

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 SW/S Katesford Road, 115 ft.
 SEly c/l Michaelsford Road * ZONING COMMISSIONER
 807B Katesford Road
 8th Election District * OF BALTIMORE COUNTY
 3rd Councilmanic District
 Highland Homes, Inc. * Case No. 97-351-A
 Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 807B Katesford Road, located in the subdivision known as Padonia Woods/Laurelford. The Petition was filed by Highland Homes, Inc., by Steven Brumfitt, President, property owner. As filed, variance relief was requested from Section 1A04.3.B.3 of the BCZR, to permit a side yard setback of 37.2 ft. in lieu of the required 50 ft. The Petition also requested approval of an amendment to the Final Development Plan for "The Resubdivision of lot 11 and parcel A of Padonia Woods." The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The matter was originally set for hearing on April 18, 1997. At that time, Mr. Brumfitt appeared on behalf of the Petitioner. Representing the Petitioner at that hearing was Howard L. Alderman, Jr. Esquire. Also present was James D. Grammer, of McKee and Associates, the firm which prepared the site plan. Also present at the initial hearing was Anthony S. Fugett, an adjoining property owner who resides at 807A Katesford Road. Mr. Fugett was represented by Jean S. Fugett, Jr., Esquire.

Testimony and evidence was not received at the initial hearing. Rather, the parties requested a postponement in order to allow additional time for negotiations between them. The postponement was granted by Deputy Zoning Commissioner, Timothy M. Kotroco.

JUDGE... ZONING
 Date 5/9/97
 By H. Howard

MICROFILMED

The matter was rescheduled for hearing before this Zoning Commissioner on April 28, 1997. The hearing went forward on that date. Mr. Brumfitt and Mr. Grammer again appeared on behalf of the Petitioner, as did Mr. Alderman. Messrs. Fugett were not present.

It was proffered at the second hearing that negotiations had been satisfactorily completed by and between the Petitioner and Mr. Fugett. A copy of an agreement between the parties was offered as Petitioner's Exhibit No. 3 and a request was made for that agreement to be incorporated within the Order which follows. As the agreement indicates, the Petitioner and Mr. Fugett have entered into a contract for the purchase of a triangular shaped area of approximately 1100 sq. ft. in area. The Petitioner will purchase this small parcel from Mr. Fugett. The addition of this small parcel to the existing tract eliminates the need for side yard setback variance relief. The additional parcel is being acquired so that the proposed dwelling can maintain a minimum of 50 ft. setback from the new property line. Thus, counsel for the Petitioner indicated that a portion of the variance request was being withdrawn; to wit, that request to permit a setback of 37.2 ft. in lieu of the required 50 ft. The request for an approval of an amendment to the Final Development Plan of Padonia Woods is not withdrawn.

Based upon the testimony and evidence presented, I am persuaded to approve the proposed amendment to the Final Development Plan and incorporate the agreement between Mr. Fugett and Highland Homes, Inc. Clearly, this transfer of a small portion of land will not increase the overall density of the subject properties, nor cause any adverse impact upon the surrounding community. In my judgment, a resolution of the differences between the Petitioner and Mr. Fugett in the manner proposed is appropriate and shall be incorporated in this Order.

ORDER RECORDED FOR FILING
Date 4/29/97
By C. A. Goral

MICROFILMED

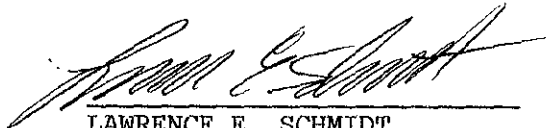
Pursuant to the posting of the property and public hearing on this Petition held, and for the reasons give above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of May 1997, that the Petition for Variance so as to amend the Final Development Plan for the subdivision of Lot 11 and Parcel A of Padonia Woods, in accordance with Petitioner's Exhibit No. 3, be and is hereby GRANTED: and,

IT IS FURTHER ORDERED that the variance from Section 1A04.3.B.3 of the BCZR be and is hereby DISMISSED, as withdrawn, subject, however, to the following restrictions.

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

2. The agreement by and between the Petitioner (Highland Homes, Inc.) and Anthony S. Fugett, accepted as Petitioner's Exhibit No. 3, is hereby incorporated within this Order and is made a part thereof.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7/19/97
By M. Hood

LES/mmn

MICROFILMED

IN THE MATTER OF * BEFORE THE
 THE APPLICATION OF * COUNTY BOARD OF APPEALS
HIGHLAND HOMES, INC.
 FOR ZONING VARIANCE ON * OF
 PROPERTY LOCATED ON THE SOUTH-*
 WEST SIDE KATESFORD ROAD, 115'
 SOUTHEASTERLY C/L MICHAELSFORD* BALTIMORE COUNTY
 ROAD (807B KATESFORD ROAD)
 8TH ELECTION DISTRICT * CASE NO. 97-351-A
 3RD COUNCILMANIC DISTRICT

* * * * *

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Zoning Commissioner in Case No. 97-351-A in which Petitioner's request for variance relief was granted in part and dismissed in part with restrictions.


WHEREAS, the Board is in receipt of a Dismissal of Appeal filed by J. Carroll Holzer, Esquire, counsel for Gary A. Pyne, Individually, James E. Slevin, Individually, and Laurelford, Morningside, Padonia Farms, Houses on the Hill Improvement Association, Inc., Protestants /Appellants, dated September 11, 1997 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said counsel for Protestants /Appellants requests that the appeal filed in this matter be dismissed with prejudice, as of this date;

IT IS HEREBY ORDERED this 24th day of September, 1997 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED with prejudice.

COUNTY BOARD OF APPEALS
 OF BALTIMORE COUNTY


 Kristine K. Howanski, Chairman


 Charles L. Marks


 Harry E. Buchheister, Jr.

IN RE: PETITION FOR ZONING VARIANCE
SW/S Katesford Road, 115 ft. SE from
the c/l of Michaelsford Road
807B Katesford Road
8th Election District
3rd Councilmanic District

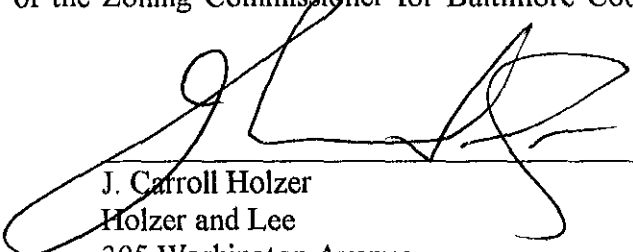
Highland Homes, Inc.,
Petitioner

BEFORE THE
COUNTY BOARD
OF APPEALS
FOR
BALTIMORE COUNTY

Case No.: 97-351-A

DISMISSAL OF APPEAL

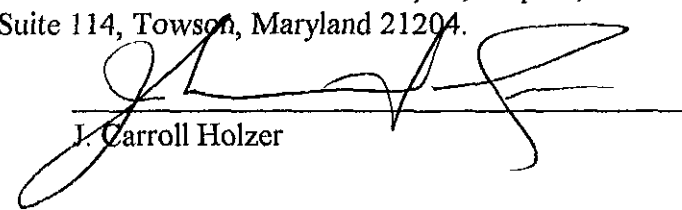
Appellants, Gary A. Pyne, Individually, James E. Slevin, Individually, and Laurelford, Morningside, Padonia Farms, Houses on the Hill Improvement Association, Inc., by and through their attorneys, J. Carroll Holzer and Holzer and Lee, hereby DISMISS with prejudice, their appeal of the May 8, 1997 decision of the Zoning Commissioner for Baltimore County in the above-referenced Case.



J. Carroll Holzer
Holzer and Lee
305 Washington Avenue
Suite 502
Towson, Maryland 21204
410-825-6961
Attorneys for Appellant

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of September, 1997, a copy of the foregoing Dismissal of Appeal was hand-delivered to: Howard L. Alderman, Jr., Esquire, Levin & Gann, PA, 305 West Chesapeake Avenue, Suite 114, Towson, Maryland 21204.



J. Carroll Holzer

97 SEP 11 PM 2:55
RECEIVED
COUNTY BOARD OF APPEALS
MICROFILMED



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180

September 24, 1997

J. Carroll Holzer, P.A.
HOLZER and LEE
305 Washington Avenue, Suite 502
Towson, MD 21204

RE: Case No. 97-351-A
Highland Homes, Inc. -Petitioner

Dear Mr. Holzer:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Kathleen C. Bianco
Administrator

encl.

cc: Howard L. Alderman, Jr., Esquire
Steven Brumfitt /Highland Homes, Inc.
Anthony S. Fugett
People's Counsel for Baltimore County
Pat Keller
Arnold Jablon, Director /PDM
Lawrence E. Schmidt
Virginia W. Barnhart, County Attorney

MICROFILMED



IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 SW/S Katesford Road, 115 ft. * ZONING COMMISSIONER
 SEly c/l Michaelsford Road * OF BALTIMORE COUNTY
 807b Katesford Road *
 8th Election District *
 3rd Councilmanic District *
 Highland Homes, Inc. * Case No. 97-351-A
 Petitioner *

* * * * *

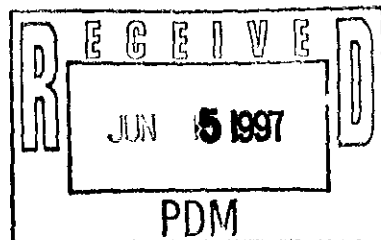
NOTICE OF APPEAL

Appellants individuals Gary A. Pyne and James E. Slevin, and Laurelford, Morningside, Padonia Farms, Houses on the Hill Improvement Association, Inc. by and through their attorney J. Carroll Holzer and Holzer and Lee, hereby note an appeal to the County Board of Appeals from the decision of the Zoning Commissioner rendered on May 9, 1997, a copy of which is attached hereto.

Filed with this Notice of Appeal is a check made payable to Baltimore County to cover the costs of appeal.

Respectfully submitted,

J. Carroll Holzer
 J. Carroll Holzer
 305 Washington Avenue
 Suite 502
 Towson, Maryland 21204
 410-825-6961
 Attorney for Appellants



MICROFILMED

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this the 5th day of June, 1997, a copy of the Notice of Appeal was sent first class mail, postage pre-paid, to Howard Alderman, Esquire, Levin & Gann, 305 W. Chesapeake Avenue, Towson, Maryland 21204; and the County Board of Appeals, 400 Washington Avenue, Basement, Towson, Maryland 21204.

J. Carroll Holzer, S.S.

J. Carroll Holzer



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

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

May 8, 1997

Howard L. Alderman, Jr., Esquire
Levin and Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Case No. 97-351-A
Petition for Zoning Variance
Property: 807B Katesford Road

Dear Mr. Alderman:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Mr. Anthony S. Fugett, 807A Katesford Road, Timonium, Md. 21093

MICROFILMED

RE: PETITION FOR VARIANCE
807--B Katesford Road, SW/S Katesford Rd,
115' SEly c/l Michaelsford Road
8th Election District, 3rd Councilmanic

Highland Homes, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-351-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 28th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

95-357-A



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 807B Katesford Road

which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

See Attached Continuation Sheet

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

See Attached Continuation Sheet

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

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Howard L. Alderman, Jr.
Signature

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue, Suite 113 321-0600
Towson, MD 21204

City State Zipcode

Legal Owner(s):

Highland Homes, Inc.
(Type or Print Name)

Steven Brumfitt
Signature

Steven Brumfitt, President
(Type or Print Name)

Signature

1215 Chadwick Court 876-7817
Address Phone No

Westminster, MD 21158
City State Zipcode
Name, Address and phone number of representative to be contacted

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Name **305 W. Chesapeake Avenue, Suite 113**
Towson, MD 21204 321-0600
Address Phone No

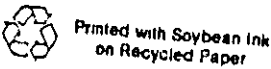
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



MICROFILMED

351

CONTINUATION SHEET - PETITION FOR VARIANCE

Address: 807B Katesford Road

Owner: Highland Homes, Inc.

Tax Acc't No.: 12-04-076562

Relief Requested:

a Variance from Baltimore County Zoning Regulations Section 1A04.3.B.3 (and the CMDP) to permit a sideyard setback of 37.2 feet in lieu of the 50 feet required, as shown more particularly on the Plat to Accompany this Petition, and an amendment to the Final Development Plan for "Resubdivision of Lot 11 & Parcel 'A' of Padonia Woods" consistent with the relief requested hereby.

Justification:

- ▶ property is long, narrow and irregular in shape;
- ▶ property is burdened by 100 year flood plain & D/U easement;
- ▶ property is burdened by existing Forest Buffer Easement (setbacks to this buffer area are to be maintained);
- ▶ shape and configuration of property is unique to other properties in area; and
- ▶ for such further justification as will be presented at the time of the hearing on this Petition.

97-351-A

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

ZONING DESCRIPTION FOR # 807 B KATESFORD ROAD

Beginning at a point on the Southwest side of Katesford Road, 50 Foot wide at the distance of 115' ± Southeasterly from the centerline of Michaelsford Road, 50 Foot wide. Being Lot # 12, A resubdivision of Lot 11 & Parcel 'A', Padonia Woods as recorded in Baltimore County Plat Book # 63, Folio 51, containing 2.207 Ac±. Also known as 807 B Katesford Road and located in the 8th Election District, 3rd Councilmanic District.

MICROFILMED

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 in Towson, Maryland on the property identified herein as follows:

Case: #97-351-A

807-61 Katesford Road
S/W/S Katesford Road, 115'
SEV of McChae'sford Road
8th Election District
3rd Councilmanic

Legal Owner(s):
Highland Homes, Inc.

Variance: to permit a side yard setback of 37.2 feet in lieu of the 50 required and an amendment to the Final Development Plan for "Resubdivision of Lot 11 and Parcel A of Padonia Woods".
Hearing: Tuesday, April 1, 1997 at 11:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Call 867-3353.
(2) For information concerning the File and/or Hearing, Please Call 867-3391.

3/23/97 March 6 C124386

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/6, 1997

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 3/6, 1997.

THE JEFFERSONIAN,

A. H. Amick
LEGAL AD. - TOWSON

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-351-A

Petitioner/Developer: HIGHLAND HOMES, INC.
% HOWARD ALDERMAN, ESQ.

Date of Hearing/Closing: 4/18/97 AT.
9:00 AM

R.M. 106, C.O.B.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 # 807-B KATESFORD RD.

The sign(s) were posted on 4/2/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe, SR., 4/3/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

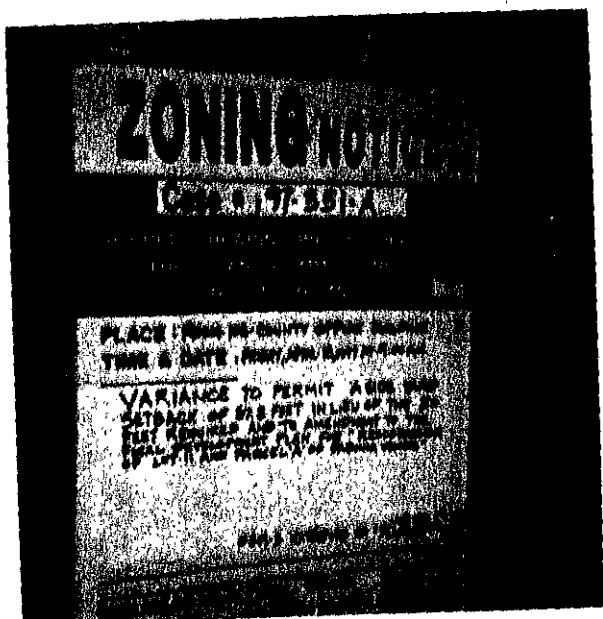
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



807-B - Katesford Rd.

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-351-A

Petitioner/Developer: _____

HIGHLAND HOMES INC.

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 _____

807B KATESFORD RD.

The sign(s) were posted on 8/13/97
(Month, Day, Year)

Sincerely,

Gary Freund 8/13

(Signature of Sign Poster and Date)

GARY FREUND

(Printed Name)

(Address)

(City, State, Zip Code)

(Telephone Number)



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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 351

Petitioner: Highland Homes, Inc., a Maryland corporation

Location: 807B Katesford Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Howard L. Alderman, Jr., Esquire

Levin & Gann, P.A.

ADDRESS: 305 W. Chesapeake Avenue, Suite 113

Towson, MD 21204

PHONE NUMBER: (410) 321-0600

AJ:ggs

(Revised 09/24/96)



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 2 Mar 97

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No. 97-351-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE to permit A sideyard
setback of 37.2' in lieu of the 50 feet
Required

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

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

HANDICAPPED ACCESSIBLE

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

No. 031270

DATE 2/1/99 ACCOUNT R-001-6150

351
AMOUNT \$ 50.00

RECEIVED FROM: Hyattsville Home

FOR: VA 807B Kensington Rd

103A91ND01541NRG
NA 100924ANDZ 01-97

VALIDATION OR SIGNATURE OF CASHIER **MICROFILMED**

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

BALTIMORE COUNTY MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0302

DATE 10/5/97 ACCOUNT R-001-6150

AMOUNT \$ 210.00

RECEIVED FROM: J. Carroll Holzer, P.A.

FOR: Appeal # 97-351-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

RYE

MICROFILMED

CASHIER'S VALIDATION

PAID RECEIPT

RECEIVED BY: _____

DATE: 10/5/97

AMOUNT: \$210.00

FOR: J. Carroll Holzer, P.A.

APPEAL # 97-351-A

BALTIMORE COUNTY OFFICE OF BUDGET & FINANCE

TO: PUTIXENT PUBLISHING COMPANY
March 6, 1997 Issue - Jeffersonian

Please forward billing to:

Howard L. Alderman, Esq.
Levin & Gann, P.A.
305 W. Chesapeake Avenue, #113
Towson, MD 21204
321-0600

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-351-A
807-B Katesford Road
SW/S Katesford Road, 115' SEly c/l Michaelsford Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Highland Homes, Inc.

Varinace to permit a sie yard setback of 37.2 feet in lieu of the 50 feet required and an amendment to the Final Development Plan for "Resubdivision of Lot 11 and Parcel A of Padonia Woods".

HEARING: TUESDAY, APRIL 1, 1997 at 11:00 a.m. in Room 118, Old Courthouse.

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.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

3-19-97

REVISED
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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-351-A
807-B Katesford Road
SW/S Katesford Road, 115' Sely c/l Michaelsford Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Highland Homes, Inc.

Varinace to permit a sie yard setback of 37.2 feet in lieu of the 50 feet required and an amendment to the Final Development Plan for "Resubdivision of Lot 11 and Parcel A of Padonia Woods".

HEARING: ~~TUESDAY, APRIL 1, 1997 at 11:00 a.m. in Room 118, Old Courthouse.~~

Friday, April 18, 1997 at 9:00 A.M. in Rm. 106, C.O.B.

Arnold Jablon
Director

cc: Highland Homes, Inc.
Howard L. Alderman, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY ~~MARCH 17, 1997.~~ *APRIL 3, 1996.*
(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.

MICROFILMED



Case No. 97-351-A

HIGHLAND HOMES, INC. - Petitioner

SW/s Katesford Rd., 115' SEly c/l Michaelsford Rd
(807B Katesford Road)

8th Election District

Appealed: 6/5/97

-attached - Pet. Ex. # 2

FDP of Padonia Woods

MICROFILMED



Baltimore County
Department of Permits and
Development Management

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

March 27, 1997

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Item No.: 351
Case No.: 97-351-A
Petitioner: Highland Homes, Inc.

Dear Mr. Alderman:

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 February 21, 1997.

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,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 28, 1997

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 346, 348, 349, 350 and 351

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kerns

PK/JL

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: March 4, 1997

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 MARCH 3, 1997

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

344, 345, 346, 348, 349, 350, 351, and 352

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: March 10, 1997

FROM: *RWB* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for March 10, 1997
 Item Nos. 348, 349, 350, & 351

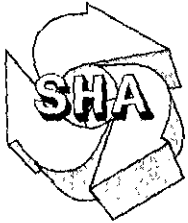
The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE310.NOC

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 3-4-97
Item No. 351 CAM

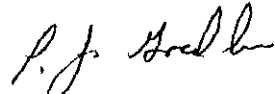
Dear Ms. Eubanks:

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Baltimore County
Department of Permits and
Development Management

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

June 18, 1997

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson, MD 21204

RE: Petition for Zoning
Variance
SW/S Katesford Rd., 115
ft SEly c/l Michaelsford Rd
(807b Katesford Road)
8th Election District
3rd Councilmanic District
Highland Homes, Inc. -
Petitioner
Case No. 97-351-A

Dear Mr. Alderman:

Please be advised that an appeal of the above-referenced case was filed in this office on June 5, 1997 by J. Carroll Holzer, Esquire on behalf of Gary A. Pyne, James E. Slevin, Laurelford, Morningside, Padonia Farms, and Houses on the Hill Improvement Association, Inc. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you have any questions concerning this matter, please do not hesitate to call 410-887-3180.

Sincerely,

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

ARNOLD JABLON
Director

AJ:rye

c: People's Counsel

MICROFILMED



APPEAL

Petition for Zoning Variance
SW/S Katesford Road, 115 ft. SEly c/l Michaelsford Road
(807B Katesford Road)
8th Election District - 3rd Councilmanic District
Highland Homes, Inc. - Petitioner
Case No. 97-351-A

Petition for Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Zoning Advisory Committee Comments

Petitioners and Protestants Sign-In Sheets

Petitioners' Exhibits: 1 - Letter from Richard Taylor dated September
17, 1996
2 - Final Development Plan for Padonia Woods
3 - Agreement between Highland Homes, Inc. and
Anthony S. Fugett (Undated and Unsigned)

Zoning Commissioner's Order dated May 9, 1997 (Granted in Part and
Dismissed in Part)

Notice of Appeal received on June 5, 1997 from J. Carroll Holzer,
Esquire on behalf of Gary A. Pyne, James E. Slevin, Laurelford,
Morningside, Padonia Farms, and Houses on the Hill Improvement, Inc.

c: Howard L. Alderman, Jr., Esquire, Levin & Gann, P.A., 305 W.
Chesapeake Avenue, Suite 113, Towson, MD 21204
Mr. Steven Brumfitt, Highland Homes, Inc, 1215 Chadwick Court,
Westminster, MD 21158
Mr. Anthony S. Fugett, 807A Katesford Road, Timonium, MD 21093
People's Counsel of Baltimore County, M.S. 2010
Lawrence Schmidt, Zoning Commissioner
Arnold Jablon, Director of PDM

MICROFILMED

Case No. 97-351-A

Highland Homes, Inc. - Petitioner 8th E; 3rd C

9/11/97 -Dismissal of Appeal filed by J. Carroll Holzer, Esquire, on behalf of Appellants /Protestants Gary Pyne et al. Order of Dismissal to be issued by CBA.

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 20, 1998
Permits & Development Management

FROM: Charlotte E. Radcliffe *CR*
County Board of Appeals

SUBJECT: Closed File: Case No. 97-351-A
Highland Homes, Inc.

As no further appeals have been taken in the above captioned case, which was dismissed by Order dated 9/24/97, we are hereby closing the file and returning same to you herewith.

Attachment (Case File No. 97-351-A)

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BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
TWO HOPKINS PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W. CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21286
410-321-0600
TELECOPIER 410-296-2801

11157 LEVIN (1893-1997)

HOWARD L. ALDERMAN, JR.

halderna@counsel.com

March 19, 1997

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	FAX NO.
Mr. Patrick O'Keefe	571-8651
copy to: Ms. Gwendolyn Stephens	887-2824

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES (INCLUDING THIS COVER PAGE) 2

RE: MATTER. 807B Katesford Road Case No. ~~97-300-A~~

COMMENTS: Pat: would you please handle the posting of the above-referenced property in accordance with the following REVISED Notice of Hearing and send the invoice to this office. Please call me with any questions. Thanks.

[x] ORIGINAL WILL NOT BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX number is (410) 296-2801.

WARNING: UNAUTHORIZED PUBLICATION OF THIS FILE MAY VIOLATE THE
COPYRIGHT AND/OR PRIVACY OF THE ORIGINAL AND REPRODUCED WORKS.

The information contained in this communication is attorney privileged and/or confidential. It is intended only for the use of the individual(s) named in this message. If you have received this message in error, please notify the sender immediately by telephone and delete this e-mail message from the system. Do not disseminate it. We will reimburse you for expenses. Thank You.

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Baltimore County
Department of Permits and
Development Management

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

3-19-97

REVISED
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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97 351-A
007-B Entawford Road
54/8 Entawford Road, 115' SEty of: Markelsford Road
8th Election District - 3rd Councilmanic
Legal Owner(s): Highland Homes, Inc.

Variance to permit a six foot setback of 37.2 feet in lieu of the 50 feet required and an easement to the final development plan for "Resubdivision of Lot 11 and parcel E of 'Carmel Harbor'".

HEARING: ~~Monday, April 14, 1997 at 9:00 A.M. in Room 104, C.O.B.~~
Friday, April 18, 1997 at 9:00 A.M. in Room 104, C.O.B.

Bruce Johnson
Director

cc: Highland Homes, Inc.
Howard L. Alderman, Esq.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SENT EITHER ON THE PROPERTY BY MAIL OR BY ~~MAIL~~ ^{April 9, 1996}
(2) HEARING: ADA HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 307-1001.
(3) FOR INFORMATION CONCERNING THE FILE #&/OR HEARING, CONTACT THIS OFFICE BY 307-2801.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

JAMES D. GRAMMETT

MCKEE & ASSOC. 5 SHAWAN RD
HUNT VALLEY 21030

STEVEN BRUMFITT

MILGULLAND HOMES 1215 CHAD WICK DR
WESTMINSTER 21157

Howard L. Alderman Jr Esq

Levin & Gann PA
305 W. Chesapeake Ave #113 Towson MD 21286



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

STEVEN BRUMFIT
JAMES GRAMMER
GUY C. WARD
Howard L. Alderman Jr Esq

1215 CHADWICK DR WESTERLY STR.
5 SHAWAN ROAD 21030
McKee & Assoc Inc.
5 SHAWAN RD HENTON VALLEY MD 21030
305 W. Chesapeake Ave #103
TOWSON MD 21284



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

JEAN S. FUGETT, JR
Anthony S. Fugett

4001 Westparkway 21229
807A Katesford

Lined area for writing names.

Lined area for writing addresses.



Architectural Review Committee
Laurelford/Morningside

September 17, 1996

Re: Lot 12 Padonia Woods

Dear Sir,

The committee has reviewed and approved the site plan and house plans submitted for the above noted lot. Exterior wall and roof finishes, when selected, must also be submitted and approved.

Sincerely



Richard Taylor
Chairman

Put No 1

MICROFILMED

COPY

AGREEMENT

THIS AGREEMENT (this "Agreement") is made this ____ day of April, 1997 by and between HIGHLAND HOMES, INC., a Maryland corporation (hereinafter "Highland") and ANTHONY S. FUGETT (hereinafter "Fugett").

WHEREAS, Highland owns that certain property identified as Lot No. 12 as shown on a plat of subdivision identified as "Resubdivision of Lot 11 & Parcel 'A' PADONIA WOODS" which plat is recorded among the Plat Records of Baltimore County in Plat Book No. 63, page 51, said property having an address of 807B Katesford Road (the "Highland Property"); and

WHEREAS, Fugett owns that certain property identified as Lot No. 11 as shown on a plat of subdivision identified as "Resubdivision of Lot 11 & Parcel 'A' PADONIA WOODS" which plat is recorded among the Plat Records of Baltimore County in Plat Book No. 63, page 51, said property having an address of 807A Katesford Road (the "Fugett Property"); and

WHEREAS, in connection with a single-family home constructed on the Highland Property an encroachment into the required side-yard setback specified by the Baltimore County Zoning Regulations ("BCZR") (along one common property line with the Fugett Property) was identified; and

WHEREAS, in an effort to bring the improvements on the Highland Property into compliance with the BCZR, Highland filed a Petition for Zoning Variance: (1) to permit a side-yard setback of 37.2 feet in lieu of the 50 feet required; and (ii) for an amendment to the Final Development Plan for "Resubdivision of Lot 11 & Parcel 'A' PADONIA WOODS" (the "Variance Request"); and

WHEREAS, at the April 18, 1997 hearing scheduled on the Variance Request (Case No. 97-

Plat No 3

351-A), Fugett appeared and identified certain concerns relative to the relief requested and possible alternatives thereto; and

WHEREAS, the parties hereto, having discussed the alternatives available for the correction of the side-yard encroachment desire to take certain actions that will eliminate the need for the variance from the side-yard setback requirements for the improvements on the Highland Property.

NOW THEREFORE, in consideration of the sum of One Dollar paid by Highland to Fugett, together with other valuable considerations and agreements, the sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. Provided that an amendment to the Final Development Plan for "Resubdivision of Lot 11 & Parcel 'A' PADONIA WOODS" (the "FDP") is approved by the Zoning Commissioner for Baltimore County as part of Case No. 97-351-A and that a lot line adjustment between the Highland Property and the Fugett Property is approved by the Development Review Committee consistent with such FDP amendment or the required amendment to the FDP is approved as provided in Section 5 hereof:

1.1. Fugett agrees to convey to Highland, in fee simple, 1100 ± square feet of the Fugett Property in the area of the side-yard encroachment, thereby adjusting the common property line between the Fugett Property and the Highland Property in such a fashion as to eliminate the need for a side-yard variance on the Highland Property;

1.2. Highland agrees to pay to Fugett the sum of [REDACTED] as the agreed upon value of the land to be conveyed and Highland agrees to be responsible for the cost of:

1.2.1. The approvals required for the transfer of the agreed upon portion of the Fugett Property;

1.2.2. The preparation of any deed, as well as the transfer and recording taxes and the recording costs of recording such deed among the Land Records of Baltimore County;

1.2.3. The cost of preparation of all drawings, plats and the like necessary to effect the County approval of such transfer; and

1.2.4.. Highland, at its cost and expense, agrees to plant on the Fugett Property along the S 03°05'45"E common property line (between the Highland Property and the Fugett Property) pine trees on not less than 15 foot centers and Fugett hereby grants Highland the permission necessary to enter upon the Fugett Property for such planting.

2. Highland agrees to withdraw its existing request for a variance from the side-yard setback requirements of the BCZR, consistent with the agreements regarding lot line adjustment and amendment of the FDP contained herein.

3. Highland agrees to be responsible for the cost of patching the existing damage, if any to the common driveway serving the Highland Property and the Fugett Property before a final coat is applied thereto.

4. The parties hereto agree to share equally the cost of the final coat of bituminous concrete to be applied to the common drive serving the properties of the parties hereto from Katesford Drive up, provided, however, that each party hereto shall be solely responsible for the cost of individual driveways on their respective properties connecting to such common driveway.

5. Should the proposed lot line adjustment described above be approved by the Development Review Committee but the amendment to the FDP not be approved by the Zoning

Commissioner for Baltimore County as the remaining relief requested in Case No. 97-351-A consistent with such lot line adjustment, Fugett agrees to support Highland in conjunction with any Petition for Special Hearing (and the hearing held thereon) filed to effect an amendment of the FDP consistent with the lot line adjustment described herein.

6. Fugett agrees that Highland is not responsible, except as otherwise agreed to herein, for the costs incurred by Fugett for the prior installed paving of the common driveway undertaken by Fugett.

7. This Agreement contains the full and complete agreement of the parties hereto and no oral agreements, past present or future, shall be effective or binding on or against the parties unless the same shall be reduced to writing and executed in the same manner as this Agreement.

8. Should any provision(s) of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms of any such provision shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed most strictly against the party who itself or through its agent who prepared the same, it being agreed that the agents of all parties hereto have participated in the preparation of this Agreement.

9. The terms and conditions of this Agreement shall be binding on the parties hereto and their respective heirs, personal representatives, successors and assigns as the case may be whether or not the same acknowledge the existence and/or terms of this Agreement.

10. The parties hereto agree, without consideration of any conflict of laws, that the terms, conditions and obligations in this Agreement are to be governed by the laws of the State of Maryland.

11. In the event of any default of any provisions of this Agreement which default shall remain uncured for a period of ten (10) days after written notice thereof has been given by any non-defaulting party to this Agreement, said non-defaulting party shall have the right to institute legal action for relief, inclusive but not limited to the enforcement of the terms and provisions of this Agreement, collection of damages, costs, reasonable attorneys' fees and/or injunctive relief.

12. This Agreement may be executed in counterparts, each of which shall be deemed an original for all purposes, all of which shall together constitute a single and the same Agreement; each counterpart may be signed and transmitted initially by telefacsimile and the facsimile shall be considered as containing original signatures, provided that said counterpart is provided subsequently to each other party in its original form.

IN WITNESS WHEREOF, the parties hereto have affixed their respective hands and seals the date and year first above written.

WITNESS/ATTEST:

HIGHLAND HOMES, INC.:

By: _____ (SEAL)

Steven I. Runnitt, President

ANTHONY S. DUGETT:

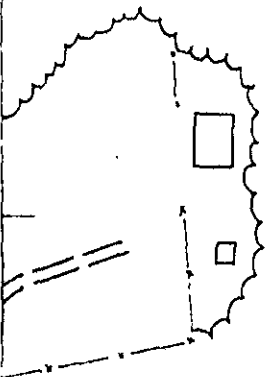
_____ (SEAL)

Anthony S. Dugett, Individually

(SHEET N.W. 16-D)

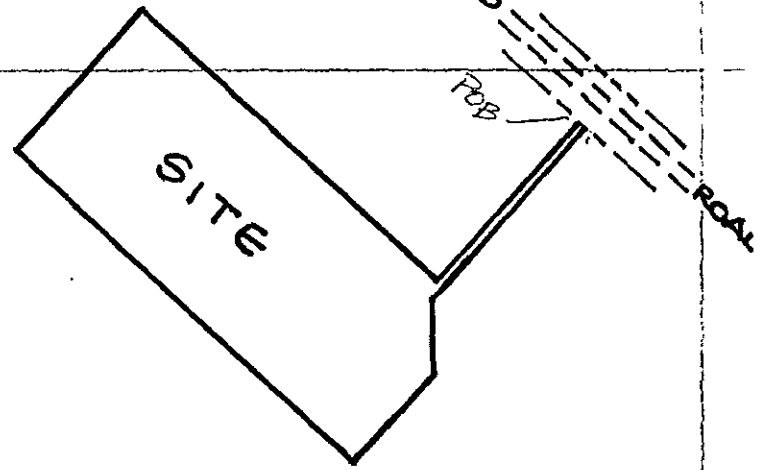
N 62,000

R.C. 5

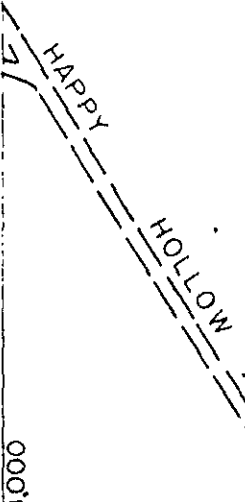


N 61,000

97-351-A



N 59,000



W 18,000

N 60,000



E 891,000

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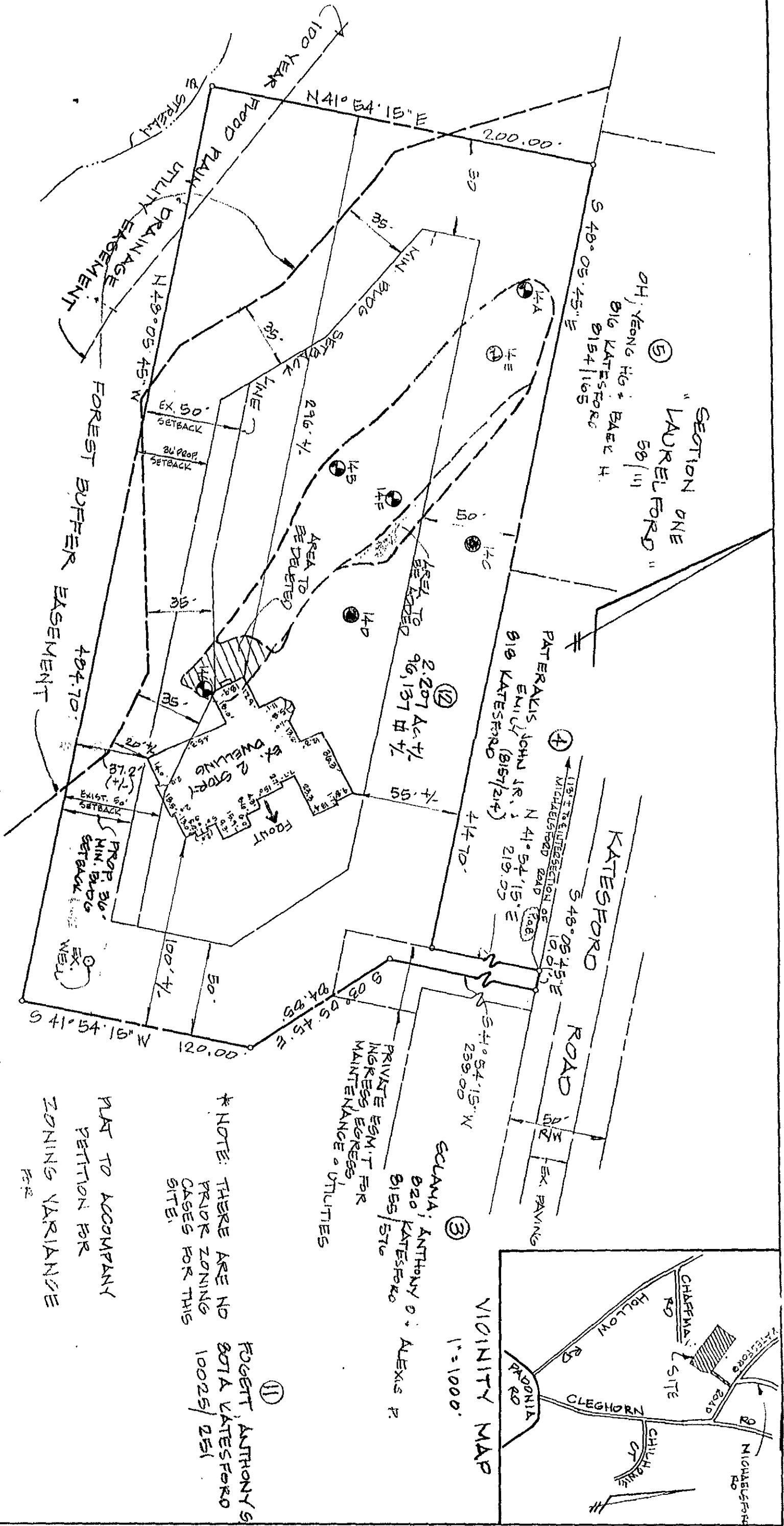
ZONING MAP
N.W. 16 - C
SCALE: 1" = 200'

W 16,500

351

1996 COMPREHENSIVE ZONING

MCKEE & ASSOCIATES, INC.
 CIVIL ENGINEERS - LAND SURVEYORS
 SHAWAN PLACE 5 SHAWAN ROAD
 HUNT VALLEY, MD 21030
 PHONE - (410) 527-1555



SECTION ONE
 "LAURELFORD"
 58/111
 OH, YEONG HG + BAEK H.
 816 KATESFORD
 8154/165

BEING
 LOT 12
 RESUBDIVISION OF LOT 12, PARCEL A
 "POONIA WOODS"
 A 03/51

POONIA WOODS
 562/51

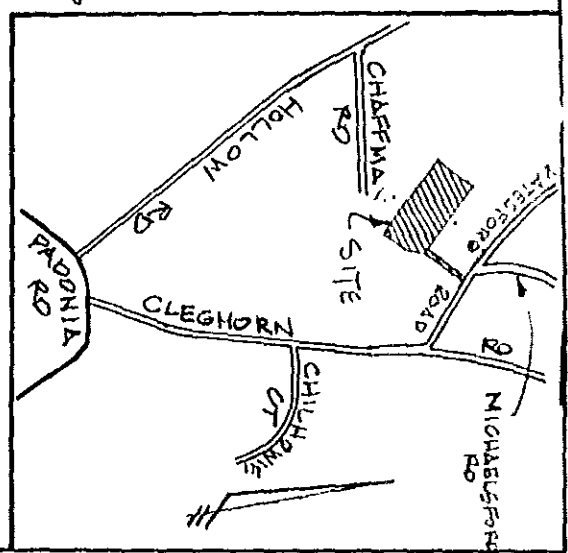
*007 B KATESFORD RD.
 STA ELECT. DIST. BALTO. CO. MD
 SCALE: 1" = 50'
 JAN. 28, 1977
 3RD COUNCILMANIC DISTRICT.

*NOTE: THERE ARE NO
 PRIOR ZONING
 CASES FOR THIS
 SITE.

FOGETT, ANTHONY S
 801A KATESFORD
 10025/251

PRIVATE ESM'T FOR
 INGRESS EGRESS,
 MAINTENANCE - UTILITIES

SCAMIA, ANTHONY D.
 820 KATESFORD
 8155/576



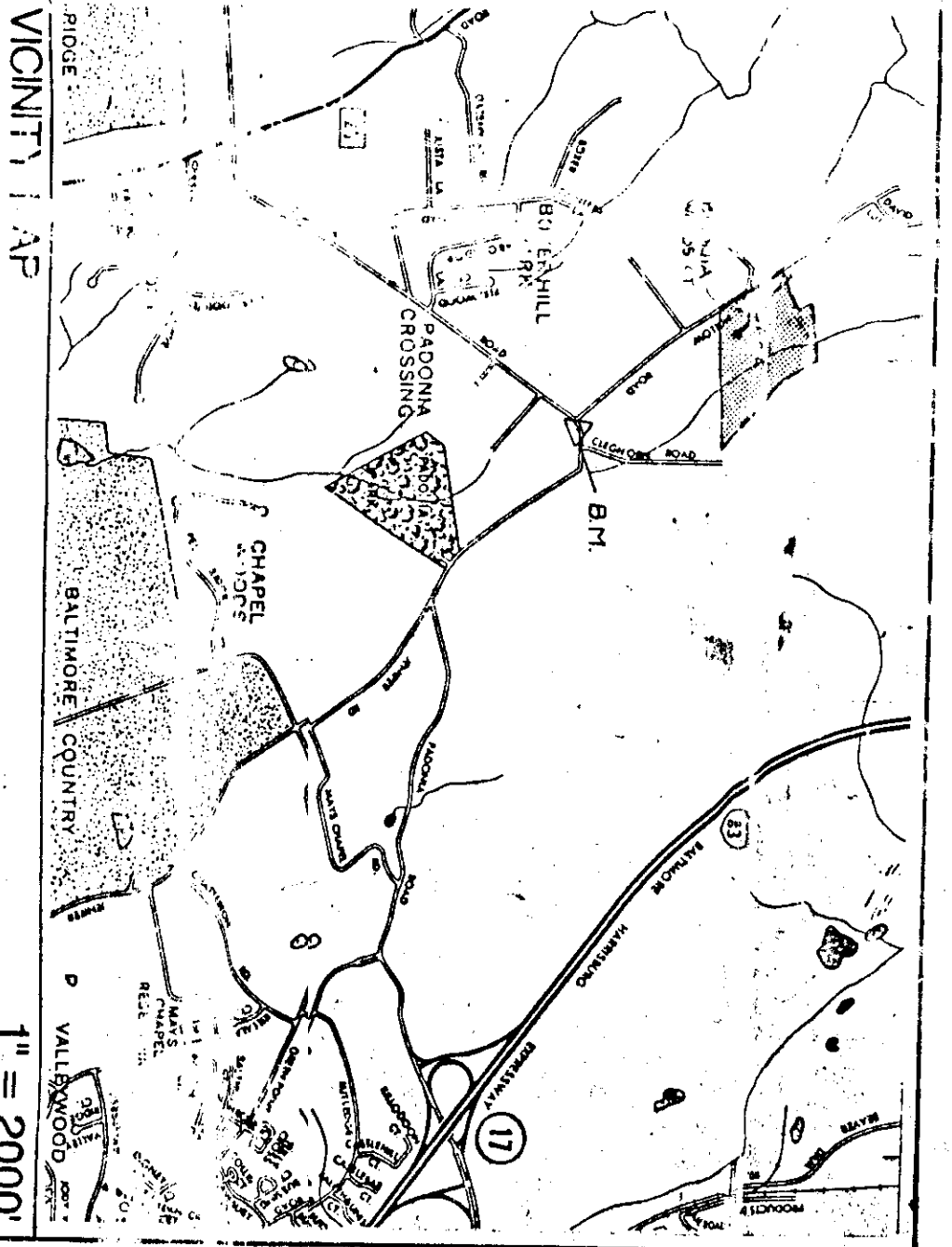
OWNER
 HIGHLAND HOMES, INC.
 REV. 2/10/97

MICROFILMED

SHADES N.W. 1/4 - 28S1 E1
15-0-0015

NOTES:
1. THIS FINAL PLAN FOR THE PROPOSED ROADS, STREETS, AND UTILITIES IS SUBMITTED TO THE PLANNING BOARD FOR REVIEW AND APPROVAL. THE PLANNING BOARD'S REVIEW SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND SHALL NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.
2. THE PLANNING BOARD'S REVIEW SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND SHALL NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.

SOIL SYMBOL	LAYER	CLASS	PERCENTAGE	PERCENTAGE	PERCENTAGE
Bu-B	Bu-E	DRY	100	100	100
Ca-B	Ca-E	DRY	100	100	100
Ga-B	Ga-E	DRY	100	100	100
La-B	La-E	DRY	100	100	100
Ma-B	Ma-E	DRY	100	100	100



GENERAL NOTES:

1. THE PROPOSED ROADS, STREETS, AND UTILITIES ARE SHOWN IN THIS PLAN. THE PLANNING BOARD'S REVIEW SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND SHALL NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.
2. THE PLANNING BOARD'S REVIEW SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND SHALL NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.

LEGEND

- EXISTING POLE
- GOOD FERC
- △ FAILED PEBL
- △ STREET LIGHT
- F-FIELD
- △ CURB
- △ DRY HOLE

NOTES:
1. THE PROPOSED ROADS, STREETS, AND UTILITIES ARE SHOWN IN THIS PLAN. THE PLANNING BOARD'S REVIEW SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND SHALL NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.
- 2. THE PLANNING BOARD'S REVIEW SHALL BE LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND SHALL NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION HEREON.

GENERAL CONTRACTOR:
GEOFFREY WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 W. LAWRENCE DRIVE, SUITE 100
BALTIMORE, MD 21201
(301) 825-8120

GENERAL CONTRACTOR:
FINAI DEVELOPMENT, LLC
PADONIA WOODS
ELECT 00779
SCALE: 1" = 40'

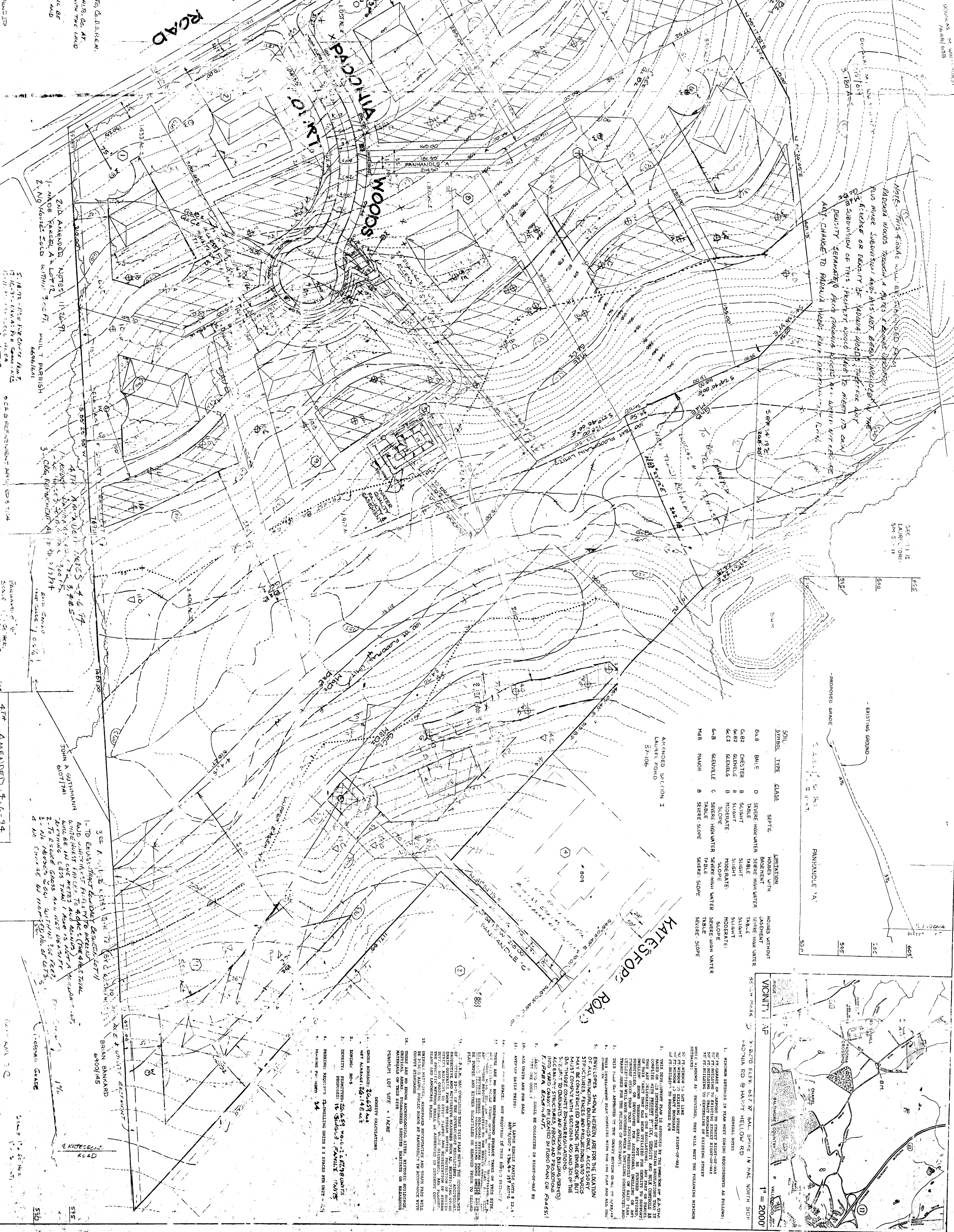
GENERAL CONTRACTOR:
MORRIS & RITCHIE ASSOCIATES, INC.
BUSINESS PLANNING, LANDSCAPE ARCHITECTURE & SURVEYING
TOWSON, MARYLAND 21286
(301) 811-6800

GENERAL CONTRACTOR:
C.R.G. PAUL & ASSOCIATES, INC.
BUSINESS PLANNING, LANDSCAPE ARCHITECTURE & SURVEYING
TOWSON, MARYLAND 21286
(301) 811-6800

GENERAL CONTRACTOR:
C.R.G. PAUL & ASSOCIATES, INC.
BUSINESS PLANNING, LANDSCAPE ARCHITECTURE & SURVEYING
TOWSON, MARYLAND 21286
(301) 811-6800

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(301) 811-6800

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BUSINESS PLANNING, LANDSCAPE ARCHITECTURE & SURVEYING
TOWSON, MARYLAND 21286
(301) 811-6800



GENERAL CONTRACTOR:
C.R.G. PAUL & ASSOCIATES, INC.
BUSINESS PLANNING, LANDSCAPE ARCHITECTURE & SURVEYING
TOWSON, MARYLAND 21286
(301) 811-6800