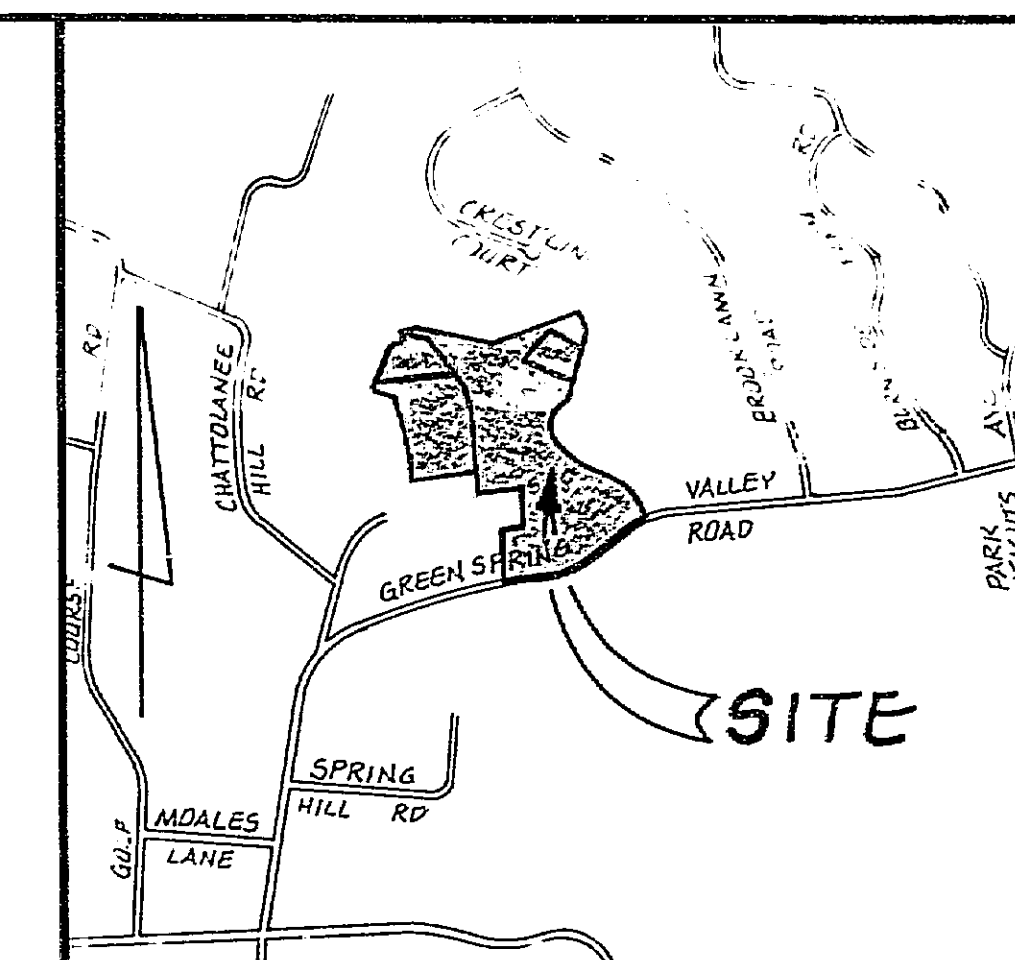
ZONING CERTIFICATION
 APPROVED: _____

APPROVED, DEPRM

J. LAWRENCE PLYNN
 MD. P.E. A QUALIFIED PROFESSIONAL

NOTES

1. THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
2. PARCEL "A" TO BE TRANSFERRED TO C.PALMER NEER.
3. PARCEL "B" TO BE TRANSFERRED TO A.MACDONOUGH PLANT.
4. PARCEL "C" TO BE TRANSFERRED TO MICHAEL T. OTT.



VICINITY MAP
1" = 1000'

PROPERTY OWNER	EX ACREAGE	PROP ACREAGE	EX DENSITY UNITS	PROP DENSITY UNITS
OTT	1.57 ±	2.1651	1	1
NEER	1.0095	1.9053	1	1
PLANT	4.37 ±	5.2947	2	2
WORTHINGTON/NEER	14.9440	12.5283	2	2

SPECIAL HEARING REQUEST

A REQUEST IS MADE FOR A SPECIAL HEARING TO PERMIT THE CREATION OF THREE NON-DENSITY R.C.-2 ZONED PARCELS (I.E. PARCELS A, B, AND C) AND TO ALLOW THE TRANSFER OF SAID NON-DENSITY PARCELS TO CONTIGUOUS LOTS OF RECORD.

LOCATION INFORMATION

Councilmanic District: 3
Election District: 3
1"=200' scale map #: NW 11-F
Zoning: RC-2
Lot size: _____
acreage square feet

public private
SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: N/A

97-90-SPH

OWNER INFORMATION

WORTHINGTON, SALLIE-GRAHAM & NEER, JEAN HURST
#106 GARRISON FOREST ROAD
GARRISON, MARYLAND 21095

TAX ACCOUNT NO 03 02 001600 DEED REFERENCE - 6454/175
TAX MAP NO 46 GRID 1 PARCEL 103

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING

WORTHINGTON / NEER PROPERTY

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

HUNT VALLEY, MARYLAND 21030

(410) 527-1555

As to GCH

MW

GCH

James W McKee Date

(Maryland Registered No 9012)

Zoning Office USE ONLY

RECEIVED BY

DATE

BY

3RD ELECTION DISTRICT

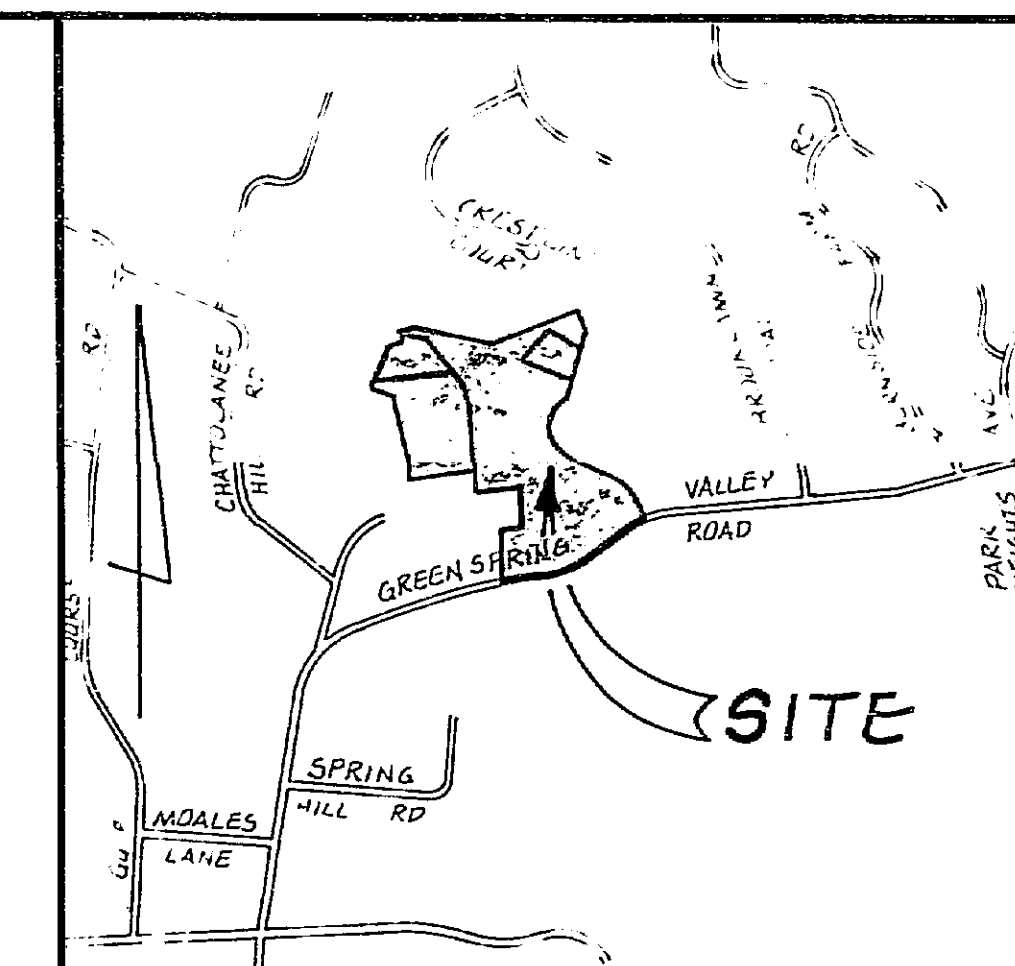
SCALE 1 100

BALTIMORE CO., MD

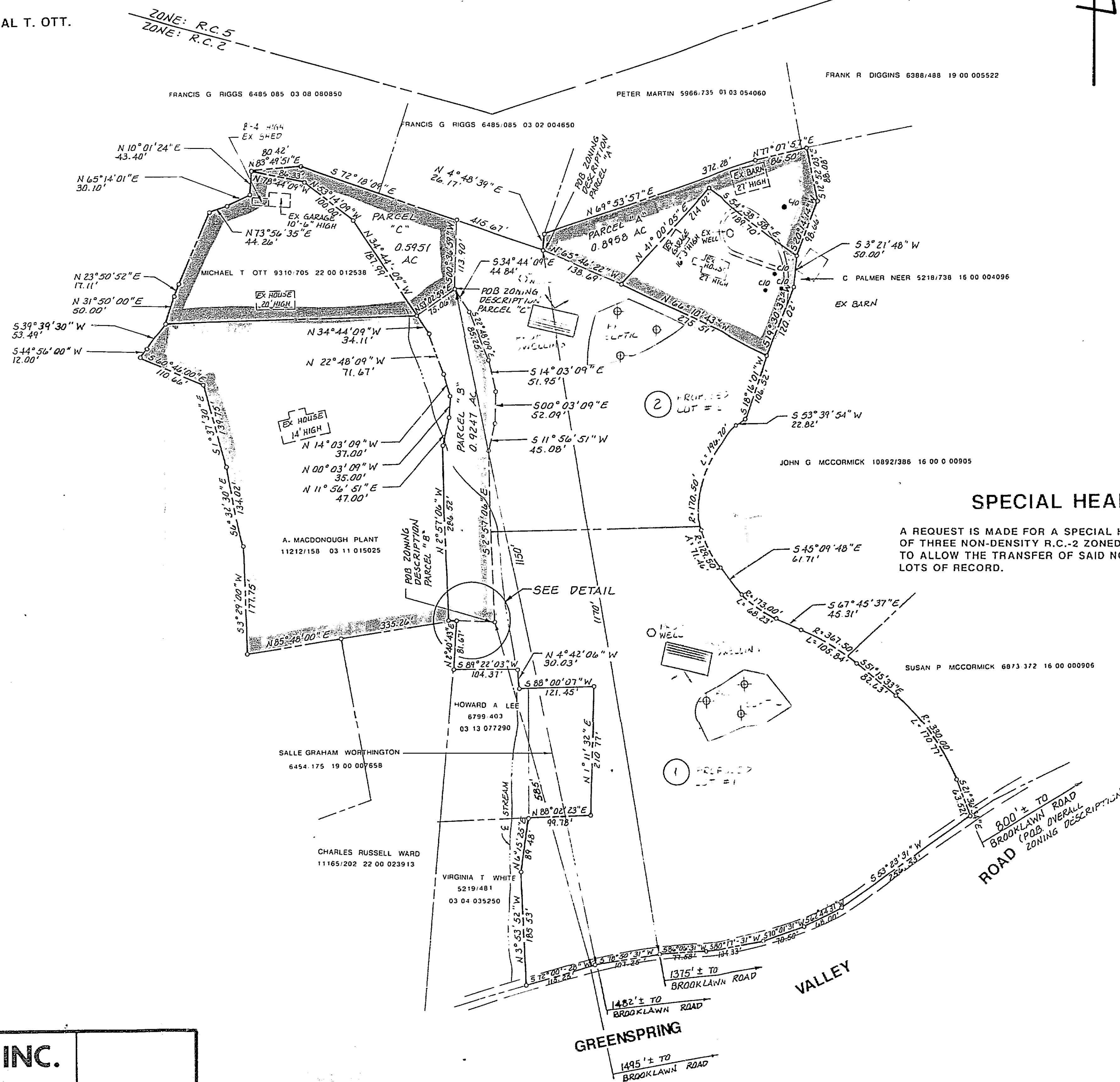
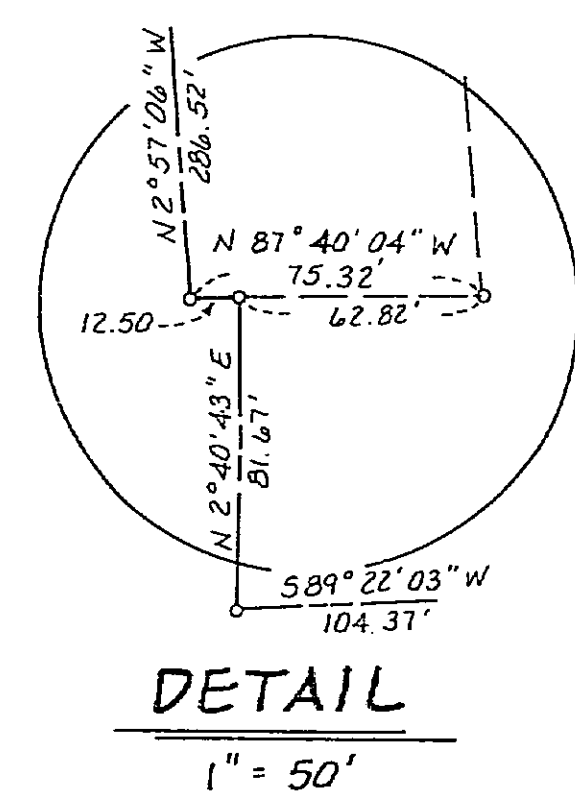
DATE Aug 22, 1996

NOTES

1. THERE ARE NO PRIOR ZONING CASES ON THIS PROPERTY.
2. PARCEL "A" TO BE TRANSFERRED TO C.PALMER NEER.
3. PARCEL "B" TO BE TRANSFERRED TO A.MACDONOUGH PLANT.
4. PARCEL "C" TO BE TRANSFERRED TO MICHEAL T. OTT.



VICINITY MAP
1" = 1000'



SPECIAL HEARING REQUEST

A REQUEST IS MADE FOR A SPECIAL HEARING TO PERMIT THE CREATION OF THREE NON-DENSITY R.C.-2 ZONED PARCELS (I.E. PARCELS A, B, AND C) AND TO ALLOW THE TRANSFER OF SAID NON-DENSITY PARCELS TO CONTIGUOUS LOTS OF RECORD.

LOCATION INFORMATION

Councilman District: 3
Election District: 3
1"=200' scale map#: NW 11-F
Zoning: RC-2
Lot size: acreage square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: NONE

OWNER INFORMATION

WORTHINGTON, SALLIE-GRAHAM & NEER, JEAN HURST
#126 GARRISON FOREST ROAD
GARRISON, MARYLAND 21095

TAX ACCOUNT NO 09-02-001000 GRID 1 DEED REFERENCE - 6454/115
TAX MAP NO 06 PARCEL 103

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING

WORTHINGTON / NEER PROPERTY

McKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development
CHAWAN PLACE CHAWAN ROAD HUNT VALLEY, MARYLAND 21030
(410) 527-1555

MA -
SK -
Date
Maryland Registered Professional Engineer

Zoning Office USE ONLY

3RD ELECTION DISTRICT

BALTIMORE CO. MD

SCALE 1" = 100'

DATE: Aug 22, 1996