

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Magledt Road, 600 ft.
E of c/l Britinay Lane * ZONING COMMISSIONER

11th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Magledt Road Joint Venture * Case No. 98-9-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for seven individual single family dwelling lots within the proposed residential community known as Brightoak, located adjacent to Magledt Road near the Parkville community of Baltimore County. The Petition was filed by the Magledt Road Joint Venture, property owner, by Phoenix Development LLC, Member. The Petitioner seeks variance relief from Section 1B01.2.B.C.b of the Baltimore County Zoning Regulations (BCZR) to permit a 22 ft. front yard setback for lots 2, 3, 4, 5, 6 and 7, in lieu of the required 25 ft. minimum; a variance from Section 1B01.2.B.C.b to permit a 21 ft. front yard setback on lot No. 11, in lieu of the required 25 ft. minimum; from Section 301.1.A. of the BCZR to permit a 17 ft. setback for lots 2, 3, 4, 5, 6 and 7 from an open porch to the front property line in lieu of the required 18.75 ft. minimum; and from Section 301.1.A. to permit a 16 ft. front setback for lot 11 from an open porch to the front property line in lieu of the required 18.75 ft. minimum. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Ronald L. Baquol, Manager, on behalf of the property owner/Petitioner. Also present in support of the Petition was James Grammer, from McKee and Associates, the firm which prepared the site plan. The Petitioner was represented by

DATE FILED
8/22/97
BY [Signature]
CNO

Robert W. Cannon, Esquire. There were no Protestants or other interested persons present.

The lots at issue are part of an 11 lot single family dwelling residential subdivision located adjacent to Magledt Road, not far from Joppa Road. The entire tract is approximately 2.898 acres in net area, zoned D.R.5.5. The property is roughly rectangular in shape and presently unimproved. Previously, development plan approval was granted for this subdivision. As shown on the site plan, the property will be developed with the construction of an access road (Bright Oak Court) which will terminate as a cul-de-sac within the interior of the property. On either side of the road, eleven single family dwelling lots are proposed. The property will also contain a storm water management reservation area.

Blanket variance relief is requested for seven of the lots. For six of the lots (nos. 2 thru 7) a minor variance of 3 ft. is sought, to permit a 22 ft. front yard setback in lieu of the required 25 ft. from the building line. Additionally, for those six lots, a 1.75 ft. variance is requested to permit an open porch to be set back 17 ft. from the property line in lieu of the 18.75 ft. minimum. For lot No. 11, a 4 ft. front yard setback is requested (21 ft. in lieu of the required 25 ft.), and a 2.75 ft. variance is sought (16 ft. in lieu of the required 18.75 ft.) for a porch.

Mr. Cannon proffered the testimony to be offered in support of the Petition. He noted that the variances were very minor in nature and that a grant of the relief requested would enable a uniform subdivision to be constructed. Moreover, since the property is undeveloped, there will be no detrimental impact to any surrounding properties. He noted that the variance relief was justified due to the uniqueness of the subject property. Specifically, the property is long and narrow in dimension and the

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JAN 10 1967
By M. Cannon

area which must be reserved for the storm water management facility and the access road further diminishes the buildable area. It was also indicated that the proposed houses will be 26 ft. in depth, which is appropriate for the market in this vicinity and consistent with other houses in the area.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded that the variances should be granted. In my judgment, the Petitioner has satisfied the requirements set forth in Section 307 of the BCZR. Specifically, the property does feature a unique characteristic (shape) which justifies variance relief. Moreover, strict adherence to the regulations would result in a practical difficulty upon the Petitioner. Lastly, relief can be fashioned so as to not create any detriment upon the surrounding locale. Thus, the Petition for Variance shall be granted.

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 22nd day of August 1997, that a variance from Section 1B01.2.B.C.b of the Baltimore County Zoning Regulations (BCZR) to permit a 22 ft. front yard setback for lots 2, 3, 4, 5, 6 and 7, in lieu of the required 25 ft. minimum, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B01.2.B.C.b to permit a 21 ft. front yard setback on lot No. 11, in lieu of the required 25 ft. minimum, be and is hereby GRANTED; and,

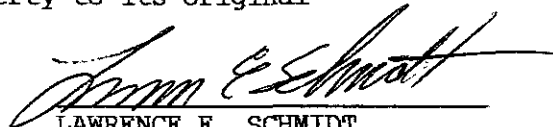
IT IS FURTHER ORDERED that a variance from Section 301.1.A. of the BCZR to permit a 17 ft. setback for lots 2, 3, 4, 5, 6 and 7 from an open

ORDERED FOR FILING
Date 8/22/97
By [Signature]

porch to the front property line in lieu of the required 18.75 ft. minimum, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 301.1.A. to permit a 16 ft. front setback for lot 11 from an open porch to the front property line, in lieu of the required 18.75 ft. minimum, be and is hereby GRANTED, subject, however, to the following restriction:

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.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

ORDER RECEIVED ZONING
DATE 8/22/97
BY M. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning

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

August 20, 1997

Robert W. Cannon, Esquire
Weinberg and Green LLC
100 South Charles Street
Baltimore, Maryland 21201

RE: Case No. 99-9-A
Petition for Zoning Variance
Property: N/S of Magledt, 600 ft. +/- E of c/l Britinay Lane
Magledt Road Joint Venture, Petitioner

Dear Mr. Cannon:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, 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 dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. James Grammer, McKee and Associates
5 Shawan Road, Shawan Place
Hunt Valley, Md. 21030





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at N/S Magledt 600 feet plus or minus east of the center line of Britinay Lane
which is presently zoned DR5.5

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) 1B01.2.B.C.b.(DR5.5) to permit a 22 foot front yard setback on Lots 2,3,4,5,6, & 7 in lieu of the required 25' minimum; and from Section 1B01.2.B.C.b.(DR5.5) to permit a 21 foot front yard setback on Lot 11 in lieu of the required 25' minimum; and from Section 301.1A to permit a 17 foot setback on Lots 2,3,4,5,6, & 7 from an open porch to the front property line in lieu of the required 18.75 foot minimum; and Section 301.1A to permit a 16 foot setback on Lot 11 from an open porch to the front property line in lieu of the required 18.75 foot minimum,

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

Strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship because it would effectively preclude the design of housing units which are in demand in the existing market. The requested variances are at the front of each of the lots which do not directly impact any property other than the project itself as the lots in the project face each other across Brightoak Court. The requested variances are in harmony with the spirit and intent of the Zoning Regulations and would not result in substantial injury to the public health, safety and general welfare.

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

Legal Owner(s)

(Type or Print Name)

MAGLEDT ROAD JOINT VENTURE

(Type or Print Name)

Signature

BY: PHOENIX DEVELOPMENT LLC, MEMBER
Signature

Address

(Type or Print Name)

City

State

Zipcode

BY: Ronald L. Baquol
Signature Ronald L. Baquol, Manager

Attorney for Petitioner

Robert W. Cannon, Esquire
(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name Address and phone number of representative to be contacted

Weinberg & Green LLC
100 South Charles Street 410-332-8816

Address

Phone No

Baltimore, MD 21201

City

State

Zipcode

Robert W. Cannon, Esquire
Weinberg & Green LLC

Name

100 South Charles Street

410-332-8816

Address

Baltimore, MD 21201

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY: mtk

DATE

7/3/97



Printed with Soybean Ink
on Recycled Paper



MCKEE & ASSOCIATES, INC.

Engineering - Surveying - Real Estate Development

#9

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

July 2, 1997

Zoning Description

Necker Property

Lots 2, 3, 4, 5, 6, 7, & 11

11th Election District

Baltimore County, Maryland

Beginning at a point situated at the center line intersection of Brightoak Court, being 50 feet wide, and Magledt Road, being 60 feet wide, Being known as lots two, three, four, five, six, seven, and eleven as shown on Final Subdivision Plat, Necker Property, said plat being recorded among the land records of Baltimore County in plat book SM 69, folio 30. Containing a combined area of 42341 square feet or 0.97 acres of land more or less. Also being known as numbers 6, 8, 10, 12, 14, 16 & 5 Brightoak Court respectively and located in the 11th Election District, 6th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

041017

DATE 7/3/97 ACCOUNT 01-615

By: MDK
In: 9

AMOUNT \$ 350.00

RECEIVED FROM: Magalt Jt. Venture LLC - Neckers Prop

FOR: 010- 7 lots at 50.00 each — \$ 350.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
7/03/1997 7/03/1997 17:32:43

REG 0004 CASHIER LEMI LAS DRAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 011090

CR NO. 041017

350.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

RE: Case No.: 98-9-A

Petitioner/Developer: RON BAQUOL, ETAL
NECKER PROP. SUBDIV.

Date of Hearing/Closing: 8/15/97

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 MAGLEDT ROAD.

N. OF BRITTANY RD. @ SITE

The sign(s) were posted on 7/29/97
 (Month, Day, Year)

FIX

Sincerely,

Patrick M. O'Keefe 7/31/97
 (Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

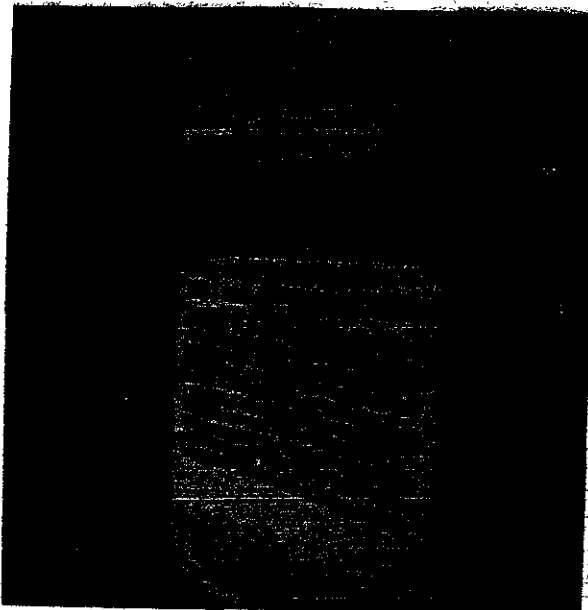
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



98-9-A
 MAGLEDT ROAD
 RONALD BAQUOL

H-8/15/97



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 9 Petitioner: MAGLEDT ROAD JOINT VENTURE
Location: N/S of MagleDt Rd., 350 ft East of Britany Lane

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MAGLEDT ROAD JOINT VENTURE, RONALD L. BAQUOL, MANAGER
ADDRESS: 3312 PAPER MILL ROAD
PHOENIX, MD 21131
PHONE NUMBER: 410-666-5010



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:

Item # 9

ZONING NOTICE

Case No.: 98-9-A

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

PLACE: *

DATE AND TIME: *

REQUEST: Variance to permit a 22 ft front setback in lieu of 25 ft
for Lots 2-7 and a 21 ft front setback in lieu of 25 ft for Lot 11;
and a 17 ft front setback in lieu of 18.75' for Lots 2-7 and
a 16 ft front setback in lieu of 18.75' for Lot 11

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

FO: PUTUXENT PUBLISHING COMPANY

July 24, 1997 Issue - Jeffersonian

Please forward billing to:

Magledt Road Joint Venture
Ronald L. Baquol
3312 Paper Mill Road
Phoenix, MD 21131
410-666-5010

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: 98-9-A

N/S Magledt Road, 350' E of c/l Britnay Lane
11th Election District - 6th Councilmanic
Legal Owner(s): Magledt Road Joint Venture

Variance to permit a 22 foot front yard setback on Lots 2, 3, 4, 5, 6, & 7 in lieu of the required 25 foot minimum; to permit a 21 foot front yard setback on Lot 11 in lieu of the required 25 foot minimum; to permit a 17 foot setback o Lots 2, 3, 4, 5, 6, & 7 from an open porch to the front property line in lieu of the required 18.75 foot minimum; and to permit a 16 foot setback o Lot 11 from an open porch to the front property line in lieu of the required 18.75 foot minimum.

HEARING: FRIDAY, AUGUST 15, 1997 at 11:00 a.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 18, 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: 98-9-A

N/S Magledt Road, 350' E of c/l Britnay Lane

11th Election District - 6th Councilmanic

Legal Owner(s): Magledt Road Joint Venture

Variance to permit a 22 foot front yard setback on Lots 2, 3, 4, 5, 6, & 7 in lieu of the required 25 foot minimum; to permit a 21 foot front yard setback on Lot 11 in lieu of the required 25 foot minimum; to permit a 17 foot setback o Lots 2, 3, 4, 5, 6, & 7 from an open porch to the front property line in lieu of the required 18.75 foot minimum; and to permit a 16 foot setback o Lot 11 from an open porch to the front property line in lieu of the required 18.75 foot minimum.

HEARING: FRIDAY, AUGUST 15, 1997 at 11:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "J" and "B".

Arnold Jablon
Director

cc: Magledt Road Joint Venture
Robert W. Cannon, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 31, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

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

August 8, 1997

Robert W. Cannon, Esquire
Weinberg & Green LLC
100 South Charles Street
Baltimore, MD 21201

RE: Item No.: 009
Case No.: 97-9-A
Petitioner: Magledt Rd Joint Vent.

Dear Mr. Cannon:

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 July 3, 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 (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

INTEROFFICE CORRESPONDENCE

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

DATE: July 21, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division ~~RECEIVED ROBERT W. BOWLING~~

SUBJECT: Zoning Advisory Committee Meeting
 for July 21, 1997
 Item No. 009

The Development Plans Review Division has reviewed the subject zoning item. The sidewalk should be placed in accordance with the attached specifications.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 7-18-97

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: 7-14-97

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

Item #'s: # 009

RBS:sp

BRUCE2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JUL 17 1997

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: Zoning Advisory Petitions

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

Item Nos. 571, 580, 591, 3, 4, 8, 9

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

AFK/JL

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, 00Y

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



RE: PETITION FOR VARIANCE * BEFORE THE
N/S Magledt Rd, 350' E of c/l Britinay Ln * ZONING COMMISSIONER
11th Election District, 6th Councilmanic *
Magledt Road Joint Venture * OF BALTIMORE COUNTY
Petitioner *
CASE NO. 98-9-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.

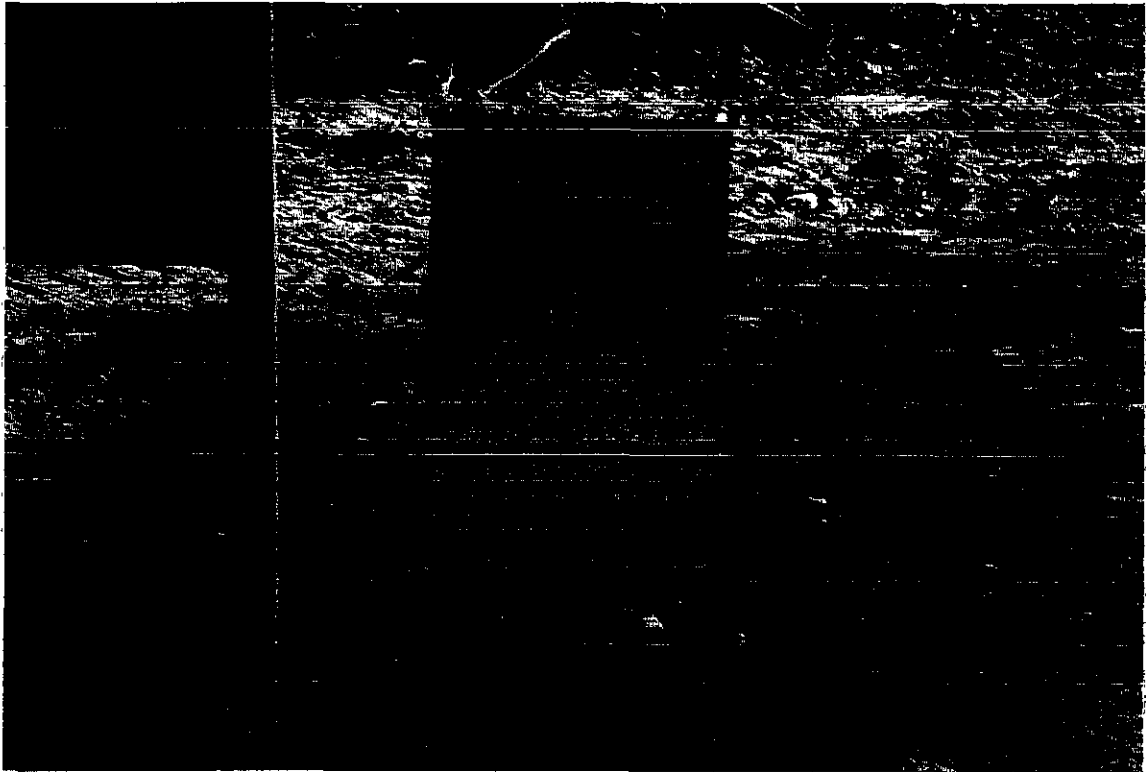
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 6th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert W. Cannon, Esq., Weinberg and Green, 100 S. Charles Street, Baltimore, MD 21201, attorney for Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN



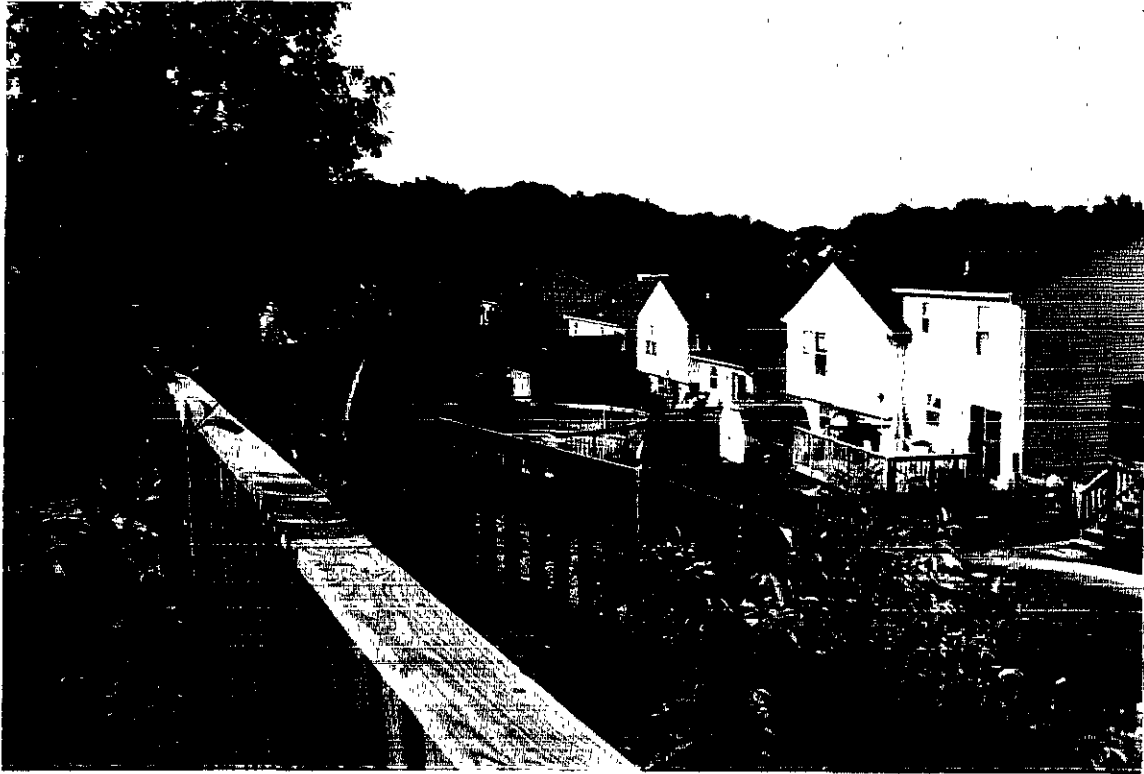
Handwritten signature
PA 2A

ZONING SIGN



BRITINAY HILL
LOTS 48-50

*Book 29
Page 2B*



BRITINAY HILL
LOTS 44-48

Rd *Pct*
26



AT REAR OF SITE
LOOKING NORTHERLY

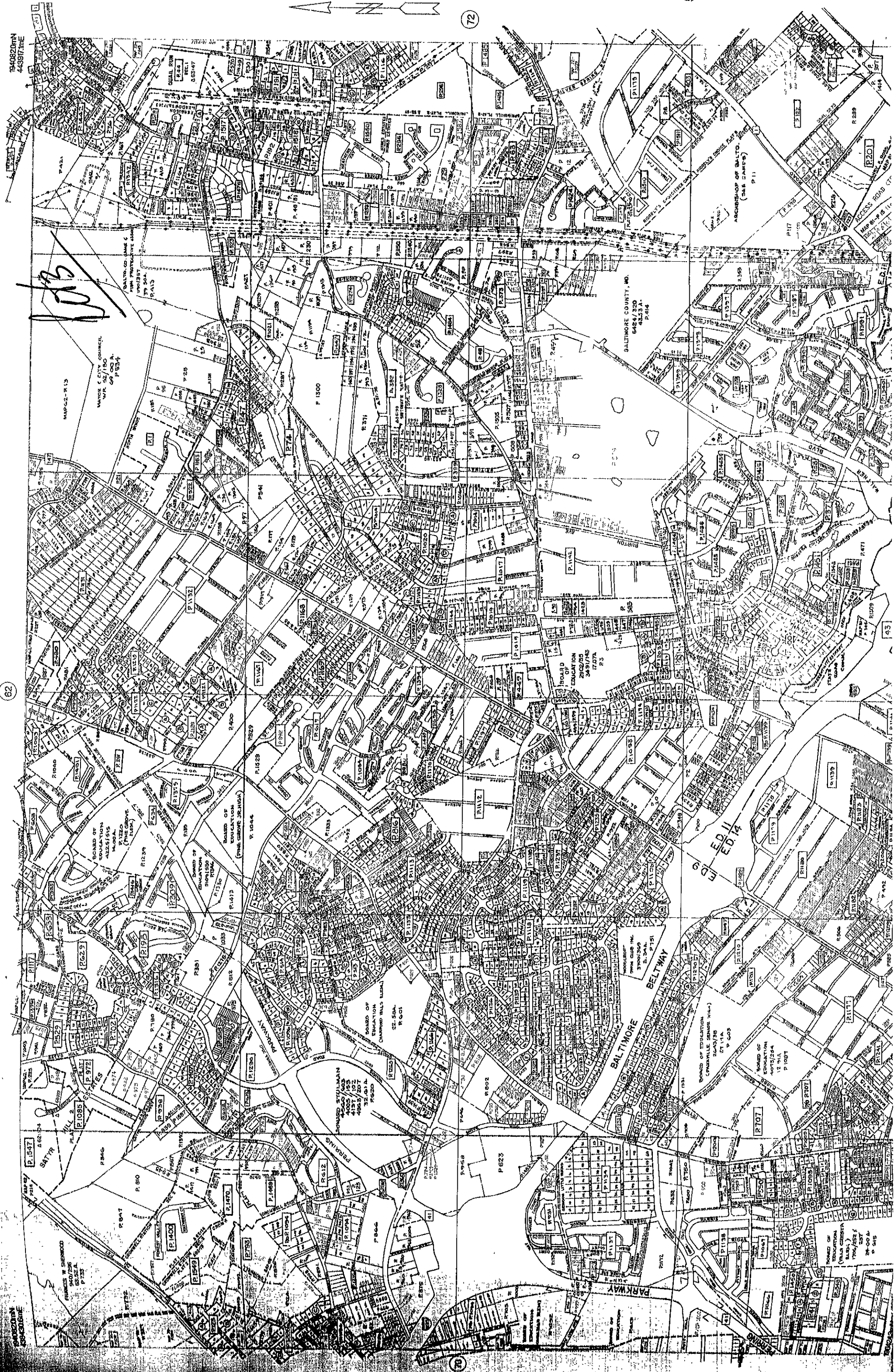
*Ref
2D*

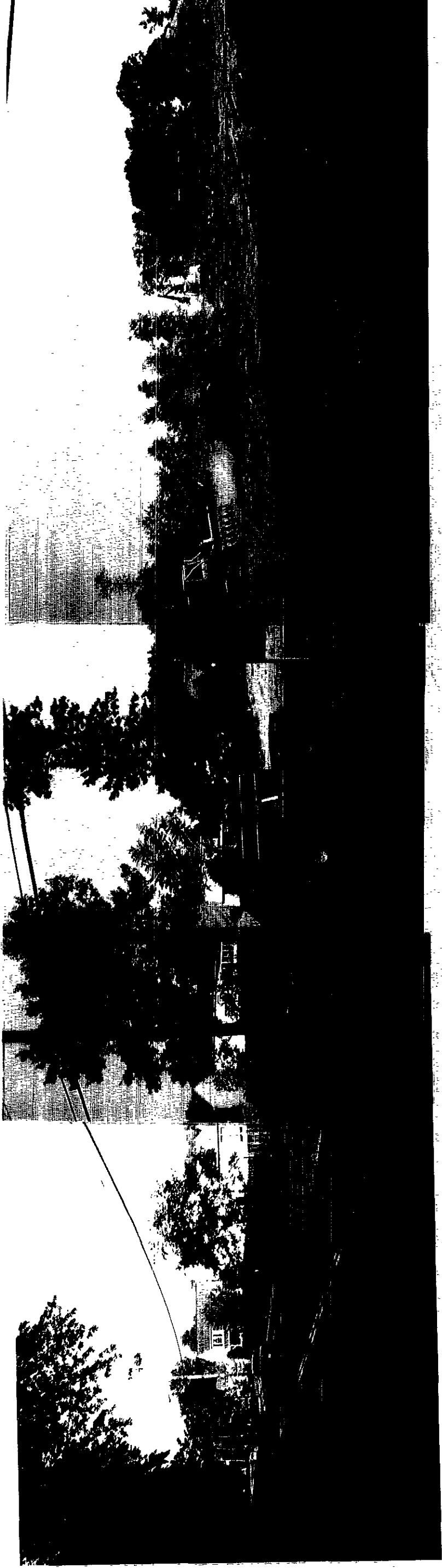


**AT REAR OF SITE
LOOKING EASTERLY**

*Per
2/15*

ROA





PANORAMA WESTERLY ON MAGLEDT ROAD



PANORAMA EASTERLY ON MAGLEDT ROAD

let
27

let
2G



PANORAMA EASTERLY ON MAGLEDT ROAD



PANORAMA WESTERLY ON MAGLEDT ROAD

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWN PLACE, 5 SHAWN ROAD HUNT VALLEY, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1553

OWNER
MAGLEDIT JOINT VENTURE, LLC
3312 PAPER MILL ROAD
PHOENIX, MARYLAND 21151
410-666-5010

DEED REFERENCE
12042/120

TAX ACCOUNT NO.
11-14-010225

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
LOTS 2 THROUGH 7 & LOT 11 - MECKER PROPERTY
BRIGHTOAK COURT

DATE JULY 2, 1997

- GENERAL NOTES**
1. PRIOR HEARINGS
 2. HEARING OFFICER'S HEARING - CASE X-1-747
 3. REQUESTED VARIANCES AND RELIEF:
 4. VARIANCE FROM SECTION 1801.2.B.C. (ORS.5) TO PERMIT A 22 FOOT FRONT YARD SETBACK ON LOTS 2, 3, 4, 5, 6, AND 7 IN LIEU OF THE REQUIRED 25 MINIMUM.
 5. VARIANCE FROM SECTION 1801.2.B.C. (ORS.5) TO PERMIT A 21 FOOT FRONT YARD SETBACK ON LOT 11 IN LIEU OF THE REQUIRED 25 MINIMUM.
 6. VARIANCE FROM SECTION 301.1A TO PERMIT A 17 FOOT SETBACK ON LOTS 2, 3, 4, 5, 6, AND 7 IN LIEU OF THE REQUIRED 18.75 FOOT MINIMUM.
 7. VARIANCE FROM SECTION 301.1A TO PERMIT A 16 FOOT SETBACK ON LOT 11 FROM AN OPEN PORCH TO THE FRONT PROPERTY LINE IN LIEU OF THE REQUIRED 18.75 FOOT MINIMUM.

POINT OF BEGINNING

STONE WATER MANAGEMENT RESERVATION AREA 0.305 AC ±

GEORGE W. SMITH & LEON W. SMITH
8223/001 19-19-031110
1401/281 19-19-031110
9640 MAGLEDIT ROAD

DANIEL F. HELLMAN & SANDRA J. HELLMAN
6340/05 MAGLEDIT ROAD

DRAINAGE & UTILITY EASEMENT

PARCEL 'A'

PARCEL 'B'

PARCEL 'C'

PARCEL 'D'

PARCEL 'E'

PARCEL 'F'

PARCEL 'G'

PARCEL 'H'

PARCEL 'I'

PARCEL 'J'

PARCEL 'K'

PARCEL 'L'

PARCEL 'M'

PARCEL 'N'

PARCEL 'O'

PARCEL 'P'

PARCEL 'Q'

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