

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
S/S Church Road, 500' NW of the	
c/l of Delight Road	* ZONING COMMISSIONER
(211 Church Road)	
4th Election District	* OF BALTIMORE COUNTY
3rd Councilmanic District	
	* Case No. 98-204-SPH
Michael H. Flora	
Petitioner	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Michael H. Flora. The Petitioner seeks approval of a waiver to permit two (2) panhandle lots with driveway access widths of 10 feet each in lieu of the minimum required 12 feet, pursuant to the recommendation of same by the Department of Public Works, and an amendment to the previously approved site plan in prior Case No. 94-501-A to reflect the proposed modification. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Michael H. Flora, property owner, his wife, Jackie Flora, and Paul Lee, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of 2.34 acres, more or less, zoned D.R.2 and is improved with a single family dwelling. The property was previously approved as a two-lot minor subdivision and variances to lot width and area setback requirements were granted for proposed Lot 1 in prior Case No. 94-501-A on July 27, 1994. Subsequently, a request to the Development Review Committee for a refinement

ORDER RECEIVED FOR FILING
 Date 1/16/98
 By [Signature]

to the minor subdivision plan to create three lots was approved in August 1997. The Petitioner now comes before me seeking variance relief as noted above to provide access to proposed Lots 2 and 3 via panhandle driveways.

The property is roughly rectangular in shape with narrow frontage on Church Road. However, it contains sufficient depth which extends to a rear property line that abuts the right-of-way for the Northwest Expressway (Route 795). As noted above, the Petitioner recently obtained minor subdivision approval to create three lots on the subject property. Proposed Lot 1 is already improved with a single family dwelling located towards the front of the property. However, public water was recently installed in Church Road and thus, the Petitioner wishes to move forward with the minor subdivision of the property to create two additional lots. Proposed Lots 2 and 3 will ultimately be developed with single family homes, to be known as 209 and 209-A Church Lane, respectively. In addition to the proposed subdivision, the site plan shows an area of forest conservation to the rear of the site and a sufficiently sized septic reserve area.

Vehicular access to proposed Lots 2 and 3 will be by way of two abutting panhandle driveways which lead from Church Lane. Each panhandle driveway will be 10 feet wide, slightly narrower than the 12 feet required by the Department of Public Works. Thus, the Petition for Special Hearing was filed, pursuant to Section 26-172 of the Baltimore County Code. That Section allows the Hearing Officer (Zoning Commissioner) to grant a waiver of certain Public Works' requirements upon the recommendation of a Department Director. In this regard, DRC approval of the subdivision was previously obtained and a Zoning Plans Advisory Committee (ZAC) comment issued by the Bureau of Developer's Plans Review recommended approval of the waiver request.

ORDER RECEIVED FOR FILING

Date

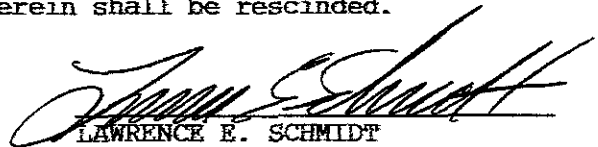
By

Based upon the testimony and evidence presented, I am persuaded that the Petition for Special Hearing should be granted. In my judgment, the size, scope and nature of the proposed development does not justify strict compliance with the 12-foot panhandle width requirements, and a grant of the relief requested will be within the spirit and intent of the development and zoning regulations. Moreover, it appears that all other County laws, ordinances, and regulations have been satisfied and that compliance with the regulations would cause an unnecessary hardship upon the Petitioner. For these reasons the relief requested 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 variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of January, 1998 that the Petition for Variance seeking approval of a waiver to permit two (2) panhandle lots with driveway access widths of 10 feet each in lieu of the minimum required 12 feet, pursuant to the recommendation of same by the Department of Public Works, and an amendment to the previously approved site plan in Case No. 94-501-A to reflect the proposed modification in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

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

January 6, 1998

Mr. Michael H. Flora
211 Church Road
Reisterstown, Maryland 21136

RE: PETITION FOR SPECIAL HEARING
S/S Church Road, 500' NW of the c/l of Delight Road
(211 Church Road)
4th Election District - 3rd Councilmanic District
Michael H. Flora - Petitioner
Case No. 98-204-SPH

Dear Mr. Flora:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Paul Lee, Century Engineering, Inc.
32 West Road, Towson, Md. 21204

People's Counsel; Case Files



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve -----

2 - 10' Panhandle lots in lieu of the required 12'

in accordance with recommendation for approval by

Department of Public Works and to amend the site plans.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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 or Lessee~~ Engineer:

Paul Lee

(Type or Print Name)

Signature

32 West Road

Address

Towson, Maryland 21204

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Michael H. Flora

(Type or Print Name)

Signature

(Type or Print Name)

Signature

211 Church Road 410-833-9447

Address

Phone No.

Reisterstown, Maryland 21136

City and State

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

Paul Lee - Century Engineering, Inc.

Name

32 West Road 410-823-8070

Address

Phone No.

TOWSON, MD 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING -1/2HR. +1HR.

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: JRF DATE 11/25/97



ORDER RECEIVED FOR FILING

Date

By

98-204-SPH

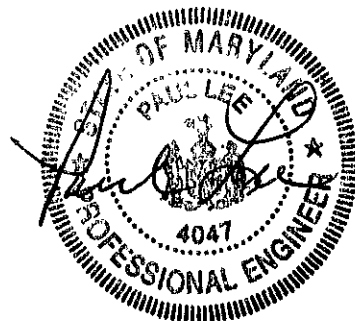
#204

**DESCRIPTION
211 CHURCH ROAD
ELECTION DISTRICT 4C3
BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at a point located in the paving of Church Road, said point also being located northwesterly 500 feet $\pm$ from the center of Delight Road, thence leaving said paving of Church Road,

- (1) South 01 degrees 00 minutes 22 seconds East 318.24 feet, thence
- (2) South 03 degrees 02 minutes 31 seconds East 272.00 feet, thence
- (3) South 60 degrees 00 minutes 16 seconds East 77.70 feet, thence
- (4) South 29 degrees 53 minutes 44 seconds West 294.25 feet to the east side of Northwest Expressway (Route 795), thence binding on said east side of Route 795
- (5) North 41 degrees 06 minutes 17 seconds West 80.55 feet, thence leaving said east side of Route 795
- (6) North 00 degrees 29 minutes 52 seconds East 849.17 feet to a point in the paving of Church Road, thence running in the paving of Church Road
- (7) South 76 degrees 00 minutes 45 seconds East 107.93 feet to the point of beginning.

CONTAINING 2.34 acres of land, more or less.



#204

98-204-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/18, 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 12-18, 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 #98-204-SPH
211 Church Road
S/S Church Road, 500' +/-
W of Delight Road
4th Election District
3rd Councilmanic District
Legal Owner(s):
Michael H. Flora

Special Hearing: to approve two 10-foot panhandle lots in lieu of the required 12 feet and to amend the site plans.

Hearing: Monday, January 5, 1998 at 10:00 a.m., in Room 407, County 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.

12/138 Dec. 18 C196325



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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

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

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

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

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 204

Petitioner: MICHAEL FLORA

Location: 211 CHURCH ROAD 21136

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MICHAEL FLORA

ADDRESS: 211 CHURCH ROAD

REISTERSTOWN, MD 21136

PHONE NUMBER: 410-833-9447

AJ:ggs

(Revised 09/24/96)

CERTIFICATE OF POSTING

RE: Case No.: 98-204-SPH
Petitioner/Developer:
(Mike Flora)
Date of Hearing/Closing:
(Jan. 5, 1998)

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

Attention : Ms. Gwendolyn Stephens

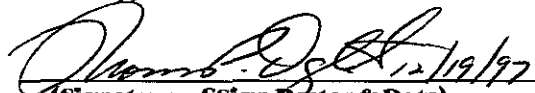
Ladies and Gentleman:

**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 _____**

_____ 211 Church Road Baltimore, Maryland 21136 _____

The sign(s) were posted on _____ Dec. 19, 1997 _____
(Month, Day, Year)

Sincerely,

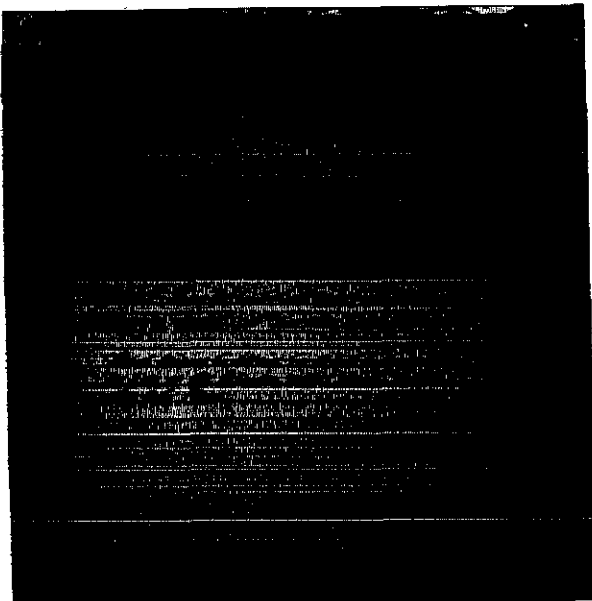

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



98-204-SPH



Baltimore County
Department of Permits and
Development Management

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

December 5, 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: 98-204-SPH
211 Church Road
S/S Church Road, 500' +/- W of Delight Road
4th Election District - 3rd Councilmanic District
Legal Owner: Michael H. Flora

Special Hearing to approve two 10-foot panhandle lots in lieu of the required 12 feet and to amend the site plans.

HEARING: Monday, January 5, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature, the initials "scs" are written in a smaller, simpler script.

Arnold Jablon
Director

c: Michael H. Flora
Paul Lee

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 19, 1997.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
December 18, 1997 Issue - Jeffersonian

Please forward billing to:

Michael Flora 410-833-9447
211 Church Road
Reisterstown, MD 21136

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: 98-204-SPH
211 Church Road
S/S Church Road, 500' +/- W of Delight Road
4th Election District - 3rd Councilmanic District
Legal Owner: Michael H. Flora

Special Hearing to approve two 10-foot panhandle lots in lieu of the required 12 feet and to amend the site plans.

HEARING: Monday, January 5, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.



Lawrence E. Schmidt sc

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.

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.: 98-204-SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING - To approve two 10' panhandles
lots in lieu of the required 12' And to amend the minor
subdivision site plan.

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

December 17, 1997

Mr. Michael H. Flora
211 Church Road
Reisterstown, MD 21136

RE: Item No.: 204
Case No.: 98-204-SPH
Petitioner: Michael H. Flora

Dear Mr. Flora:

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 November 25, 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." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



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

DATE: December 16, 1997

To: Arnold L. Jablon
From: Bruce Seeley *BS/41*
Subject: Zoning Item #204

Flora Property, 211 Church Road

Zoning Advisory Committee Meeting of December 8, 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.)
- X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
- 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).

BK:sp

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: December 11, 1997

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

SUBJECT: Zoning Advisory Committee Meeting
 for December 15, 1997
 Item No. 204

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The Department of Public Works recommended approval of the waiver request for two (2) 10-foot-wide panhandles on November 17, 1997, D.R.C. #10277A.

RWB:HJO:jrb

cc: File

ZONE1215.204



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 12/5/97
Item No. 204 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,

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

Baltimore County Government
Fire Department



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

(410) 887-4500

Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: Michael H. Flora

Location: DISTRIBUTION MEETING OF December 8, 1997

Item No.: 204 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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

A t-turnaround or cul-de-sac is required because of length of panhandle.

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

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 9, 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. 190, 201, 202, 204, 205, 206 and 207

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 M. Long

Division Chief:

Carol L. Kerns

AFK/JL

Baltimore County Government
Department of Permits and
Development Management



92032

111 West Chesapeake Avenue
Towson, Md. 21204

(410) 887-3335

November 17, 1997

Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, MD 21204

RE: Flora, Michael Property
211 Church Road
DRC Number 10277A, Dist. 4C3

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on November 10, 1997, and made the following recommendations:

The DRC reviewed the plan submitted on the above referenced project and determined that a waiver for Public Works Standards as requested would be within the scope, purpose and intent of the development regulations to Baltimore County. Please see the enclosed memo dated October 31, 1997, from Robert Bowling.

9B-204-SPH

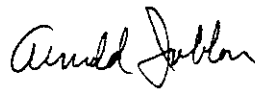
Paul Lee Engineering, Inc.
Flora, Michael Property
November 17, 1997
Page 2

The DRC has recommended your waiver for approval. Now you must file for the special hearing.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 17th day of November 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,



Arnold Jablon
Director

AJ:DTR:dak

c: Bruce Seeley
Joyce Watson
File
Enclosure

No. 045103

DATE 10/15/97 ACCOUNT R-001-6150

AMOUNT
\$250.00

RECEIVED
FROM: Michael H. Floss / Paul Lee Enggr. Inc

FOR: DRC# 10277A Ferra, Michael Prop.

<u>DISTRIBUTION</u>		
WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER

1999b] and the latter one is actually identical to the one proposed by Kohn *et al.* (1999a). This is a 1D case, though, where $\mathbf{v} = v\mathbf{e}_1$ and $\mathbf{v} \cdot \nabla = \partial/\partial x$. In this case, the velocity v is a function of x and t only, and the velocity gradient $\nabla \cdot \mathbf{v}$ is a scalar. The velocity gradient $\nabla \cdot \mathbf{v}$ is a scalar, and the velocity gradient $\nabla \cdot \mathbf{v}$ is a scalar.

PAID RECEIPT

PROCESS	ACTUAL	TIME
06/16/1997	10/16/1997	10:06:07
PL 4.4623	CONVERT UNIT CM M	PROG 4
5.413931	LANDS CASH PERS TPT	
Program #	071230	
OR NO. 045108		

THE UNIVERSITY OF CHICAGO

CASHIER'S \$ VALIDATION

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Donald T. Rascoe, Development Manager DATE: October 31, 1997
Division of Development Processing

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

SUBJECT: Michael Flora Property
DRC #07287A (10277A)
Waiver of Department of Public
Works Standards

Thomas Hamer and I reviewed the waiver request for the Michael Flora Property. We recommend approval for the reduction of the required panhandle width from 12 feet to the proposed 10 feet. The reason for the 12-foot-wide panhandles is so that two utilities (water and sewer) can fit along each panhandle. In the case of this site, the lots will have septic systems instead of public sewer eliminating the 12-foot requirement.

If you have any questions, I can be reached at extension 3751.

RWB:jrb

cc: File

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

M.A. FLORA

211 CHURCH RD.

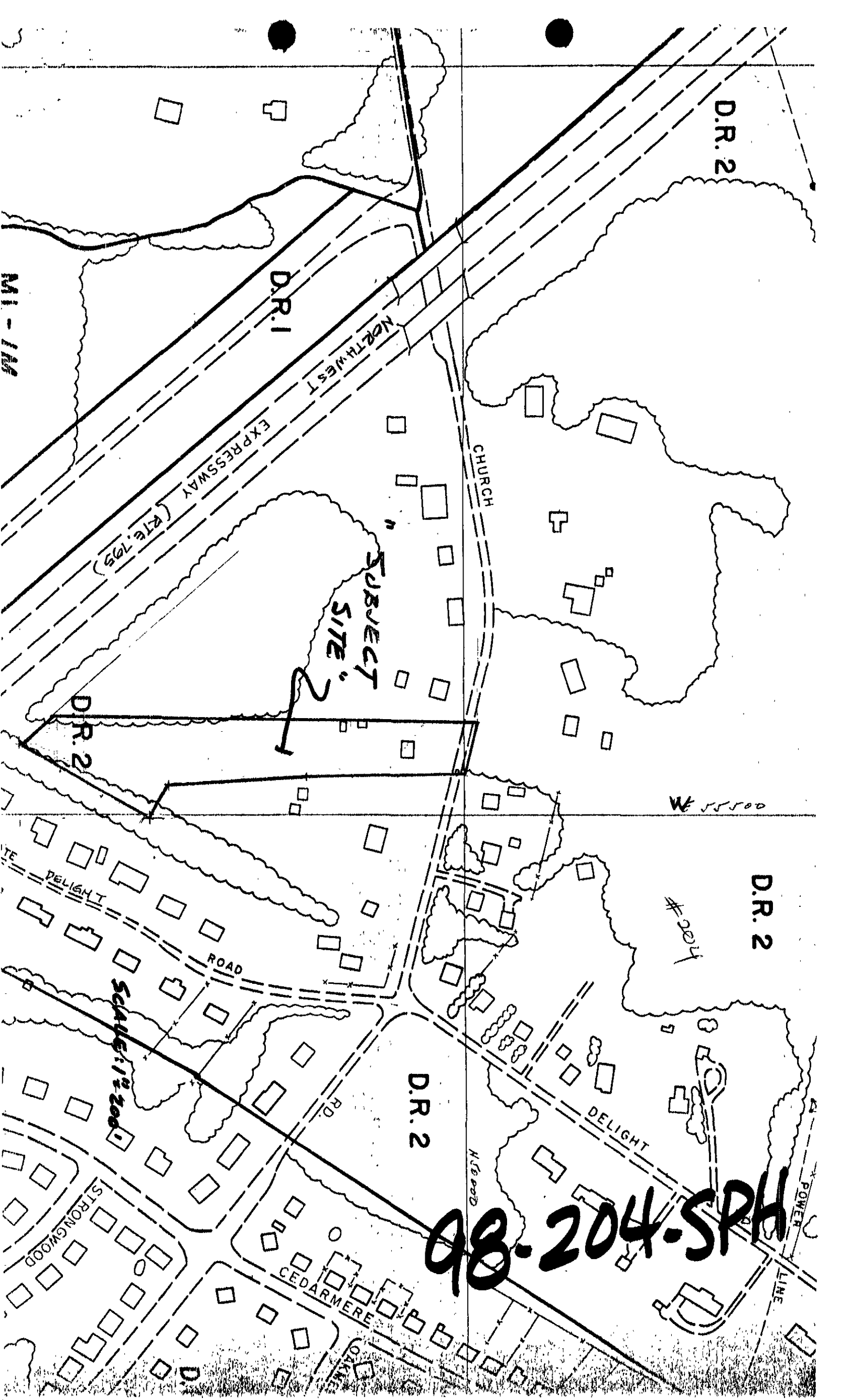
JACKIE FLORA

211 Church Rd. Reisterstown.

Paul Lee
Century Engineering
32 West Rd.
Towson, Md 21204

21136





D.R. 2

D.R. 1

NORTHWEST
EXPRESSWAY (Rte. 195)

CHURCH
ROAD

SUBJECT
SITE

D.R. 2

W 55500

D.R. 2

#204

ROAD

D.R. 2

DELIGHT
ROAD

RD.

CEDAR MERE

OAK

SCALE: 1"=200'

98-204-SPH

POWER
LINE