

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 SE/S Holly Neck Road, 505 ft. +/-
 NE of c/l Golupski Road * ZONING COMMISSIONER

 15th Election District * OF BALTIMORE COUNTY
 5th Councilmanic District
 Leo Schick, Jr., et ux * Case No. 97-590-A
 Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on a Petition for a Zoning Variance for a portion of that property owned by Margaret Schick, et al, located on the southeast side of Holly Neck Road, approximately 505 ft. N.E. of the the centerline of Golupski Road in eastern Baltimore County. The Petition was filed by Margaret Schick and Leo Schick, Jr. (through Power of Attorney), property owners. Variance relief is requested from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow minimum side yard setbacks of 15 ft. in lieu of the required 50 ft. for each side yard for proposed dwellings on lots, 1, 2, and 3. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was Leo Schick, Jr., property owner/Petitioner. Also present was J. Scott Dallas, the property line surveyor who prepared the site plan. A number of individuals from the surrounding locale appeared in opposition. They included Keith Roberts, President of Holly Neck Improvement Assn., Inc. and Carl Maynard, President of the Back River Neck Community Assn., Inc. Also appearing in opposition were Leroy Sennett, Marion MacCrehan and Betty Christopher.

Mr. Dallas testified and presented the site plan. That plan shows that the subject parcel under consideration is approximately 5.3 acres in

ORDER RECORDED FOR FILING
 Date 5/25/97
 BY C. M. Spack

area, zoned R.C.5. The property is situated with road frontage on Holly Neck Road. Presently, the site is unimproved.

Apparently, Margaret Schick, property owner, owns a large tract, which the subject parcel is a part thereof. The balance of the parcel is located adjacent to the rear of the subject property, when same is viewed from Holly Neck Road. The balance of the parcel is zoned R.C.20, is approximately 17 acres in area and is largely undeveloped due to the existence of wetlands and other site constraints.

Mrs. Schick, through Leo Schick (Power of Attorney), wishes to develop the front portion of the site. Three single family dwelling lots are proposed and shown on the plan as lots Nos. 1, 2, and 3. Lot No. 1 is a narrow, yet deep, lot approximately 1.4 acres in area. Lot No. 2 is also narrow in depth and also approximately 1.4 acres. Lot No. 3 is irregular in shape, with a larger rear yard, and totals approximately 2.4 acres in area.

Mr. Dallas also testified that the parcel under consideration is encumbered with significant site constraints. Particularly, there is a large area of wetlands in the front of the parcel and another area towards the rear. These areas are clearly shown on the site plan. The existence of these wetlands has diminished the development possibilities for the property. Pursuant to environmental regulations, the building envelopes cannot be located within the areas of wetlands nor their buffer, and any impacts of development must be mitigated.

As a result of these factors, the proposed lots have been laid out as shown on the site plan. Mr. Dallas indicated that three lots could be created by means of lengthy panhandle driveways and grouped toward the rear of the property. In such event, however, the environmentally sensitive areas would be further disturbed and development would not be estheti-

ORDERED BY: [Signature]
Date: 8/23/97
By: M. Hork

cally pleasing nor practical in access or layout. In conjunction with his discussions with the Department of Environmental Protection and Resource Management (DEPRM), Mr. Dallas has prepared the offered site plan. The layout, as shown, allows for three lots, each with its own frontage on Holly Neck Road. Additionally, there will be minimal disturbance to the wetlands and the houses can be placed towards the front of the property, so as to eliminate any impact on development on the larger rear portion of the site. However, owing to the requirements of the R.C.5 zone, variance relief is requested so as to permit minimum side yards of 15 ft., on both sides of each lot, in lieu of the required 50 ft. Mr. Dallas' testimony described in detail all of the above factors and concerns, and set out the evolution of the development of the proposed plan.

The Protestants who appeared testified in opposition to the request. Their remarks and concerns are contained within the record of this case and summarized within a letter submitted by Mr. Maynard on behalf of the Back River Neck Peninsula Community Assn. First, the Protestants fear that a precedent will be established for the area if variance relief is granted in this case. As I explained at the hearing, the Zoning Commissioner's treatment of the variance in one case establishes no precedent for other properties. Each case must be considered individually and each variance must be evaluated based on its own merits. There will be no precedent established for the area by the decision rendered in this case.

Secondly, the Protestants are concerned about the negative environmental impacts of the proposed development. On the one extreme, it could be argued that the property should remain entirely undeveloped. However, to impose that restriction on the property owner would be unduly harsh and confiscatory. A property owner is entitled to develop his or her land in any legal manner that he/she deems appropriate. If public policy dictates

ORDER RECORDED & INDEXING
DATE 8/25/97
BY [Signature]

that this land should remain undisturbed, then it should be purchased either privately or publicly for use as a park. Until such purchase is made, I cannot deny a property owner reasonable development of its land.

Moreover, Mr. Dallas' testimony was persuasive that development of this policy in strict accordance with the setback regulations would cause more environmental degradation than the proposed plan. As noted above, variance relief is sought, in part, due to the environmental constraints and existence of wetlands on the property. Strict adherence to the setback requirements would cause more environmental damage by spreading the development across the site and creating one larger area of disturbance. Additionally, DEPRM, within its Zoning Plans Advisory Committee comment, will require that the development of the property comply with the Chesapeake Bay Critical Area regulations.

Lastly, the Protestants claim that the development is too dense. In this regard, it is to be noted that each of the proposed lots meets the minimum lot size requirement of 1 acre and that the site, as a whole, is not being developed in excess of the density regulations which govern the development of R.C.5 land. Thus, there is no support in the law for the Protestants' contention in this regard.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. This is a classic case of a Petition for Variance which meets all of the requirements of Section 307 of the BCZR and the standards set forth in Cromwell v. Ward, 102 Md. 691 (1995). The uniqueness of the property is found in its site constraints, the existence of wetlands, etc. Moreover, a practical difficulty would result if variance relief were denied, in that the property could not be appropriately developed for an expressly permitted purpose. Moreover, development, as proposed, will not be detrimental to the surrounding locale. In

ORDER RECEIVED FOR FILING
Date 1/25/97
By Dr. Howard


this regard, even the Protestants conceded that many houses in the vicinity do not meet the side yard setback requirements. Apparently, many of these dwellings were constructed many years ago, before the adoption of the setback requirements contained within the R.C.5 zone. Thus, the proposed lots re consistent with the locale.

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 for Baltimore County this 25th day of August 1997 that a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow minimum side yard setbacks of 15 ft., in lieu of the required 50 ft., for each side yard for proposed dwellings on lots, 1, 2, and 3, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall comply with all requirements of the Department of Environmental Protection and Resource Management (DEPRM) as set forth in their comments dated July 14, 1997.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

COPIES OF THIS ORDER FOR FILING
2/25/97
D. Schmidt


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm



Baltimore County
Zoning Commissioner
Office of Planning

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

August 22, 1997

Mr. Leo Schick, Jr.
3102 Bayonne Avenue
Baltimore, Maryland 21214-2323

RE: Case No. 97-590-A
Petition for Variance
Property: Part of the property of Margaret Schick, et al (S.E.
cor. of Holly Neck Road, 505 ft. +/- NE of c/l of Golupski Rd.)
Margret Schick and Leo Schick, Jr., Petitioners

Dear Mr. Schick:

Enclosed please find the decision rendered in the above captioned case. The Petition for 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".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

- c: Mr. J. Scott Dallas, PLS, 13523 Long Green Pike, P.O. Box 26
Baldwin, Md. 21013
- c Mr. Keith Roberts, President of Holly Neck Improv. Assn.
1910 Marsh Road, Essex, Md. 21221
- c: Mr. Carl Maynard, President, Back River Neck Community Assn.
1546 Denton Road, Baltimore, Md. 21221
- c: Ms. Betty Christopher, 2116 Holly Neck Road, Balto. Md. 21221
- c: Mr. Marion MacCrehan, 1708 Beachwood Avenue, Balto. Md. 21221
- c: Mr. Leroy Sennett, 1716 Beachwood Avenue, Balto. Md. 21221



RE: PETITION FOR VARIANCE
SE/S Holly Neck Road, 505'+/- NE of
c/1 Golupski Road, 15th Election
District, 5th Councilmanic

Legal Owner(s): Leo and Margaret Schick, Jr.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-590-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 5th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, 13523 Long Green Pike, P.O. Box 26, Baldwin, MD 21013, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CRITICAL AREA



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

Part of the Property of Margaret Schick, et.al.
(S.E. side of Holly Neck Rd. 505'± N.E. of

centerline of Golupski Rd.)

which is presently zoned

R.C.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) 1A04.3B.3

To allow a minimum sideyard setback of 15 feet in lieu of the required 50 feet for proposed lots 1, 2, and 3. (Both sides of each lot)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Property is served by public water and sewer. Neighborhood lots, as on site plan portion of S.E. 2-J, do not comply with 50 foot sideyards. Proposed lots appear to meet all other applicable R.C. 5 bulk regulations. Proposed lots meet requirements to date from D.E.P.R.M. and M.D.E. Compliance with sideyard would force a panhandle layout, much less in conformance with the neighborhood.

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)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Margaret Schick

(Type or Print Name)

Margaret Schick
Signature

Leo Schick, Jr. (P.O.A.)

(Type or Print Name)

Leo Schick Jr
Signature

3102 Bayonne Ave.

(410) 254-4207

Address

Phone No

Baltimore, MD

21214-2323

City

State

Zipcode

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

J. Scott Dallas, P.L.S.

J. S. Dallas, Inc.

Name

13523 Long Green Pike - P.O. Box 26
Baldwin, MD 21013 (410) 817-4600

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: JRF

DATE 6-30-97

#500



Printed with Soybean Ink on Recycled Paper



DESCRIPTION FOR ZONING PURPOSES ONLY
OUTLINE OF PROPOSED 3-LOT MINOR SUBDIVISION
PART OF THE PROPERTY OF MARGARET SCHICK, ET.AL. (11989/474)

BEGINNING at a point in or near the center of Holly Neck Road at the distance of 505 feet, more or less northeast of the centerline of Golupski Road thence running and binding in or near the centerline of Holly Neck Road the two following courses and distances: (1) North 47 degrees 10 minutes 00 seconds East 314.84 feet and (2) North 49 degrees 02 minutes 28 seconds East 89.27 feet thence leaving said Road and running (3) Southeasterly 280 feet, more or less thence (4) Northeasterly 125 feet, more or less thence (5) Southeasterly 360 feet, more or less thence (6) Southwesterly 310 feet, more or less thence (7) North 70 degrees 32 minutes 07 seconds West 518.67 feet to the place of beginning.

CONTAINING 5.3 acres, more or less.

BEING a part of that parcel of land which by deed dated September 3, 1996 and recorded among the Land Records of Baltimore County in Libert S.M. No. 11989 folio 474 etc. was conveyed by Margaret Schick et.al. to Margaret Schick et.al. and located in the 15th Election District, 5th Councilmanic District.

WITHIN THE ABOVE DESCRIBED PROPERTY ARE THE THREE PROPOSED LOTS DESCRIBED AS FOLLOWS:

DESCRIPTION FOR ZONING VARIANCE PURPOSES ONLY
PROPOSED LOT 1
PART OF THE PROPERTY OF MARGARET SCHICK, ET.AL. (11989/474)

BEGINNING at a point in or near the center of Holly Neck Road at the distance of 555 feet, more or less northeast of the centerline of Golupski Road thence running and binding in or near the center of Holly Neck Road (1) North 47 degree 10 minutes 00 seconds East 107 feet thence leaving said Road and running (2) Southeasterly 525 feet, more or less thence (3) southwesterly 120 feet, more or less thence (4) North 70 degrees 32 minutes 07 seconds West 290.35 feet thence (5) North 58 degrees 21 minutes 15 seconds West 209.80 feet to the place of beginning.

CONTAINING 1.4 acres of land, more or less.

DESCRIPTION FOR ZONING VARIANCE PURPOSES ONLY
PROPOSED LOT 2
PART OF THE PROPERTY OF MARGARET SCHICK, ET.AL. (11989/474)

BEGINNING at a point in or near the center of Holly Neck Road at the distance of 662 feet, more or less northeast of the centerline of Golupski Road thence running and binding in or near the centerline of Holly Neck Road (1) North 47 degrees 10 minutes 00 seconds East 127 feet thence leaving said Road and running (2) Southeasterly 570 feet, more or less thence (3) Southwesterly 150 feet, more or less thence (4) Northwesterly 525 feet, more or less to the place of beginning.

CONTAINING 1.4 acres of land, more or less.

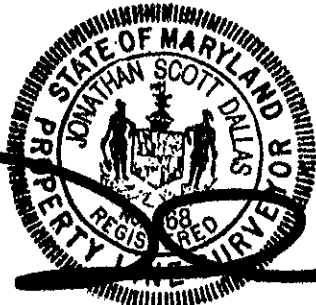
DESCRIPTION FOR ZONING VARIANCE PURPOSES ONLY
PROPOSED LOT 3
PART OF THE PROPERTY OF MARGARET SCHICK, ET.AL. (11989/474)

BEGINNING at a point in or near the center of Holly Neck Road at the distance of 789 feet, more or less northeast of the centerline of Golupski Road thence running and binding in or near the centerline of Holly Neck Road (1) North 47 degrees 10 minutes 00 seconds East 30.84 feet and (2) North 49 degrees 02 minutes 28 seconds East 89.27 feet thence leaving said Road and running (3) Southeasterly 280 feet, more or less thence (4) Northeasterly 125 feet, more or less thence (5) Southeasterly 360 feet, more or less thence (6) Southwesterly 310 feet, more or less thence (7) Northwesterly 570 feet, more or less to the place of beginning.

CONTAINING 2.4 acres of land, more or less.

BEING known as proposed Lots 1, 2 and 3 and located in the 15th Election District, 5th Councilmanic District.

590



CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/24, 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 7/24, 1997

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #97-590-A
808 Holly Neck Road, 505' +/-
NE of 27 Golipski Road
15th Election District
5th Councilmanic

Legal Owner(s):
Margaret Schick and Leo Schick, Jr.

Variance: to allow a minimum side yard setback of 15 feet in lieu of the required 60 feet for proposed lots 1, 2, and 3 (both sides of each lot).

Hearing: Wednesday, August 13, 1997 at 2:00 P.M., Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County, 20000 and

Notifies: (1) Hearings are for special accommodations for Handicapped Accessible; for special accommodations
Please Call (410) 887-3353.
(2) For information concerning the file and/or hearing, Please Call (410) 887-3331.

7/337 July 24 C180215

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **030179**

DATE 6-30-97 ACCOUNT B-001-015000

AMOUNT \$ 150.00

RECEIVED FROM: J.S. Dallas, Inc.

FOR: 01. Variance = \$150.00 Taken by JRF
3-LOTS Item # 590
SE side of Holly Neck Rd 50's + of Golupski rd.

PAID RECEIPT

PROCESS ACTUAL TIME
6/30/1997 6/30/1997 11:15:14
REG # 0505 CASHIER BRY BXT DRAMER 5
MISCELLANEOUS CASH RECEIPT
Receipt # 012234 OFLN
CR NO. 030179

150.00 CHECK
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

RE: Case No.: 97-590-A

Petitioner/Developer: L. SCHICK, ETAL
% J.S. DALLAS

Date of Hearing/Closing: 8/13/97

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

Attention: Ms. Gwendolyn Stephens

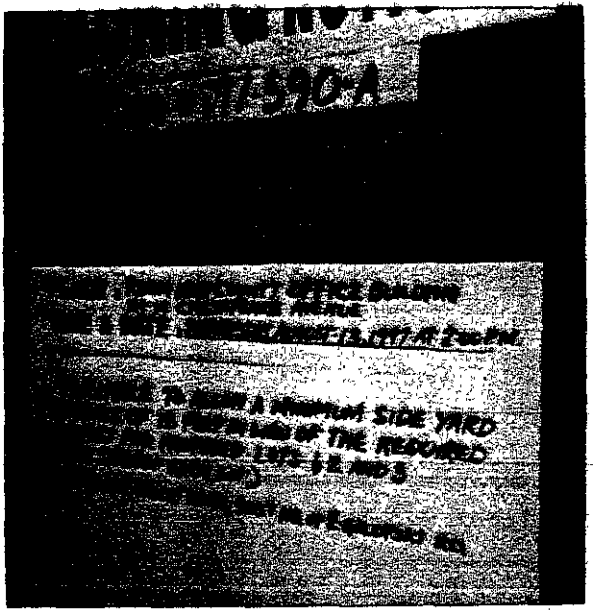
Ladies and Gentlemen:

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 SE/S HOLLY NECK RD.
505' E NE OF GOLUPSKI RD.
NEXT TO A. CLASING PROPERTY

The sign(s) were posted on 7/23/97
(Month, Day, Year)

Sincerely,
Patrick M O'Keefe 7/28/97
(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 Pager (410) 646-8354
(Telephone Number)



HOLLY NECK ROAD

P-7/23/97 (H:8/13/97)

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

Date to be Posted: Anytime before but no later than _____ *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-590-A

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

PLACE: * _____

DATE AND TIME: * _____

REQUEST: VARIANCE - To allow a minimum side yard setback of 15' in lieu of the required 50' for proposed lots 1, 2 & 3 (Both sides of each lot)

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



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Ave
 Towson, Maryland 21284

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.: 590

Petitioner: Margaret and Leo Schick

Location: SE side ~~XXXXXXXXXX~~ Holly Neck Road 505' ± NE of
Golupski Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Leo Schick c/o J.S. Dallas Inc.

ADDRESS: 13523 Long Green Pike P.O. Box 26
Baldwin, Md.

PHONE NUMBER: (410) 817-4600

AJ:ggs

(Revised 09/24/96)

TO: PUTUMENT PUBLISHING COMPANY
July 24, 1997 Issue - Jeffersonian

Please forward billing to:

Leo Schick
c/o J. S. Dallas, Inc.
13523 Long Green Pike
Baldwin, MD 21013
410-817-4600

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: 97-590-A
SE/S Holly Neck Road, 505'+/- NE of c/l Golupski Road
15th Election District - 5th Councilmanic
Legal Owner(s): Margaret Schick and Leo Schick, Jr.

Variance to allow a minimum side yard setback of 15 feet in lieu of the required 50 feet for proposed lots 1, 2, and 3 (both sides of each lot).

HEARING: WEDNESDAY, AUGUST 13, 1997 at 2:00 p.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

July 17, 1997

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: 97-590-A
SE/S Holly Neck Road, 505'+/- NE of c/l Golupski Road
15th Election District - 5th Councilmanic
Legal Owner(s): Margaret Schick and Leo Schick, Jr.

Variance to allow a minimum side yard setback of 15 feet in lieu of the required 50 feet for proposed lots 1, 2, and 3 (both sides of each lot).

HEARING: WEDNESDAY, AUGUST 13, 1997 at 2:00 p.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Margaret and Leo Schick
J. Scott Dallas

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 29, 1997.
(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.



_____ Attach original petition

Date: July 14, 1997

To: Arnold L. Jablon

From: Bruce Seeley *BS/yp*

Subject: Zoning: #590

Schick Property

Zoning Advisory Committee Meeting of: July 14, 1997

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X 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 401 through 14-422 of the Baltimore County Code).

X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

jablon.doc



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 7-14-97
Item No. 590 JRF

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,

A handwritten signature in cursive script, appearing to read 'R. J. Burns'.

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

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: July 21, 1997

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

SIGNED: ROBERT W. BOWLING

SUBJECT: Zoning Advisory Committee Meeting
 for July 21, 1997
 Item Nos. 590, 591, 003, 004, 005,
 007, 008

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

RWB:HJO:jrb

cc: File

Baltimore County Government
Fire Department



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

(410) 887-4500

July 18, 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 July 14, 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:

590, 591, 001, 008, and 009,004

REVIEWER: LT. ROBERT F. SAUERWALD

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: July 15, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Part of the Property of Margaret Schick, et. al

INFORMATION

Item Number: 590
Petitioner: Schick Property
Zoning: RC-5
Requested Action: Variance

Summary of Recommendations:

Staff does not oppose the requested variance; however, the project will be more completely reviewed at such time as the minor subdivision plan is submitted.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keller

AFK/JL

BACK RIVER NECK
PENINSULA
COMMUNITY ASSOCIATION



SINCE 1983

P.O. Box 16754, Baltimore, Maryland 21221

August 11, 1997

Prot. No 1

To Whom It May Concern:

By a majority vote of members of the zoning committee and Board of Governors of Back River Neck Peninsula Community Assoc. Inc., convened on August 5, 1997, we urgently petition you that a fifteen foot (15'-0") property side line set back be denied for variance request #97-590A owner Margaret Shick.

It is our opinion that the granting of these variances will begin to establish a precedence for subdivision within the facility serviced areas of the lower end of Back River Neck Peninsula below Pottery Farm Road which is totally in the Chesapeake Bay Critical Areas and could very well be a gateway to usage of lands in this area. Most of the variances granted in the Holly Neck community have been granted to lots of record prior to December 1, 1985, for single family dwellings in the Cedar Beach area which had been a densely developed area for nearly twenty five years prior to the implementation of the Critical Areas regulations. We are mindful that development will in fact occur and are hopeful that the best usage of natural land resources in Maryland will be protected by regulatory authority.

The primary element to controlling adverse affects of pollution is to control- the number, movement and activity of persons within the Critical Areas. This property is very familiar to many of the members of Back River Neck Peninsula Community Association, having attended meetings on the adjoining property of Mr. & Mrs. Alfred Clasing Jr. at 2025 Holly Neck Road, concerning various issues that have or are about to affect our community. The aforementioned property is a long standing woodland forest with many trees in excess of forty feet and thirty inches in girth. The habitat protection that this parcel affords indigenious and migrating species and the natural pollution control it affords must be protected to the maximum that zoning and legislation can impose.

The granting of this variance in our opinion will be adverse to the spirit and intent of the Chesapeake Bay Critical Areas COMAR Legislation and as adopted and incorporated to the Baltimore County Code. We respectfully and urgently request that primary consideration be given so that all of our children's children may have the bounty and beauty of pristine land to

(Continued)

embrace. Controlled development, yielding to the maximum of preserving unspoiled lands, to minimize the adverse effects on water quality, plant, fish, and wildlife as well as our own existence--for now and all future generations is the only way we can assure an environmental integrity that will sustain life on earth. This direction has been clearly set forth in our laws of today.

Sincerely,

Back River Neck Peninsula Community
Association Inc.

Carl A Maynard
Carl Maynard-President

NEIGHBOR ASSENT
Schick et al.
Holly Neck Rd.

1st No
2

TO WHOM IT MAY CONCERN:

We the undersigned agree with the proposed 3 lot subdivision at Holly Neck Road and the requested variance for side setback of 10 feet as shown on "Site Plan to accompany joint permit application" - Part of the property of Margaret Schick et al dated 8-26-96 and revised 1-16-97 and support any necessary permits associated with the above.

Date	Name	Address	Telephone #
5/29/97	Alfred E. Cassingale	2025 Holly Neck Rd Baltimore, MD 21221	410-686-1093
5/29/97	Charles Starkey	2023 Holly Neck Rd Baltimore, MD 21221	(410) 682-1322
5/29/97	Gerald Powell	2021 Holly Neck Rd	410-687-0824
5/29/97	Frank M. Goss	2008 Arling St Baltimore, MD	410-686-2689
5/29/97	Frank Querkle	2104 Holly Neck Rd	(410) 577-4379
5-29-97	Clair M. Ryden	1203 Bayville Rd	687-7859
5-29-97	Mr & Mrs Joseph M. Clark	2012 Golupski Rd	574-4824
5-29-97	Mr & Mrs Leo Kimmis	2010 Golupski Rd	682-6334
5-29-97	Dale Morrison	7002 Golupski Rd	682-4835
6-4-97	Cathy Lee	900 H Cedar Crest Ct Edgewood, MD	676-2298
6-4-97	R. Blake	2005 Golupski Rd	574-3719
6-9-97	David J. Smith	2300 Golupski Rd	686-6989

Margaret Schick et al
3102 Bayonne Avenue
Baltimore, MD 21214

May 29, 1997

Dear Neighbors:


For your information, we are applying for a Minor Subdivision permit (3 lots) on five acres of land on the South side of Holly Neck Road approximately 500 to 900 feet E of Golupski Road. Along with this we are requesting a variance to change side setback from the current 50 feet to 10 feet. Enclosed is a plat of the proposed subdivision.

Please note that 3 lots now will preclude any possibility of denser zoning and building on this site at a future date.

We would appreciate a letter confirming your agreement with our proposal, or any objections which you might have.

Should you want any additional information, please do not hesitate to call me at 410-254-4207. Thank you for taking the time to respond to this letter.

Very truly yours,


Leo J. Schick, Jr.

No.

P.D.A.'s
Schick et al.
Holly Neck Rd.

SPECIFIC POWER OF ATTORNEY
TO SELL REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, that I, VINCENT J. BUDNY, do hereby nominate, constitute and appoint, LEO J. SCHICK JR, to be my true and lawful attorney-in-fact for me in my name, place and stead to do and perform all and every act and thing whatsoever requisite and as might or could if personally present with regard to that sale of real property known as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and with a street address of: 00 Holly Neck Rd

including but not limited to, the power to negotiate on behalf and to sign name to contracts regarding the sale of the property, modifications and amendments to contracts, to a deed or deeds, and any and all documents required to be executed by lending institutions with regard to financial obligations secured by or to be secured by the real property, including but not limited to, deeds or deeds, notes, deeds of trusts or mortgage instruments, affidavits, and settlements sheets, and, in general, all documents which may be required to be signed by sellers at settlement or before, in accordance with normal settlement procedures. hereby give and grant to said attorney in fact, full power and authority to do and perform every act necessary, requisite or proper and hereby ratify all that said attorney in fact shall lawfully do or cause to be done by virtue of these powers. This Power of Attorney shall survive the disability of the principals.

In Witness Whereof, have hereunto set hand and seal this 28th day of July, 1996.

Vincent J. Budny

State of Maryland

County of Anne Arundel

I hereby certify that on this 28th day of July, 1996, before me, the subscriber, a notary public of the jurisdiction aforesaid, personally appeared, known to me to be the person whose name subscribed to the within instrument, and did acknowledge the foregoing Power of Attorney, to be act and deed for the purpose therein contained.

In Testimony Whereof, I have affixed my hand and seal the date above written.

James H. Mason

James H. Mason

Notary Public

My Commission Expires: May 12, 1998

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature]
Attorney

SPECIFIC POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, that I, Joyce Dvorak do hereby nominate, constitute and appoint, Leo J. Schick Jr, to be my true and lawful attorney-in-fact for me in my name, place and stead to do and perform all and every act and thing whatsoever requisite and as might or could if personally present with regard to that sale of real property known as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and with a street address of: 00 Holly Neck Rd.

including but not limited to, the power to negotiate on behalf and to sign name to contracts regarding the sale of the property, modifications and amendments to contracts, to a deed or deeds, and any and all documents required to be executed by lending institutions with regard to financial obligations secured by or to be secured by the real property, including but not limited to, deeds or deeds, notes, deeds of trusts or mortgage instruments, affidavits, and settlements sheets, and, in general, all documents which may be required to be signed by sellers at settlement or before, in accordance with normal settlement procedures. hereby give and grant to said attorney in fact, full power and authority to do and perform every act necessary, requisite or proper and hereby ratify all that said attorney in fact shall lawfully do or cause to be done by virtue of these powers. This Power of Attorney shall survive the disability of the principals.

20

In Witness Whereof, have hereunto set hand and seal this 16 day of July, 1996

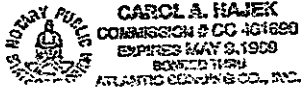
Joyce Dvorak

State of Florida County of Duval

RECORDING FEE 20.00 TOTAL 20.00 Rec'd 11402 Rpt # 17452 SH LL BK # 942 Jan 15, 1997 12:34 PM

I hereby certify that on this 16 day of July, 1996, before me, the subscriber, a notary public of the jurisdiction aforesaid, personally appeared, known to me to be the person whose name subscribed to the within instrument, and did acknowledge the foregoing Power of Attorney, to be act and deed for the purpose therein contained.

In Testimony Whereof, I have affixed my hand and seal the date above written.



Carol A. Hajek Notary Public My Commission Expires: 5/2/99

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney

Return to:

REALTY TITLE COMPANY, INC 3460 ELLICOTT CENTER DR. SUITE 101 ELLICOTT CITY, MD 21043

RYC-726

SPECIFIC POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, that I, LOUIS A. FOEHKOLB, do hereby nominate, constitute and appoint, Leo J. Schick Jr, to be my true and lawful attorney-in-fact for me in my name, place and stead to do and perform all and every act and thing whatsoever requisite and as might or could if personally present with regard to that sale of real property known as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and with a street address of: 00 Holly Neck Rd.

including but not limited to, the power to negotiate on behalf and to sign name to contracts regarding the sale of the property, modifications and amendments to contracts, to a deed or deeds, and any and all documents required to be executed by lending institutions with regard to financial obligations secured by or to be secured by the real property, including but not limited to, deeds or deeds, notes, deeds of trusts or mortgage instruments, affidavits, and settlements sheets, and, in general, all documents which may be required to be signed by sellers at settlement or before, in accordance with normal settlement procedures. hereby give and grant to said attorney in fact, full power and authority to do and perform every act necessary, requisite or proper and hereby ratify all that said attorney in fact shall lawfully do or cause to be done by virtue of these powers. This Power of Attorney shall survive the disability of the principals.

20

In Witness Whereof, have hereunto set hand and seal this 28th day of July, 1996.

Louis A. Foehkolb

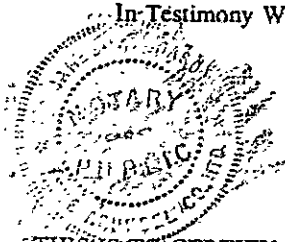
State of Maryland

County of Anne Arundel

RECORDING FEE 28.00
TOTAL 28.00
Rest 0482 Rcpt # 17482
SH LL Bk # 044
Jan 15r 1997 12:35 PM

I hereby certify that on this 28th day of July, 1996, before me, the subscriber, a notary public of the jurisdiction aforesaid, personally appeared, known to me to be the person whose name subscribed to the within instrument, and did acknowledge the foregoing Power of Attorney, to be act and deed for the purpose therein contained.

In Testimony Whereof, I have affixed my hand and seal the date above written.



James H. Mason
James H. Mason
Notary Public
My Commission Expires: May 12, 1998

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Return to:

Lawrence K. [Signature]
Attorney

REALTY TITLE COMPANY, INC
3460 ELLICOTT CENTER DR.
SUITE 101
ELLICOTT CITY, MD 21043

RTC-726

SPECIFIC POWER OF ATTORNEY TO SELL REAL ESTATE

KNOW ALL PERSONS BY THESE PRESENTS, that I, Barbara Schnoor do hereby nominate, constitute and appoint, Leo J. Schick Jr, to be my true and lawful attorney-in-fact for me in my name, place and stead to do and perform all and every act and thing whatsoever requisite and as might or could if personally present with regard to that sale of real property known as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

and with a street address of: 00 Holly Neck Rd.

including but not limited to, the power to negotiate on behalf and to sign name to contracts regarding the sale of the property, modifications and amendments to contracts, to a deed or deeds, and any and all documents required to be executed by lending institutions with regard to financial obligations secured by or to be secured by the real property, including but not limited to, deeds or deeds, notes, deeds of trusts or mortgage instruments, affidavits, and settlements sheets, and, in general, all documents which may be required to be signed by sellers at settlement or before, in accordance with normal settlement procedures. hereby give and grant to said attorney in fact, full power and authority to do and perform every act necessary, requisite or proper and hereby ratify all that said attorney in fact shall lawfully do or cause to be done by virtue of these powers. This Power of Attorney shall survive the disability of the principals.

In Witness Whereof, have hereunto set hand and seal this 16 day of July, 1996.

Barbara Schnoor

State of Florida County of Duval

RECORDING FEE 28.00 TOTAL 28.00 Ref # 17482 SH LL BK # 043 Jan 15, 1997 12:35 PM

I hereby certify that on this 16 day of July, 1996, before me, the subscriber, a notary public of the jurisdiction aforesaid, personally appeared, known to me to be the person whose name subscribed to the within instrument, and did acknowledge the foregoing Power of Attorney, to be act and deed for the purpose therein contained.

In Testimony Whereof, I have affixed my hand and seal the date above written.



Carol A. Hajek Notary Public My Commission Expires: 5/9/99

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

[Signature] Attorney

Return to: REALTY TITLE COMPANY, INC 3460 ELLICOTT CENTER DR. SUITE 101 ELLICOTT CITY, MD 21043

EXHIBIT "A"

BEGINNING for the same at a granite stone set in the ground and marked thus III, at the end of the second line of "Holly Neck", and at the end of the first line of that tract or parcel of land, which by deed dated on the 28th day of November, 1874, and recorded among the Land Records of Baltimore County in Liber J.B. No. 89, folio 481, etc., was conveyed by Harriet A. Ridely to Gottlieb Vollmer; thence running and bounding on the lands of Conrad Ruhl, Senior, Henry Ruhl and Conrad Ruhl, Junior, the four following described courses and distances, namely: South, sixty-seven degrees and ten minutes West, thirty-two perches, bounding on the second line of a tract of land called "Norwich", and intersecting the seventh line of a tract of land called "Timber Swamp Resurveyed": thence running and bounding reversely on said seventh line of the last mentioned tract, South, Sixty-three degrees and one-half of a degree East, forty-eight perches and one-half of a perch to the end of the sixth line of said tract; thence running and bounding on said sixth line, and the fifth line of the said tract reversely, south two degrees and five minutes West, forty-one perches to the end of said fifth line; thence South twenty-four degrees and thirty-five minutes West, eight perches and one-half of a perch to intersect the third line of a tract of land called "Balleston"; thence running and bounding reversely on a part of said third line, South forty-five degrees and five minutes West, fifty-three perches and eighteen hundredths of one perch to "Rocky Point Farm"; thence running and bounding on said "Farm" South, thirty-one degrees East, sixteen perches and ninety-six hundredths of one perch to a stone, a corner of the land of Wilson and Gilmore B. Shaffer; thence running North, forty-seven degrees East, forty-nine perches and eight tenths of one perch, bounding on said Shaffer's land; thence running North, fifty-five degrees West, eight perches and twelve hundredths of one perch; thence North, twenty-three degrees and one-half of a degree East, eighty perches to a marked chestnut tree standing in the third line of "Holly Neck" and in the second line of Gottlileb Vollmer's land; thence running and bounding on said line reversely North, sixty-three degrees and thirty minutes West, forty-seven perches and one-fourth perches to the place of beginning. Containing 17 acres and 39 perches.

SAVING AND EXCEPTING all that lot of ground described in a Deed dated December 10, 1958 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3463, folio 57 which was granted and conveyed by Marie B. Foehrkolb to Edward M. Haas and Agnes Joan Haas, his wife, and more particularly described as follows, that is to say:

BEGINNING for the same at a point in Holly Neck Road, bearing south 63 degrees 30 minutes east along the third line of "Holly Neck" and being one hundred and thirty-eight feet distant from a granite stone, set in the ground, and marked thus III, at the end of the second line of "Holly Neck" and at the end of the first line of that tract or parcel of land, which by Deed dated on the

By Commission Expires. 7/1/77

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Attorney

Return to:

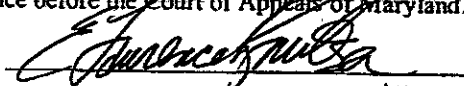
REALTY TITLE COMPANY, INC
3460 ELLICOTT CENTER DR.
SUITE 101
ELLICOTT CITY, MD 21043

RTC - 726

twenty-eighth day of November, 1874 and recorded among the Land Records of Baltimore County in Liber J.B. No. 89, folio 481, etc. was conveyed by Harriet A. Ridely to Gottlieb Vollmer; thence running and bounding on a part of the third line of "Holly Neck" south 63 degrees 30 minutes east 280 feet to a point, thence south 65 degrees 08 minutes west, 125 feet; thence North 63 degrees 30 minutes west 280 feet to a point in Holly Neck Road, thence north 65 degrees 08 minutes east 125 feet to the point of beginning. Containing 26,350 square feet or 0.6049 acres, more or less.

My Commission Expires. 7/1/77

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


 Attorney

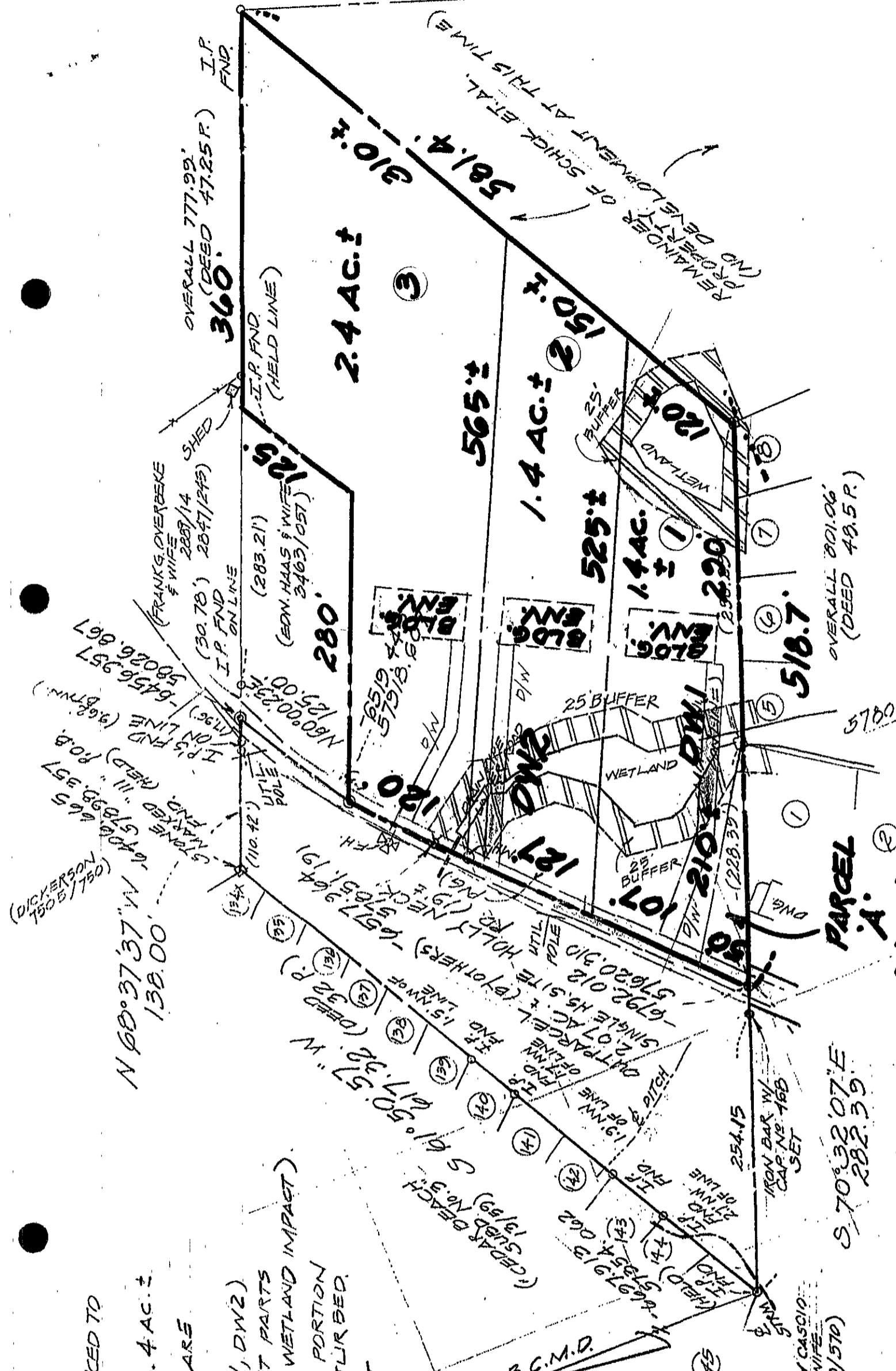
Return to -

REALTY TITLE COMPANY, INC
 3460 ELLICOTT CENTER DR.
 SUITE 101
 ELLICOTT CITY, MD 21043

RTC - ~~726~~ 726

NOTES

1. BEARINGS & COORDS. HEREON REFERENCED TO B.C.M.D. CONTROL STATIONS 13564 & 13565.
2. JOINT PERMIT SITE AREA = 5.4 AC. ±
3. ON SITE BLDG. ENV.'S & DW'S ARE PROPOSED
4. MINOR DW CROSSINGS (DW1, DW2) ARE TO CROSS AT NARROWEST PARTS OF WETLAND AREAS. (ONLY WETLAND IMPACT)
5. ISOLATED WETLAND AT SOUTH PORTION OF LOT 1 WILL NOT BE DISTURBED.
6. LOT 3 DW SHALL NOT IMPACT WETLAND OR BUFFER.



J.S.DALLAS, INC.
 Surveying & Engineering
 13523 Long Green Pike
 Baldwin, MD. 21013
 (410) 817-4600

SITE PLAN TO ACCOMPANY JOINT PERMIT APPLICATION
 PART OF THE PROPERTY OF MARGARET SCHICK, ET AL.
 E.H.K., JR. NO. 6637 FOLIO. 535 ETC.
 15TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
 AUGUST 26, 1996
 SCALE: 1" = 100'

PARCEL A: 0.1 AC ± (PLAT No. 1 HOLLYNECK ESTATES 19/10)

PARCEL B: 1.4 AC ±

(ANTHONY CASOIO & WIFE 6599/570)

S 70° 32' 07" E 282.39'

OVERALL 201.06' (DEED 48.5 P.)

57800

57400

REMAINDER OF SCHICK ET AL. (NO DEVELOPMENT AT THIS TIME)

OVERALL 777.99' (DEED 47.25 P.) I.F. FND. 360'

2.4 AC. ±

1.4 AC. ±

1.4 AC. ±

0.1 AC. ±

PARCEL A: 0.1 AC ±

PARCEL B: 1.4 AC ±

PARCEL C: 1.4 AC ±

PARCEL D: 1.4 AC ±

PARCEL E: 1.4 AC ±

PARCEL F: 1.4 AC ±

PARCEL G: 1.4 AC ±

PARCEL H: 1.4 AC ±

PARCEL I: 1.4 AC ±

PARCEL J: 1.4 AC ±

PARCEL K: 1.4 AC ±

PARCEL L: 1.4 AC ±

PARCEL M: 1.4 AC ±

PARCEL N: 1.4 AC ±

PARCEL O: 1.4 AC ±

PARCEL P: 1.4 AC ±

PARCEL Q: 1.4 AC ±

PARCEL R: 1.4 AC ±

PARCEL S: 1.4 AC ±

PARCEL T: 1.4 AC ±

PARCEL U: 1.4 AC ±

PARCEL V: 1.4 AC ±

PARCEL W: 1.4 AC ±

PARCEL X: 1.4 AC ±

PARCEL Y: 1.4 AC ±

PARCEL Z: 1.4 AC ±