

IN RE: PETITION FOR VARIANCE * BEFORE THE
 5039 Springhouse Circle
 (Springhouse Station Lot 56) * DEPUTY ZONING COMMISSIONER
 Regency Homes Corp. * OF BALTIMORE COUNTY
 Petitioner *
 * Case No.: 98-124-A
 * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for Lot 56, Springhouse Station, located at 5039 Springhouse Circle. The Petition was filed by the owner of the property, Regency Homes Corp., by Charles Weinstein, Senior Vice-President, through their attorney, Joseph F. Devlin, Esquire. The Petitioner seeks two (2) variances, one (1) permitting a 27 foot rear building face setback to property line and a second permitting a 22 foot street right-of-way setback.

Appearing at the hearing on behalf of the Petition were Alan Scoll of D.S. Thaler & Assoc., Inc., Charles Weinstein and Ronald Mattei of Regency, and Joseph F. Devlin, Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the property is a residential lot located on a curved street thereby necessitating application of a radius to establish the street setback. The curved nature of the lot makes the property somewhat unusual when the applicable setbacks are applied from the street.

The Petitioner stated that the variances were necessitated due to a failure on the part of a subcontractor mason who poured the foundation and erected the walls to properly locate the residence. By virtue of this mistake, the home has been shifted approximately 3 feet closer to the street than originally contemplated.

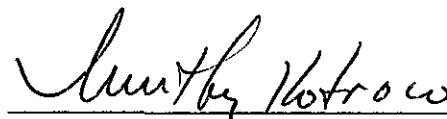
ORDER RECORDED FOR FILING
 Date 11/7/97
 By [Signature]

Petitioner seeks a variance of 3 feet to the required 30 foot rear building face setback to property line, as well as a variance to permit a 22 foot street right-of-way setback in lieu of the required 25 feet.

After due consideration of the evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of these variance requests and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not cause any injury to the public health, safety or general welfare. Further, the granting of Petitioner's request is in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 7th day of November, 1997, that the Petition for Variance seeking relief from Section 1B01.2.C.1.b(B.C.Z.R.) and Section II.A.5(C.M.D.P.) permitting a 27 foot rear building face setback to property line and permitting a 22 foot street right-of-way setback are granted.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner for Baltimore County



Baltimore County
Zoning Commissioner
Office of Planning

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

November 7, 1997

Joseph F. Devlin, Esquire
791 Aquahart Road, Suite 122
Glen Burnie, Maryland 21061

RE: Case No. 98-124-A
Petition for Zoning Variance
Regency Homes Corp., Petitioner

Dear Mr. Devlin:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, 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 "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:mmn
att.





Petition for Variance

124
98-124-A

to the Zoning Commissioner of Baltimore County

for the property located at

5039 Springhouse Circle
(Springhouse Station Lot 56)

which is presently zoned DR 5.5

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)

Section 1801.2.C.1.b (BCZR) and Section II.A.5 (CMDP)

To permit a 22' street right of way setback in lieu of 25'.
To permit a 27' rear building face setback to the property line in lieu of the required 30' setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) ~~To allow a 22' street right of way setback in lieu of 25'.
To allow a 27' rear building face setback to property line in lieu of the required 30' setback.~~ During excavation, while the lot had been properly surveyed, staked, and marked, the excavator damaged the marks and incorrectly sited the home resulting in the foundation being erected 4' closer to the rear line than originally intended. The hardship and/or practical difficulty of moving the dwelling far outweighs the benefits of an additional 4 feet at the rear of the dwelling.

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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Joseph F. Devlin

(Type or Print Name)

Signature

Law Office of Joseph F. Devlin

791 Aquahart Road, Suite 122

Address

Phone No.

Glen Burnie

MD

21061

City

State

Zipcode

(410) 766-7760

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.

Legal Owner(s):

Regency Homes Corp.

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(410) 841-6220

49 Old Solomons Island Rd., Suite 301

Address

Phone No.

Annapolis, MD 21401

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Joseph F. Devlin

Name

791 Aquahart Rd. S-122 (410) 766-7760

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

10/1/07



September 17, 1997

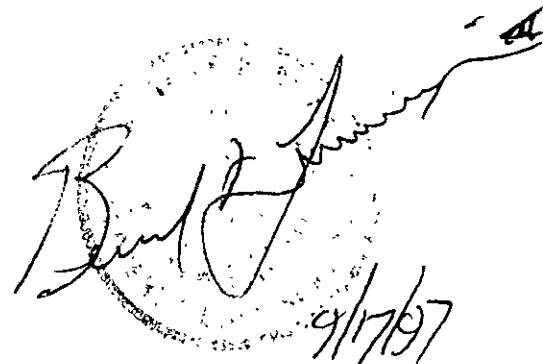
**SPRINGHOUSE STATION, LOT NO. 56
(DESCRIPTION FOR ZONING PURPOSES ONLY)**

Beginning at a point located approximately 227.7 feet northeast of the intersection of the centerline of Reston Lane and Springhouse Circle at the western right-of-way line of Springhouse Circle thence running the following four (4) courses and distances:

1. North 39°39'14" West 114.36 feet, more or less, to a point; thence,
2. North 50°20'46" East 88.15 feet, more or less, to a point; thence,
3. South 37°46'54" East 25.25 feet, more or less, to a point; thence,
4. Southwesterly 137.02 feet by a curve to the right, having a radius of 92.26 feet to the point of beginning.

Containing 8186 square feet (0.18 acres), more or less.

Known as 5039 Springhouse Circle. Also known as Lot Number 56 as shown on a Subdivision Plat entitled "Springhouse Station, Plat 1 of 2" as recorded in the Land Records of Baltimore County, Maryland in Plat Book S.M. No. 68 folio 62.

A handwritten signature, possibly "Burt H. [unclear]", is written over a circular official stamp. Below the signature, the date "9/17/97" is handwritten.

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.: 98-124-A

Item # 124

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

PLACE: _____ *

DATE AND TIME: _____ *

REQUEST: Variance to permit a 22 ft street right-of-way
setback in lieu of 25 ft and a 27 ft rear setback
in lieu of 30 ft

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 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 (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.: 124

Petitioner: Regency Homes Corp.

Location: 5039 Springhouse Circle

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Regency Homes

ADDRESS: 49 Old Solomons Island Rd, Suite 301
Annapolis, MD 21401

PHONE NUMBER: (410) ~~HMAA~~ 841-6220

AJ:ggs

(Revised 09/24/96)

98-124-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 044424

DATE 10/1/97 ACCOUNT 01-615

Item 124

By: mjk

AMOUNT \$ 50.00

RECEIVED FROM: Regency Homes Corp - 5039 Springhouse Cir

FOR: 010- Res Vac. — \$ 50.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

98-124-A

PAID RECEIPT

PROCESS ACTUAL TIME

10/01/1997 10/01/1997 11:16:46

REG MS02 CASHIER JRIC JMR DRAWER 2

5 MISCELLANEOUS CASH RECEIPT

Receipt # 016255

OFLR

CR NO. 044424

50.00 CHECK

Baltimore County, Maryland

CASHIER'S VALIDATION

98-124-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 16, 19 97

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 Oct. 16, 19 97.

THE JEFFERSONIAN,

A. Henrichson
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 #98-124-A
5039 Springhouse Circle
NW/S Springhouse Circle,
227' NE of c/l Reston Lane
14th Election District
6th Councilmanic
Legal Owner(s):

Regency Homes Corporation
Variance: to permit a 22 foot street right-of-way setback in lieu of 25 feet; and to permit a 27 foot rear building face setback to the property line in lieu of the required 30 foot setback

Hearing: Monday, November 3, 1997 at 10:00 a.m., in Room 407 Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for

Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391

10/27/97 Oct. 16 C181896

CERTIFICATE OF POSTING

RE: Case No.: 98-124-A

Petitioner/Developer: REGENCY HOMES, ETAL
STACEY M^cARTHUR (D.S. THALER)

Date of Hearing/Closing: 11/3/97

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 #5039 SPRINGHOUSE CIRCLE

The sign(s) were posted on 10/15/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/19/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

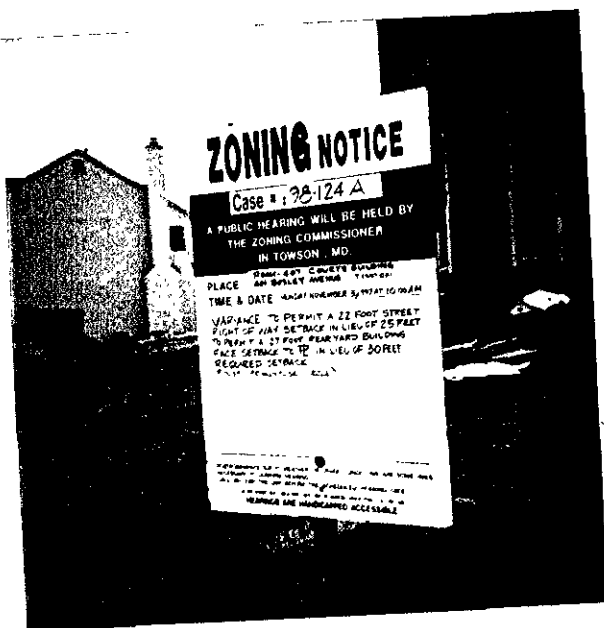
523 Penny Lane

(Address)

Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366 Pager (410) 905-8571
(Telephone Number)



REGENCY/D.S.T. 98-124-A
#5039 SPRINGHOUSE CIR
H-11/3/97 REGENCY P-10/15/97



Baltimore County
Department of Permits and
Development Management

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

October 10, 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: 98-124-A
5039 Springhouse Circle
NW/S Springhouse Circle, 227' NE of c/l Reston Lane
14th Election District - 6th Councilmanic
Legal Owner(s): Regency Homes Corporation

Variance to permit a 22 foot street right-of-way setback in lieu of 25 feet; and to permit a 27 foot rear building face setback to the property line in lieu of the required 30 foot setback.

HEARING: MONDAY, NOVEMBER 3, 1997 at 10:00 a.m. in Room 407 Courts Building, 401 Bosley Avenue.

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

Arnold Jablon
Director

cc: Regency Homes Corporatin
Joseph F. Devlin, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 19, 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.



TO: PUTUXENT PUBLISHING COMPANY

October 16, 1997 Issue - Jeffersonian

Please forward billing to:

Regency Homes

49 Old Solomons Island Road, Suite 301

Annapolis, MD 21401

410-841-6220

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: 98-124-A

5039 Springhouse Circle

NW/S Springhouse Circle, 227' NE of c/l Reston Lane

14th Election District - 6th Councilmanic

Legal Owner(s): Regency Homes Corporation

Variance to permit a 22 foot street right-of-way setback in lieu of 25 feet; and to permit a 27 foot rear building face setback to the property line in lieu of the required 30 foot setback.

HEARING: MONDAY, NOVEMBER 3, 1997 at 10:00 a.m. in Room 407 Courts Building, 401 Bosley 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

October 29, 1997

Joseph F. Devlin, Esquire
Law Office of Joseph F. Devlin
791 Aquahart Road, Suite 122
Glen Burnie, MD 21061

RE: Item No.: 124
Case No.: 98-124-A
Petitioner: Regency Homes Corp.

Dear Mr. Devlin:

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 October 1, 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 dark ink, appearing to read "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: October 10, 1997

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

SUBJECT: Zoning Advisory Petitions

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

Item Nos. 120, 121, 122, 123, ¹²⁴126, 129, and 131

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3495.

Prepared by: Jeffrey W. Long
Division Chief: Caryl L. Kerns

AFK/JL

JOSEPH F. DEVLIN

ATTORNEY AT LAW

Law Office of Joseph F. Devlin
791 Aquahart Road
Suite 122
Glen Burnie, Maryland 21061

410-766-7760
410-766-7768
Home. 410-267-7463

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

TO: PDM

DATE: Oct 15, 97

FROM: R. Bruce Seeley. RBS/97
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct 14, 97

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

Item #'s:

120
124
127
130

RBS:sp

BRUCE2/DEPRM/TXTSBP



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 16, 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 October 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.

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

120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130
and 131

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-1891. MS-1102F
cc: File



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: October 20, 1997

FROM:  Robert W. Bowling, Chief
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for October 20, 1997
 Item Nos. 120, 124, 127, 129, 130,
 & 131

 The Bureau of Developer's Plans Review has reviewed the subject
zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE1020.NOC

File

RE: PETITION FOR VARIANCE	*	BEFORE THE
5039 Springhouse Circle, NW/S Springhouse		
Cir, 227' NE of c/l Reston Lane	*	ZONING COMMISSIONER
14th Election District, 6th Councilmanic	*	
	*	OF BALTIMORE COUNTY
Regency Homes Corporation		
Petitioner	*	CASE NO. 98-124-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.

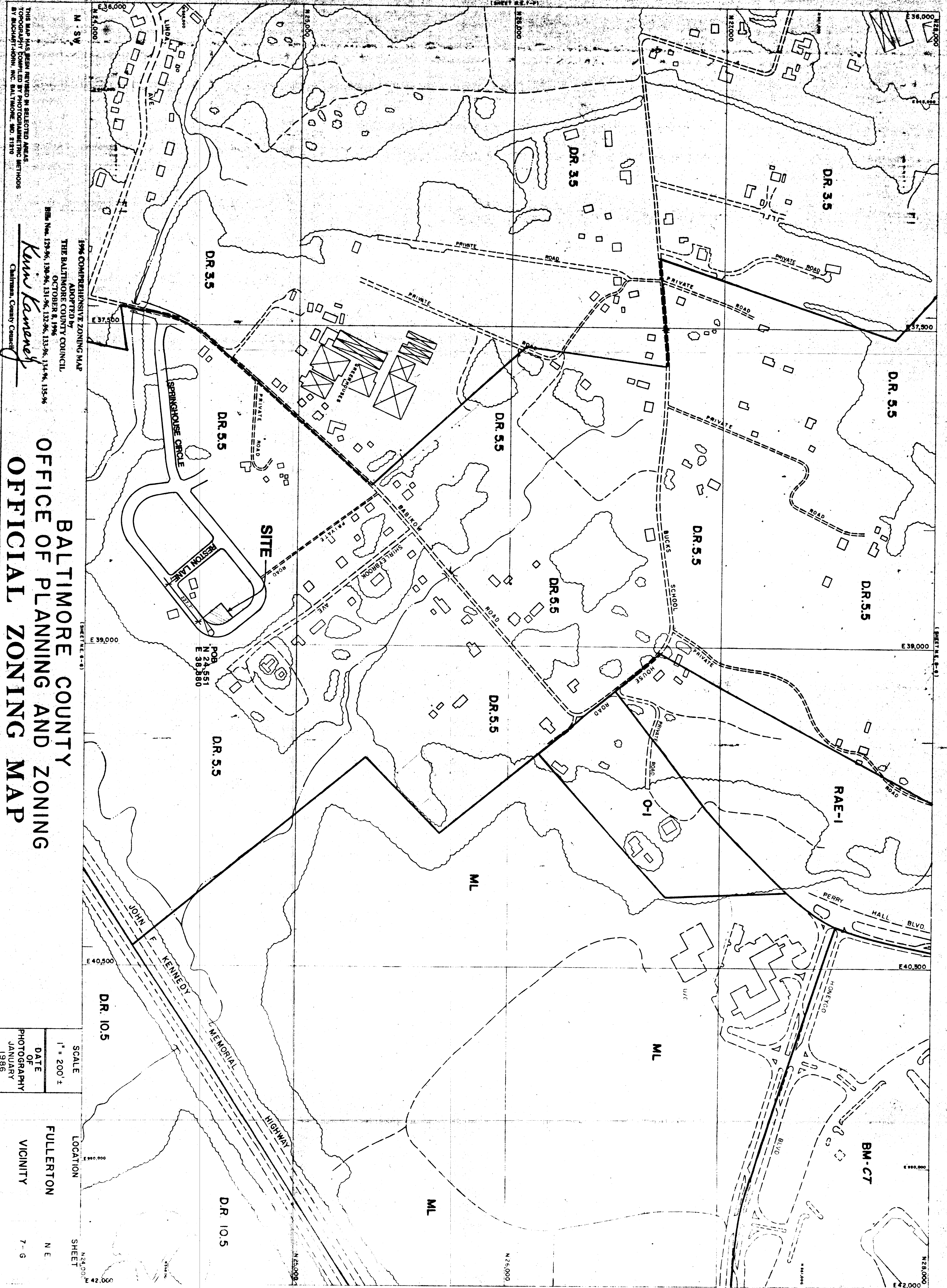
Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 29th day of October, 1997, a copy of the foregoing Entry of Appearance was mailed to Joseph F. Devlin, Esq., 791 Aquahart Road, Suite 122, Glen Burnie, MD 21061, attorney for Petitioner.

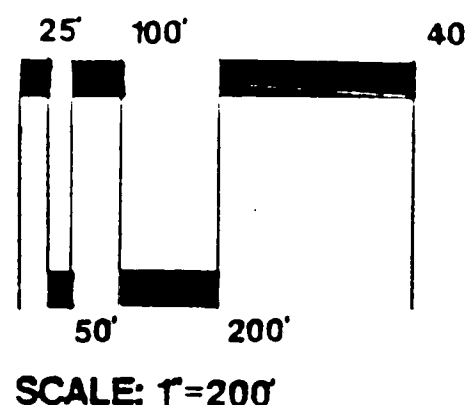
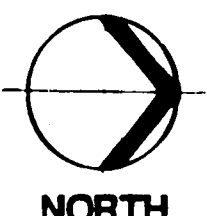
Peter Max Zimmerman
PETER MAX ZIMMERMAN



1996-200 SCALE ZONING MAP (NE-7G)
TO ACCOMPANY ZONING VARIANCE

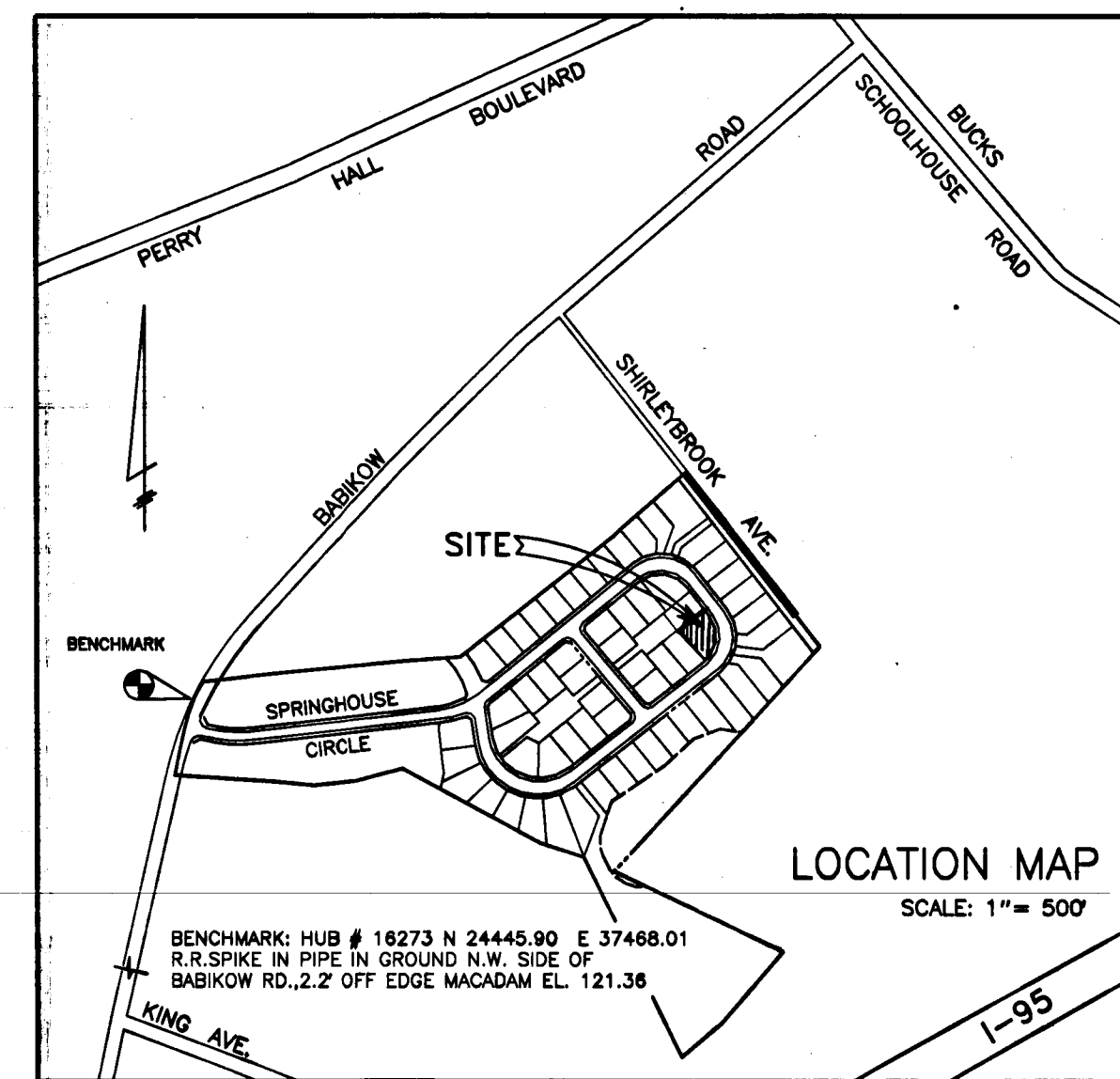
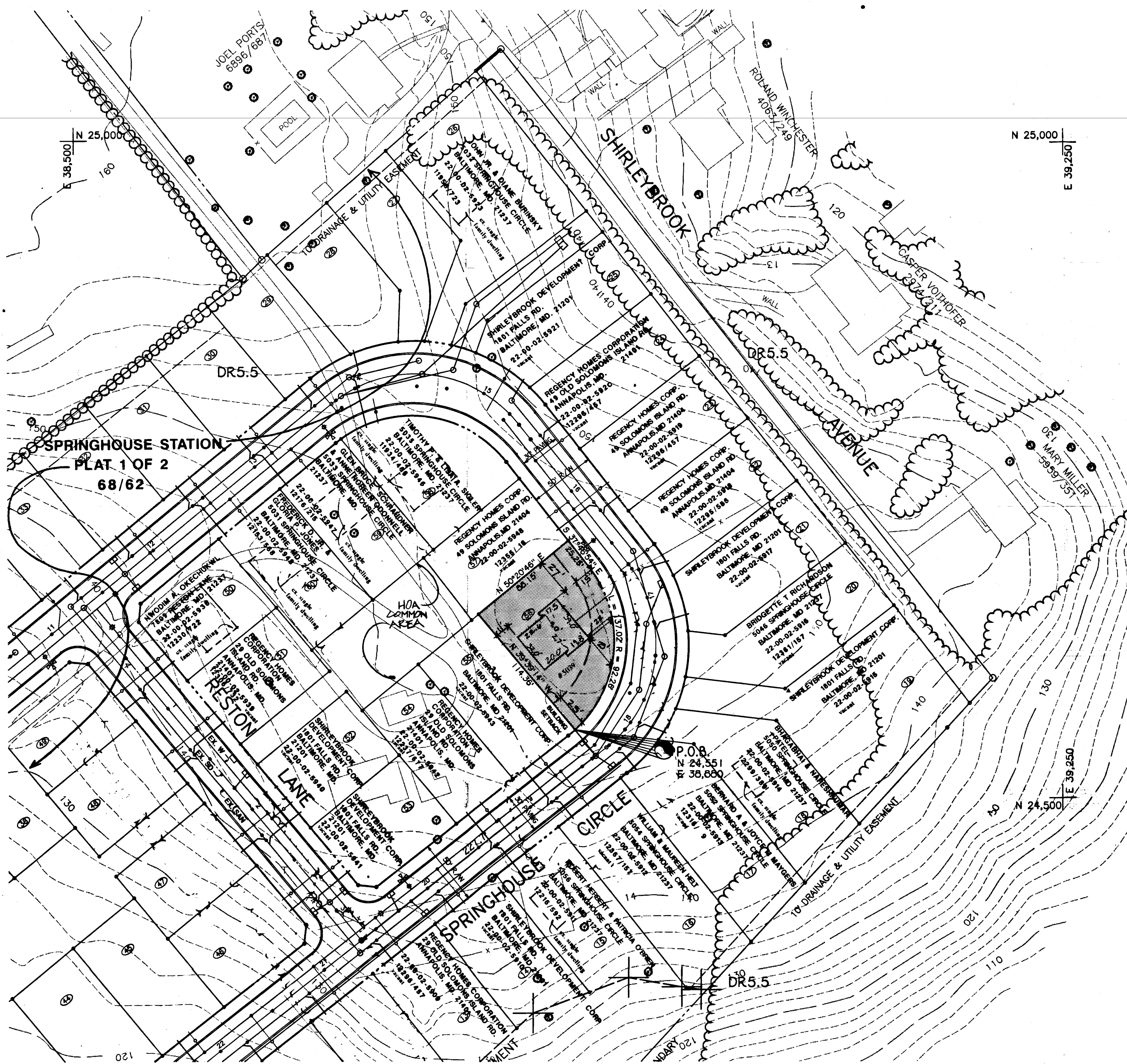
SPRING HOUSE STATION - LOT #56

98-124-A
#124



D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647
9-18-97

DT&A



GENERAL NOTES:

1. DEVELOPMENT Springhouse Station
NAME: Lot 56
2. APPLICANT/ OWNER: Regency Homes Corp
49 Old Solomons Island Road
Suite 301
Annapolis, Maryland 21401
410-266-7513
410-841-6230 (Fax)
ATTN: Mr. Charles Weinstein
3. PLAN PREPARED BY: D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21244
(410) 944-3647
ATTN: Alan E. Scott, R.L.A.
4. PROPERTY REFERENCES:

PARCEL	LOT	TAX ACCOUNT NUMBER	DEED	TAX MAP	GRID	ADC MAP
440	56	22-00-02-5944	12306732	62	14	28-B12

Boundary Plat: D.S. Thaler & Associates, Inc. (March, 1996) (68-62)
Existing Features: 1st Amended Development Plan Springhouse Station; D.S. Thaler, Inc. (Feb., 1996)
Zoning: Baltimore County 200 Scale Zoning Map (1996) (NE 7G)
5. GENERAL DATA:

Election District: 14	Watershed: 6
Census Tract: 4406	Subwatershed: 14
Councilmanic District: 6	
6. SITE INFORMATION:

A. Acreage:
Gross = 12,236 S.F. ± (0.28 AC±)
(162 Linear Feet Along Spring Circle 25 Feet Wide = 4,050 S.F. (0.09)
Net = 8,186 S.F. ± (0.18 AC±)

B. Existing Zoning: DR-5.5

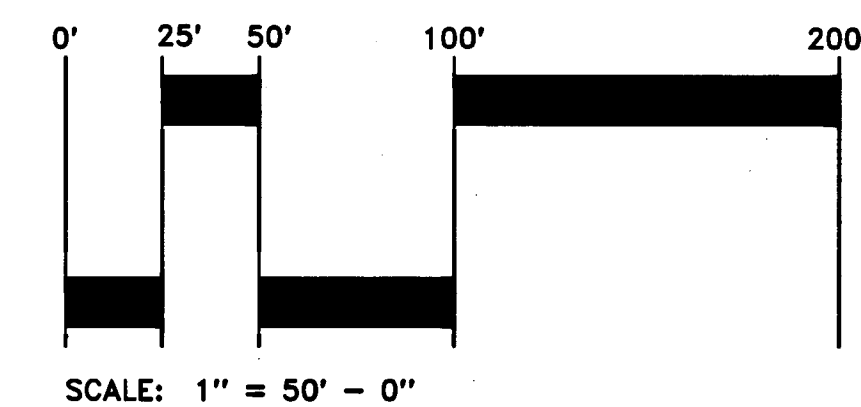
C. Density Calculations:
Allowed = 0.28 AC± X DR-5.5 = 1.5 Units
Proposed = 1 Unit

D. Parking:
Required = 2 Spaces
Proposed = 2 Spaces
7. UTILITIES: Public water and sewer are provided.
8. USE: The proposed use is Residential.
9. ROADS: All roads are public.
10. AVERAGE DAILY TRIPS (ADTS): Average daily trips as calculated from the Baltimore County Comprehensive Manual of the Development Policy.
Average Daily Trips = 1 unit x 10 Unit = 10 ADTS
11. This property as shown on the plan has been held intact since July, 1997 (according to deed). No known part of the gross area of this property as shown on the plan has been utilized, recorded or represented as density or area to support any offsite dwellings.

SITE HISTORY:

- June 20, 1992:
Case #XIV-338 Development Plan Hearing
Approved
- February 2, 1996:
1st Amended Development Plan
Approved

PDM # XIV-338
PLAT RECORD # SM 68 FOLIO 62
DATE: 3/14/96



SCALE: 1" = 50' - 0"

JOB NUMBER: 2056
DRAWN BY: J.M.
DESIGNED BY: S.A.M.
CHECKED BY: S.A.M.



D. S. THALER & ASSOC., INC.

SURVEYORS
LAND PLANNERS

CIVIL ENGINEERS
LANDSCAPE ARCHITECTS

7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-3647

REVISIONS:
Date Description

PLAT TO ACCOMPANY VARIANCE PETITION
SPRINGHOUSE STATION - LOT #56

SCALE: 1" = 50'
DATE: 9/19/97
SHEET 1 OF 1
FILE NO. 2064