

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
N/S Schroeder Avenue, 70' N & W	* DEPUTY ZONING COMMISSIONER
of the ext. c/l Powder Farm Ct.	* OF BALTIMORE COUNTY
(50' Right-of-Way)	* Case No. 98-425-SPH
11th Election District	
5th Councilmanic District	
Baltimore County, Maryland	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Baltimore County, Maryland, by Shirley M. Murphy, Bureau of Land Acquisition. The Petitioners seek approval of a waiver of Public Works Standards to delete sidewalk from the north side of Schroeder Avenue, as shown on the plan, and to amend the Final Development Plan for Gunview Farm, accordingly. 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 in support of the request were Galen A. Wallace and Ray Giudice, representatives of Gunview Limited Partnership, Developers of the Gunview Farm subdivision. Appearing as Protestants in the matter were Robert and Beulah White, and Brenda and Kim Kay Hom, all of whom reside in the Gunview Farm development. There were no representatives from Baltimore County.

Testimony and evidence offered revealed that the subject property consists of a 50-foot right-of-way, approximately 740 feet in length, which runs along the north side of Schroeder Avenue, approximately 70 feet north and west of Powder Farm Court (extended), in the subdivision known as Gunview Farm in Perry Hall. Gunview Farm is a residential community

ORDER RECEIVED FOR FILING

Date

By

7/15/98
Hoy

which was approved for development with 48 single family homes in approximately 1993. All of the homes have been built. While sidewalks have been provided along the south side of Schroeder Avenue and other public roads in this community, the Petitioners seek approval of a waiver to delete sidewalks along the north side of Schroeder Avenue as noted above. Messrs. Gailen Wallace and Ray Giudice testified that the Developer never intended to provide sidewalks on the north side of Schroeder Avenue as shown on the plan. However, when the engineer submitted the final development plan, the sidewalk was shown in this particular area in error.

Further testimony indicated that the houses which would abut this sidewalk sit high atop a hill and are far-removed. Furthermore, several of those lots have retaining walls between them and this right-of-way. Thus, those residents would not use this sidewalk for access to their properties. The Petitioners believe that to require the installation of sidewalk in this area could cause erosion and the loss of trees. Testimony indicated that this particular section of sidewalk is not necessary and will not connect to any other sidewalk. Thus, the Petitioners requested a waiver from this requirement and the Department of Permits and Development Management has reviewed their request and recommended approval of same. However, a special hearing is necessary to approve same and to amend the final development plan accordingly.

As noted above, several residents from the surrounding community appeared in opposition to the request. Many of the complaints raised by these citizens did not specifically relate to the sidewalk in question. Rather, these residents complained that the Developer has failed to complete certain projects within this development, such as landscaping, seeding, the installation of a split rail fence, and other problems relative

to erosion. These citizens argued, however, that this sidewalk is necessary so that residents can use the north side of Schroeder Avenue for walking, bicycling and other recreational purposes. They, therefore, request that the waiver be denied so that sidewalks are required.

At the hearing, I determined that it would be necessary for me to visit the property prior to making a decision in this matter. I visited the Gunview Farm community and observed the area in question. After inspecting the area and in consideration of the testimony and evidence presented at the hearing, I am persuaded to grant the requested waiver. As stated at the hearing, this particular area of sidewalk will not connect to any other sidewalk or any adjacent community, and does not appear to be a necessity, given that sidewalk already exists in this area along the south side of Schroeder Avenue. Testimony at the hearing demonstrated that sidewalk was never intended to be installed on the north side of Schroeder Avenue and that as a result of a miscommunication between the Developer and its engineer, the sidewalk was shown on the development plan in error.

In accordance with Section 26-172 of the Baltimore County Code, I find that if the Developer were made to comply with the development regulations and required to install sidewalk in the area in question, that the Developer would suffer an unreasonable hardship. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare and should therefore be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of July, 1998 that the Petition for Special Hearing to approve a waiver of Public Works Standards to delete sidewalk from the north side of Schroeder Avenue and to amend the Final Development Plan for Gunview Farm, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The 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.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 7/15/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

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

July 15, 1998

Ms. Shirley M. Murphy
Bureau of Land Acquisition
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N/S Schroeder Avenue, 70' N & W of the ext. c/l Powder Farm Court
(50' Right-of-Way along the N/S Schroeder Avenue)
11th Election District - 5th Councilmanic District
Baltimore County, Maryland - Petitioner
Case No. 98-425-SPH

Dear Ms. Murphy:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Messrs. Ray Giudice and Galen A. Wallace, Gunview Limited Partnershp,
401 Jefferson Avenue, Towson, Md. 21204

Mr. & Mrs. Robert L. White
3864 Schroeder Avenue, Perry Hall, Md. 21128

Mr. & Mrs. Kim Kay Hom
15 Powder Farm Court, Perry Hall, Md. 21128

People's Counsel; Case Files





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

SCHROEDER AVENUE

which is presently zoned

DD-2

This Petition shall be filed with the Department of Permits & 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

a waiver of Public Works Standards to delete side-walk from the north side of Schroeder Avenue as shown on the Final Development Plan. AND to AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN FOR GUNVIEW FARM.

SM

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

I, or we, agree to pay expenses of 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.

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

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): BALTO. CO. GOVT.

(Type or Print Name)

Signature

Shirley M. Murphy

(Type or Print Name)

Signature

Bureau of Land Acquisition

111 West Chesapeake Avenue, Room 111

Address

Phone No. 887-3251

Towson, Maryland 21204

City

State

Zipcode

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following date

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

5/8/98

98-425-SPH

ORDER RECEIVED FOR FILING

Date

By

Revised 9/5/95

ITEM #425

ZONING DESCRIPTION FOR GUNVIEW FARM

Beginning on the North side of Schroeder Avenue a 50 foot right-of-way at a distance of 70 feet North and West of the extended centerline of Powder Farm Court to a point at the beginning of a proposed 4 foot wide sidewalk thence continuing for such 4 foot width Easterly along Schroeder Avenue for a distance of 740 feet to the end of a proposed 4 foot wide sidewalk.

98.425.SPH

RECEIPT
OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

045268

PAID RECEIPT

PROCESS ACTUAL TIME
12/18/1997 12/17/1997 15:22:51

RE: MS02 CASHIER JRIC JMR DRAWER

5 MISCELLANEOUS CASH RECEIPT

501 101 101

CR NO. 045268

050.00 CHECK

Washington County Maryland

DATE 12/17/97 ACCOUNT R-001-6150

AMOUNT \$250.00

RECEIVED FROM: Mumview Farm

FOR: DRC 12297F - Mumview Farm

DK

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

Mr. Hamer and I met to discuss the waiver of sidewalks for the Gunview Farms subdivision. To place this sidewalk at the required grade, a large amount of grading would be necessary.

We are recommending approval of said waiver. If you have any questions, please call me at extension 3751.

RWB:jrb

cc: File

#425

RWB182

98.425.SPH

**NOTICE OF ZONING
HEARINGS**

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: #98-425-SPH

Gunview Farm
N/S Schroeder Avenue be-
tween Gunview Farm Court
and Powder Farm Court
11th Election District
5th Councilmanic District
Legal Owner(s): Baltimore
County, Maryland

Special Hearing: to approve
a waiver of Public Works Stan-
dards to delete sidewalk from
the north side of Schroeder
Avenue, as shown on the Final
Development Plan, and to
amend the last approved Final
Development Plan for Gun-
view Farm.

Hearing: Thursday, June 18,
1998 at 11:00 a.m., in Room
407, County Courts Bldg.,
481 Rossley 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 concern-
ing the File and/or Hearing,
Please Call (410) 887-3391.

5/4/98 May 28 C232399

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/28/, 1998

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 5/28/, 1998.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

RE: PETITION FOR SPECIAL HEARING
Gunview Farm, N/S Schroeder Avenue between
Gunview Farm Court and Powder Farm Court, 11th
Election District, 5th Councilmanic

Legal Owners: Baltimore County, Md.

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 98-425-SPH

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of June, 1998, a copy of the foregoing Entry of Appearance was mailed to Shirley M. Murphy, Baltimore County Bureau of Land Acquisition, 111 W. Chesapeake Avenue, Room 111, Towson, MD 21204, representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN

CERTIFICATE OF POSTING

**RE: Case # 98-425-SPH
Petitioner/Developer:
(Baltimore County)
Date of Hearing/Closing:
(June 18, 1998)**

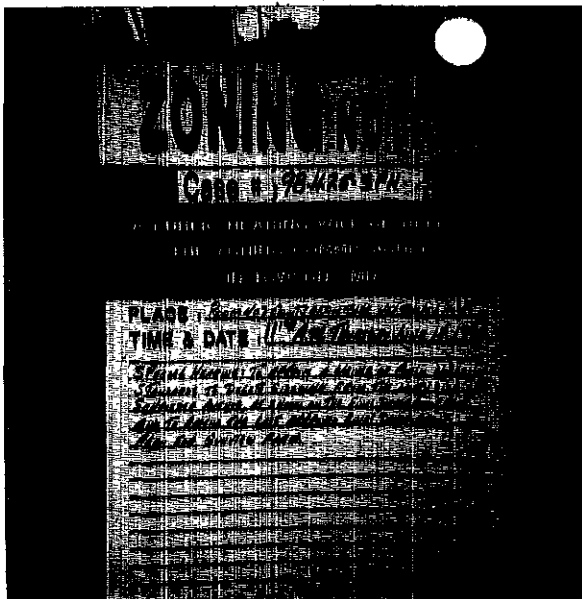
**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

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 _____
Schroeder Ave. (between Gunview Farm Ct. & Powder Farm Ct.) Baltimore, Maryland 21128**

**The sign(s) were posted on _____ June 3, 1998 _____
(Month, Day, Year)**



Sincerely,

Thomas P. Ogle, Sr.
(Signature of Sign Owner & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

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



Baltimore County
Department of Permits and
Development Management

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

May 18, 1998

NOTICE OF ZONING 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: 98-425-SPH

Gunview Farm

N/S Schroeder Avenue between Gunview Farm Court and Powder Farm Court

11th Election District - 5th Councilmanic District

Baltimore County, Maryland - Legal Owner

Special Hearing to approve a waiver of Public Works Standards to delete sidewalk from the north side of Schroeder Avenue, as shown on the Final Development Plan, and to amend the last approved Final Development Plan for Gunview Farm.

HEARING: Thursday, June 18, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "503" written below it.

Arnold Jablon
Director

c: Baltimore County, MD - Bureau of Land Acquisition
G.W. Site Services, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JUNE 3, 1998.**
- (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
May 28, 1998 Issue - Jeffersonian

Please forward billing to:

Galen A. Wallace 410-825-8711
c/o G.W. Site Services, Inc.
608 Highland Avenue
Towson, MD 21204

NOTICE OF ZONING 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: 98-425-SPH

Gunview Farm

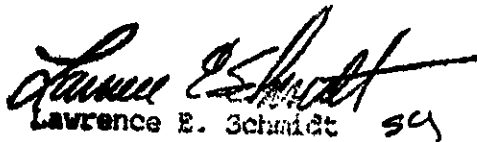
N/S Schroeder Avenue between Gunview Farm Court and Powder Farm Court

11th Election District - 5th Councilmanic District

Baltimore County, Maryland - Legal Owner

Special Hearing to approve a waiver of Public Works Standards to delete sidewalk from the north side of Schroeder Avenue, as shown on the Final Development Plan, and to amend the last approved Final Development Plan for Gunview Farm.

HEARING: Thursday, June 18, 1998 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

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.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 425

Petitioner: BALTIMORE COUNTY, MD.

Address or Location: OLD COURTHOUSE, TOWSON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: GALEN A. WALLACE C/O G.W. SITE SERVICES, INC.

Address: 600 HIGHLAND AVE.
TOWSON, MD 21204

Telephone Number: (410) 825-8711

Revised 2/20/98 - SCJ

98-425-JPH

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. 98 425 SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING TO WAIVE PUBLIC WORKS STANDARDS
REQUIRING A SIDEWALK (ALONG THE NORTH SIDE OF SHROEDER AVE)
AND TO AMEND THE LAST APPROVED FINAL DEVELOPMENT PLAN
FOR GUNVIEW FARM.

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

INTEROFFICE CORRESPONDENCE

Date: May 22, 1998

SUBJECT: Zoning Advisory Committee Meeting
for May 26, 1998
Item No. 425

cc: File

sent
6/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

DATE: May 21, 1998

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

SUBJECT: Gunview Farm

INFORMATION

Item Number: 425

Petitioner: Baltimore County, Maryland

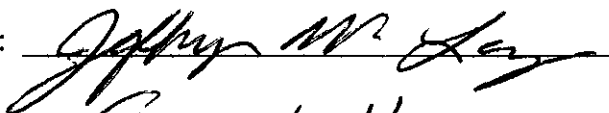
Zoning: DR 2

Requested Action: Special Hearing

Summary of Recommendations:

The Office of Planning does not support the requested waiver for sidewalks on the north side of Schroeder Avenue. Furthermore, there appears to be no justification for the subject waiver request.

Prepared by:



Division Chief:



AFK/JL

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

TO: PDM
FROM: R. Bruce Seeley *RBS*
Permits and Development Review
DEPRM

DATE: 5/20/92

SUBJECT: Zoning Advisory Committee
Meeting Date: May 18, 92

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

Item #'s:

416	423
417	424
418	425
420	426

RBS:sp

BRUCE2/DEPRM/TXTS8P



Baltimore County
Fire Department

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

May 1, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: JOSEPH A. LORENZO
BALTIMORE COUNTY, MARYLAND

Location: DISTRIBUTION MEETING OF MAY 18, 1998

Item No.: 425 AND 417 Zoning Agenda:

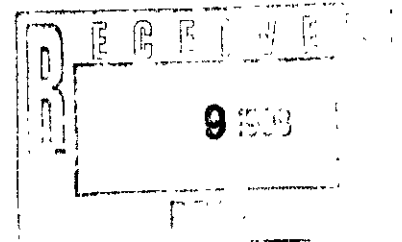
Gentlemen:

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.

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

cc: File





**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 5 15 9 Y
Item No. 425 J L L

Dear Ms. Stephens:

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 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

/s/ 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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RAY GIUDICE
Galen A. Wallace

325 E. SEMINARY TOWSON, MD
21286
608 HIGHLAND AVE. TOWSON, MD
21204



PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Robert L. White

3864 Schroeder Ave.

Perry Hall, MD 21128

Beverly J. White

3864 Schroeder Ave

Perry Hall, Md. 21128

BRENDA HOM

15 Powder Farm Court

Perry Hall, MD 21128

KianKay HOM

15 Powder Farm Court

Perry Hall, Md. 21128

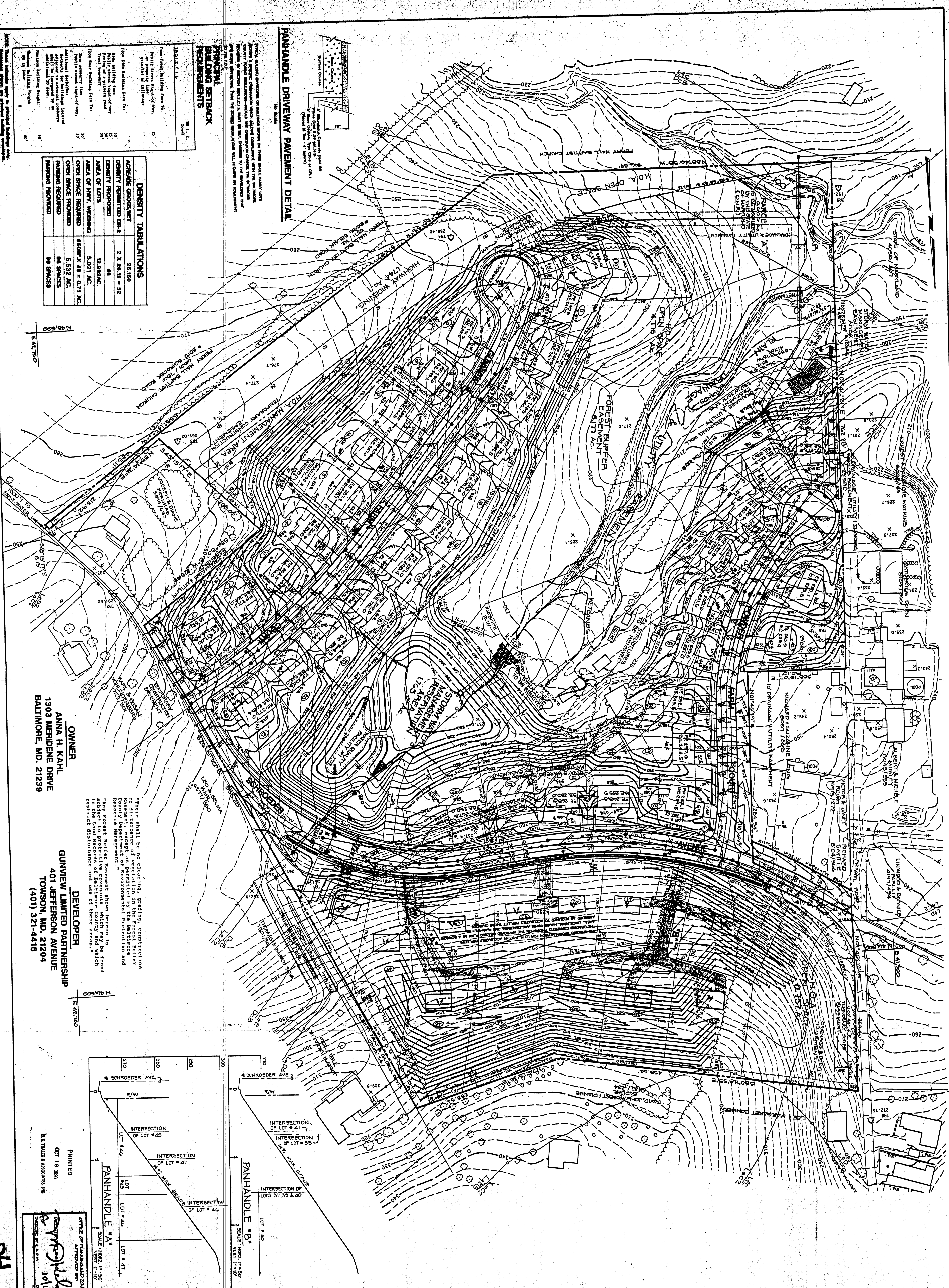
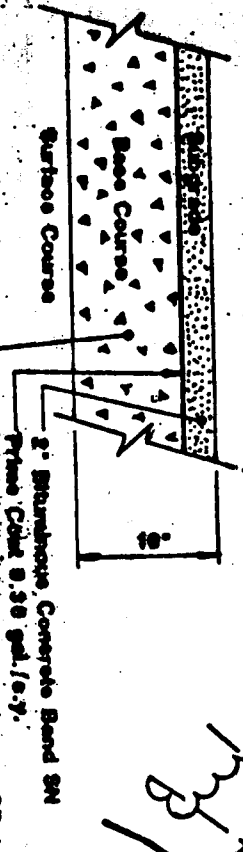


DENSITY TABULATIONS	
ACETONE GROSS/NET	26.150
DENSITY PERMITTED DM-2	2 X 28.15 = 52
DENSITY PROPOSED	48
AREA OF LOTS	12,982 AC.
AREA OF HWY. WIDENING	5.021 AC.
OPEN SPACE REQUIRED	6508' X 21' = 0.71 AC.
OPEN SPACE PROVIDED	5,532 AC.
PAVING REQUIRED	88 SPACES
PAVING PROVIDED	88 SPACES

DENSITY TABULATIONS	
ACETONE GROSS/NET	26.150
DENSITY PERMITTED DM-2	2 X 28.15 = 52
DENSITY PROPOSED	48
AREA OF LOTS	12,982 AC.
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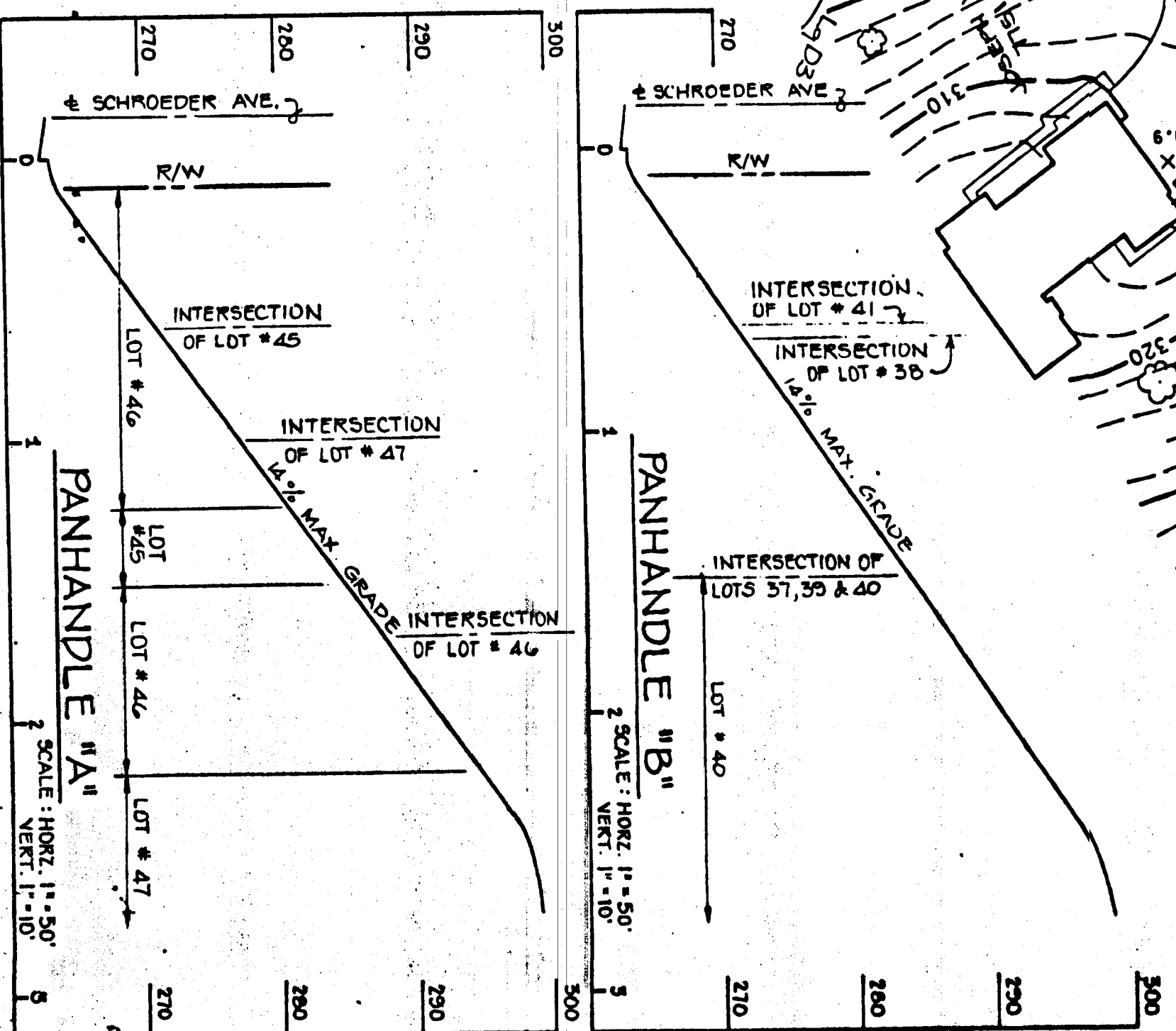
PRINCIPAL BUILDING SETBACK REQUIREMENTS

PANHANDLE DRIVEWAY PAVEMENT DETAIL



OWNER
ANNA H. KAHL
1303 MERIDENE DRIVE
BALTIMORE, MD. 21239

DEVELOPER
GUNVIEW LIMITED PARTNERSHIP
401 JEFFERSON AVENUE
TOWSON, MD. 21204
(401) 321-4416



FINAL DEVELOPMENT PLAN
GUNVIEW FARM
11th ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
DATE: OCTOBER 1988 SCALE: 1" = 40'

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS

7715 AMEMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 844-ENGR (810) 844-3847

DT & A

SCALE: 1"=50'
DRAWN BY: CDH
DESIGNED BY: THM
CHECKED BY: THM/ JAM