

IN RE: DEV. PLAN HEARING & PETITION * BEFORE THE
 FOR SPECIAL HEARING * HEARING OFFICER/ZONING
 E/S York Road, S/S Stablersville *
 Road, 19025 York Road * COMMISSIONER
 Project: Corbett Valley *
 7th Election District * FOR BALTIMORE COUNTY
 6th Councilmanic District *
 Lillian Gottschalk, Owner/ *
 Developer *Case Nos. VII-325 & 99-81-SPH
 * * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND ORDER

This matter comes before the Zoning Commissioner/Hearing Officer as a single public hearing, pursuant to Section 206.1 of the Baltimore County Code, for zoning relief and development plan approval. The Owner/Developer, Lillian Gottschalk, requests approval of a red lined development plan, pursuant to the development regulations as codified in Title 26 of the Baltimore County Code. Additionally, special hearing relief is requested to approve and confirm that the RC-2 portion of lot No. 3 of the "Minor Subdivision of the Gottschalk Property" has no density associated with it. The red lined development plan, which also serves as the plat to accompany the Petition for Special Hearing, was received into evidence and marked as Developer's Exhibit No. 1.

As to the history of the project, through the development review process, is to be noted that a Concept Plan was initially submitted on May 11, 1998. Thereafter, as required by the Code, a Community Input Meeting was conducted on June 11, 1998 at the Hereford High School. The development plan was subsequently filed and a conference held thereon on October 14, 1998. The Hearing Officer's hearing was conducted in its entirety on November 12, 1998.

Appearing at the Hearing Officer's hearing was Guy Ward on behalf of McKee and Associates, the firm which prepared the development plan. Also present was Cindy Riley of Riley and Associates, the realtors handling the

ORDER RECEIVED FOR HEARING
 DATE 11/12/98
 BY [Signature]

potential sale of the property. The Developer was represented by Howard L. Alderman, Esquire. There were no Protestants or other interested persons present.

Also appearing at the hearing were representatives of the various Baltimore County agencies which evaluated the project. Among those testifying were Walter Smith, the Project Manager, Rahee Famili from Development Plans Review, within the Dept. of Permits and Development Management (PDM), Colleen Kelly, from the Bureau of Land Acquisition, Gayle Parker, from the Department of Environmental Protection and Resource Management (DEPRM), and Lynn Lanham from the Office of Planning.

An examination of the site plan shows that the subject property is 13.018 acres in net area, split zoned R.C.2 and R.C.5. The property is located at the southeast corner of the intersection of York Road and Stablersville Road in northern Baltimore County.

The subject property at issue is actually part of a larger tract originally owned by Ms. Gottschalk. That larger tract was subdivided by way of the County's minor subdivision process in case No. 94-168-M. Three lots were created as a result of that minor subdivision including the subject property. As noted above, the subject property is approximately 13 acres and immediately abuts the York Road/Stablersville Road intersection. The rear of the subject property abuts a lot of 10.23 acres which was created during the minor subdivision and is shown on the site plan as lot No. 1. Additionally, another lot was created during that subdivision, shown on the plan as lot 2. Lot 2 is 18.60 acres and is also to the rear of the subject property.

A development plan calls for the creation of three additional building lots so that, when fully developed, the subject property will contain four building lots. These are shown on the plan as proposed lots 3, 4, 5

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Date 11/25/98
[Signature]

and 6. It is of note that lots 3, 5 and 6 are exclusively zoned RC-5. Lot 4, which is of an "L" shape, has both RC-5 and RC-2 acreage.

At the hearing, the Developer's representative, Guy Ward, testified that the red lined plan satisfies all County requirements and addresses all development plan conference comments. He described the plan overall, with particular emphasis on the red line amendments. He particularly noted that the driveway to serve proposed lot 4 had been relocated and that there was a land swap caused by this relocation for the required areas of forest conservation. He also noted that a waiver of storm water management (quantity) had been approved by DEPRM.

The County representatives who were present confirmed that all outstanding issues and concerns had been addressed. Testimony was also received in support of the Petition for Special Hearing, which is necessary for the development plan approval. As noted above, the special hearing relief is requested to confirm that the portion of the RC-2 land, contained within the subject parcel, has no density associated with it.

Pursuant to the testimony and evidence offered, I am persuaded to approve the red lined development plan and grant the special hearing relief. In my judgment, the plan is appropriate and, in fact, meets all County development regulations, policies and standards. Moreover, a grant of the Petition for Special Hearing is also appropriate. Clearly, such a grant will cause no detrimental impact on surrounding properties.

Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order; and the Petition for Special Hearing shall be granted.

ORDER RECEIVED FOR FILING

Date

By

[Handwritten signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of November 1998 that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval of the confirmation that the RC-2 portion of lot #3 of the "Minor Subdivision of the Gottschalk Property" has no density associated with it, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

ORDER RECEIVED FOR FILING
Date 11/25/98
By [Signature]

LES:mmm

[Signature]
LAWRENCE E. SCHMIDT
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 24, 1998

Howard L. Alderman, Jr., Esquire
Levin and Gann, P.A.
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

RE: Case No. VII-325 and 99-81-SPH
Development Plan Order and Petition for Special Hearing
Legal Owner/Developer: Lillian Gottschalk
Project Name: Corbett Valley
York Road/Stablersville Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Order and Petition for Special Hearing have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

c: Mr. Guy Ward, McKee and Associates
Shawan Place, 5 Shawan Road, Hunt Valley, Md. 21030
Ms. Cindy Riley, Riley & Associates, Realtors, 17112 York Rd., Parkton
Other County agencies





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 19025 York Road, Parkton, Md. 21120

which is presently zoned RC-5/RC-2

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

Please See Attached

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Lillian Gottschalk
(Type or Print Name)

Lillian Gottschalk
Signature

(Type or Print Name)

Signature

19025 York Road 410 329 6789
Address Phone No.

Parkton, Md. 21120
City State Zipcode

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

McKee and Associates, Inc
Name

5 Shawan Rd., Suite 1, Hunt Valley, Md. 21030
Address Phone No.

(410) 527-1555

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

SCHEDULED WITH DEVELOPMENT HEARING
the following dates Next Two Months

ALL OTHER

REVIEWED BY: SDA DATE 8-20-98



99-81-SPH

81

Reason for Special Hearing Request:

To confirm that the RC-2 portion of lot# 3 of the "Minor Subdivision of the Gottschalk Property" has no density associated with it.

Zoning Description for 19025 York Road

beginning at a point in or near the centerline of York Road which is approximately 80 feet wide at a distance of 672 feet , more or less, South of the centerline othe the nearest improved intersecting street Stablersville Road, which is 22 feet wide , more or less, thence running for the following courses and distances:

1. North 44° 21' 20" East 98.60
2. North 26° 37' 07" East 386.97
3. South 73° 49' 57" East 111.26
4. South 73° 43' 15" East 98.60
5. South 72° 33' 36" East 98.33
6. South 67° 36' 19" East 98.46
7. South 63° 41' 17" East 69.87
8. South 60° 30' 38" East 177.69
9. South 61° 55' 18" East 108.89
10. South 25° 56' 00" West 30.02
11. South 31° 02' 41" West 405.09
12. South 08° 50' 51" West 140.00
13. South 25° 38' 16" West 130.00
14. North 76° 52' 32" West 210.00
15. South 06° 26' 46" West 55.00
16. South 46° 25' 51" West 75.00
17. South 35° 53' 17" West 66.66
18. North 41° 24' 50" West 15.00
19. North 46° 27' 49" West 691.88 to the place of beginning

Being lot #3 of the "Minor Subdivision of Gottschalk Property", P.D.M. file # 94-168, as shown on the Minor Subdivision Plan approved December 3, 1996 and as intended to be recorded in the land records of Baltimore County, Md. Containing 14.23 acres , more or less, as shown on the aforementioned approved minor subdivision plan.

Also known as 19025 York Road in the Seventh Election District, 6th Councilmatic District.

99-81-SPH

BALTIMORE COUNTY, MARYI D 81. No. 056141
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE: \$ 19 98 ACCOUNT 12-001-0150

AMOUNT \$ 250

RECEIVED FROM: GOTTSCALK

FOR: 040 Cassie - Housing 3.8

FOR: 12/28/98 3.8

PAID RECEIPT

AMOUNT 250.00
DATE 02/20/98 11:11:28
BY CASHIER JIMMIE BRADSHAW
FOR MISCELLANEOUS RECEIPT
RECEIPT # 056141
OR NO. 056141

250.00 CHECK
Haitiarrp County, Maryland

99-81-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1022, 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 1022, 1998.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

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: #89-61-SPH
18025 York Road
E/S York Road SEC
Stablersville Road
7th Election District
8th Councilmanic District
Legal Owner(s):
Lillian Gottschalk

Special Hearing: to confirm that the R.C-2 portion of lot #3 of the "Mirror-Subdivision of the Gottschalk Property" has no density associated with it.

Hearing: Thursday, November 12, 1988 at 9:00 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.

10/376 Oct. 22 6287662

CERTIFICATE OF POSTING

**RE: Case # HOH-#VII-325
Petitioner/Developer:
(Lillian Gottschalk)
Date of Hearing/Closing:
(Nov. 12, 1998)**

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21284**

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 _____**

York & Stablersville Roads Baltimore, Maryland 21120 _____

**The sign(s) were posted on _____ Oct. 13, 1998 _____
(Month, Day, Year)**

Sincerely,

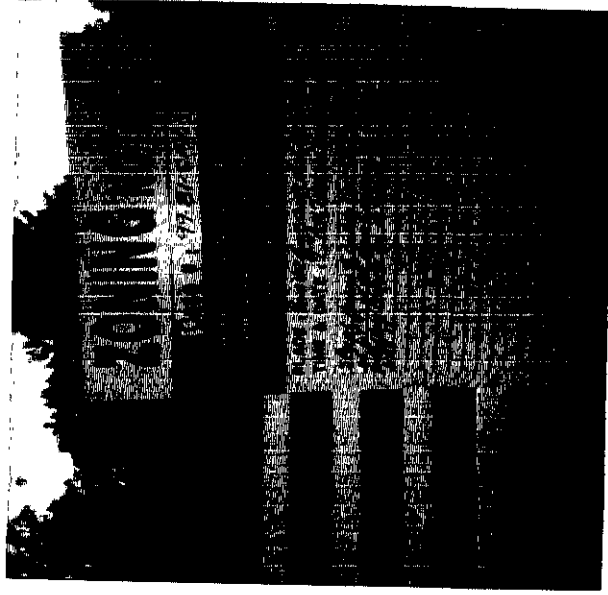

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

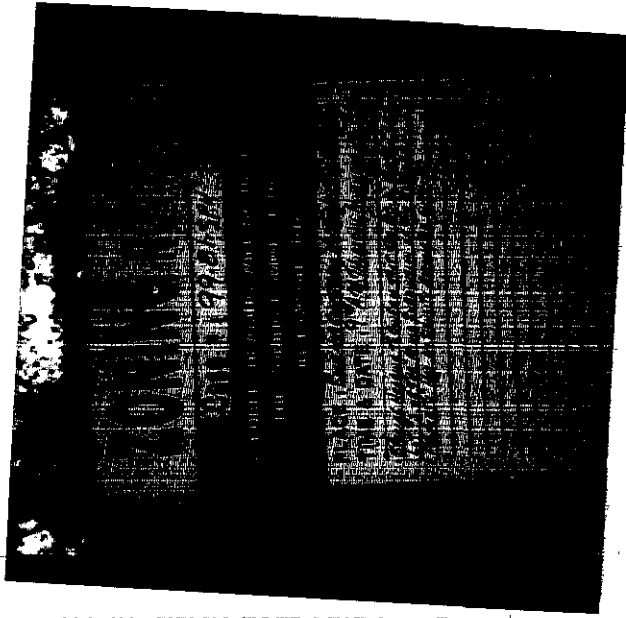
_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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



YORK ROAD



STAGLERSVILLE ROAD



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.: 81

Petitioner: Lillian Gottschalk

Location: 19025 York Road, Parkton, Md. 21120

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Lillian Gottschalk

ADDRESS: 19025 York Road

Parkton, Md. 21120

PHONE NUMBER: 410 329 6789

AJ:ggs

(Revised 09/24/96)

99-81-SPH

81

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.: _____

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

PLACE: _____

DATE AND TIME: _____

REQUEST: TO PERMIT CONFIRMATION THAT THE RC-2
PORTION OF LOT #3 OF GOTTSCHACK PROPERTY THROUGH SUBDIVISION
HAS NO ZONING DENSITY ASSOCIATED WITH IT.

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

99-81-SPH 81

TO: PATUXENT PUBLISHING COMPANY
October 22, 1998 Issue - Jeffersonian

Please forward billing to:

Lillian Gottschalk
19025 York Road
Parkton, MD 21120

410-329-6789

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: 99-81-SPH
19025 York Road
E/S York Road, SEC Stablersville Road
7th Election District - 6th Councilmanic District
Legal Owner: Lillian Gottschalk

Special Hearing to confirm that the R.C.-2 portion of lot #3 of the "Minor Subdividison of the Gottschalk Property" has no density associated with it.

HEARING: Thursday, November 12, 1998 at 9:00 a.m. in Room 407, County Courts Building, 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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

September 29, 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:

HEARING OFFICERS HEARING

Project Name: Lillian Gottschalk Property
Project Number: 07-325
Location: SEC York and Stablersville Roads
Acres: 9.46
Developer: Lillian Gottschalk
Engineer: McKee & Associates, Inc.
Proposal: 2 Existing, 2 Proposed Single Family Lots

*****AND*****

CASE NUMBER: 99-81-SPH
19025 York Road
E/S York Road, SEC Stablersville Road
7th Election District - 6th Councilmanic District
Legal Owner: Lillian Gottschalk

Special Hearing to confirm that the R.C.-2 portion of lot #3 of the "Minor Subdivison of the Gottschalk Property" has no density associated with it.

HEARING: Thursday, November 12, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon, Director

c: Lillian Gottschalk
McKee & Associates, Inc.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 28, 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.

Come visit the County's Website at www.co.ba.md.us



RE: PETITION FOR SPECIAL HEARING
19025 York Road, E/S York Road, SEC Stablersville
Road, 7th Election District, 6th Councilmanic

Legal Owners: Lillian Gottschalk


Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-81-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
People's Counsel for Baltimore County



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 21st day of September, 1998, a copy of the foregoing Entry of Appearance was mailed to McKee & Associates, Inc., 5 Shawan Road, Suite 1, Hunt Valley, MD 21030, representative for Petitioner(s).



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: September 3, 1998

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

SUBJECT: Zoning Advisory Committee Meeting
for September 8, 1998
Item Nos. 076, 077, 078, 079, 080,
081, and 082

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

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
David L. Winstead
Secretary
Parker F. Williams
Administrator

Date: 8.31.91

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

RE: Baltimore County
Item No. 081 JRA

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

P. J. Gredlein
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: 787 North Calvert Street, Baltimore, Maryland 21202

Date: September 10, 1998

TO: Arnold Jablon

FROM: R. Bruce Seeley *RSJ/10*

SUBJECT: Zoning Item #81

Lillian Gottschalk Property - 19025 York Road

Zoning Advisory Committee Meeting of August 31, 1998

----- 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:

X 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 (Section 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).

11/12
AK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 28, 1998

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

SUBJECT: 19025 York Road

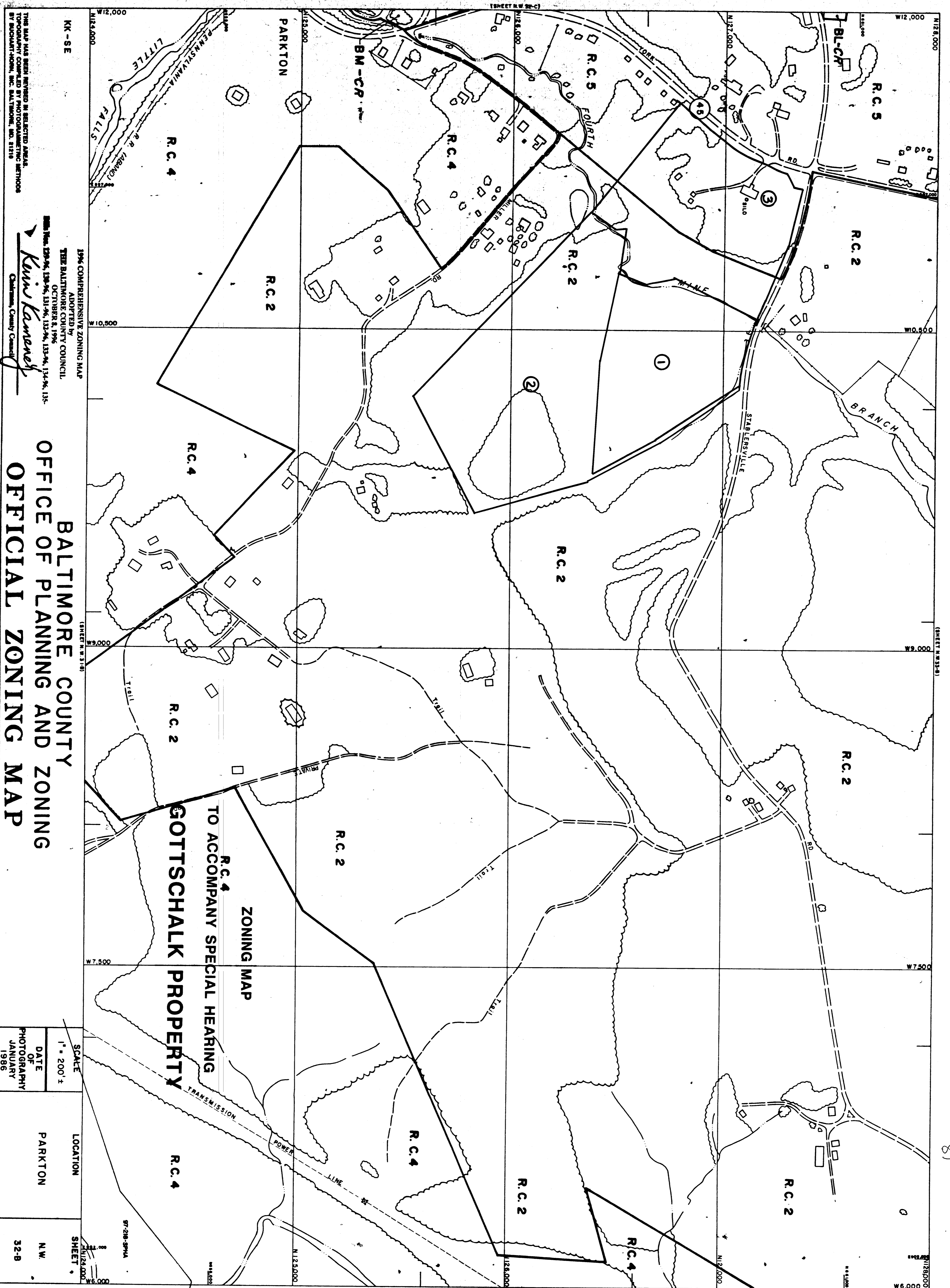
INFORMATION:

Item Number: 81 *NON*
Petitioner: Lillian Gottschalk
Zoning: RC 5 and RC2
Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided and a review of the previously approved minor subdivision request and the current development plan submittal, this office supports the requested action to confirm that the RC 2 portion of lot 3 has no density.

Section Chief: *Jeffrey W. Long*
AFK:



THIS MAP HAS BEEN REVISED IN SELECTED AREAS TO ACCURATELY REFLECT CHANGES IN ZONING DISTRICTS BY PHOTOGRAMMETRIC METHODS BY BACHMANN, INC. BALTIMORE, MD. 21218

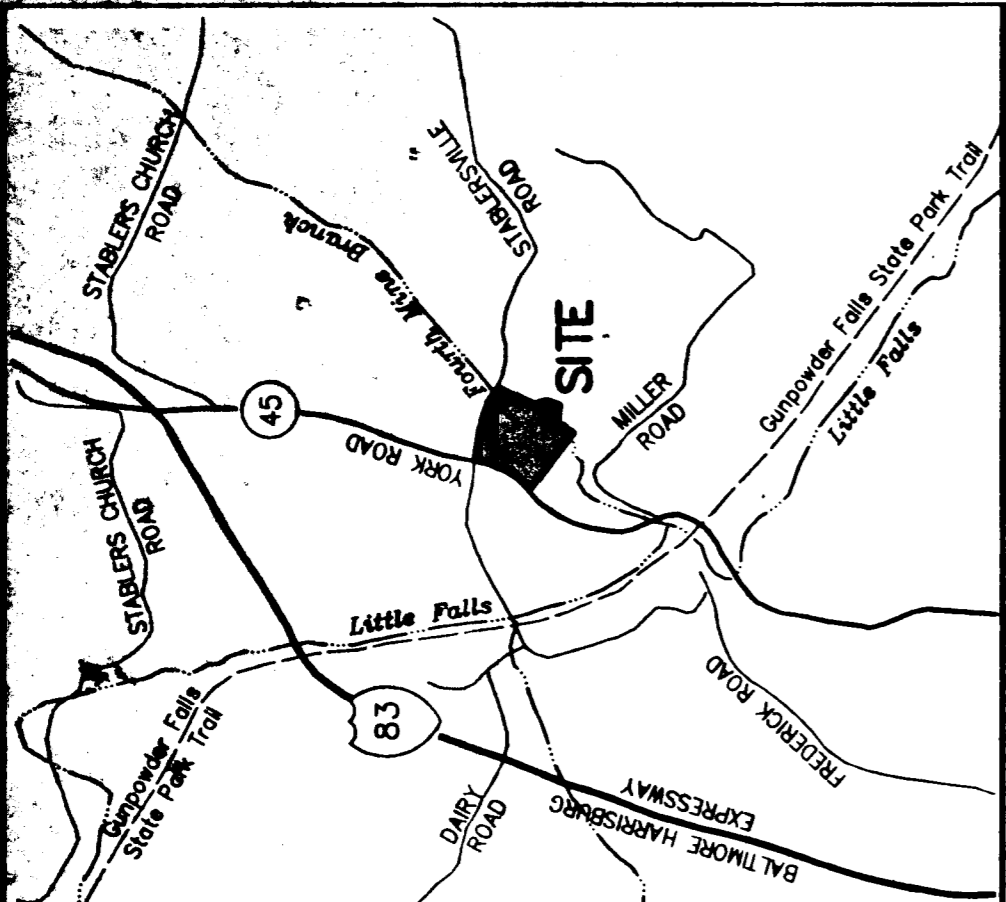
1996 COMPREHENSIVE ZONING MAP
 ADOPTED BY THE BALTIMORE COUNTY COUNCIL
 OCTOBER 2, 1996
 129-96, 128-96, 131-96, 132-96, 133-96, 134-96, 135-96
Kevin Kaminski
 Chairman, County Council

BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 OFFICIAL ZONING MAP

ZONING MAP
 TO ACCOMPANY SPECIAL HEARING
 R.C. 4
 GOTTSCHALK PROPERTY

SCALE	1" = 200'
DATE OF PHOTOGRAPHY	JANUARY 1986
LOCATION	PARKTON
SHEET	N.W. 32-B

99-81-SPH



DELINQUENT ACCOUNT STATEMENT

I, the undersigned, certify under oath that there are no delinquent accounts for any other development with respect to any of the lots shown hereon. I am a duly qualified professional engineer in this proposed development, or a person who will perform contractual services on behalf of the proposed development.

LEGEND

- EX. CONTOURS
- SLOPES > 25%
- EX. STREAM
- WELL
- PERC. TEST
- PROP. SEPTIC AREA
- SOIL TYPES
- FOREST BUFFER
- FOREST CONSERVATION
- LIMIT OF WETLANDS
- EX. WOODS LINE
- PROP. WOODS LINE
- HOUSE SITE w/ HOUSE DIRECTION
- ZONING LINE

SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	MOISTURE LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC	X-VALUE	CAPABILITY CLASS
U1	COOROUS	NO	SEVERE SLOPE	NO	0.49	III-7
U2	GLEBEL	NO	MODERATE SLOPE	NO	0.32	III-4
U3	MAJOR	NO	SEVERE SLOPE	NO	0.37	III-25
U4	MAJOR	NO	SEVERE SLOPE	NO	0.37	III-25
U5	MAJOR	NO	SEVERE SLOPE	NO	0.37	III-25

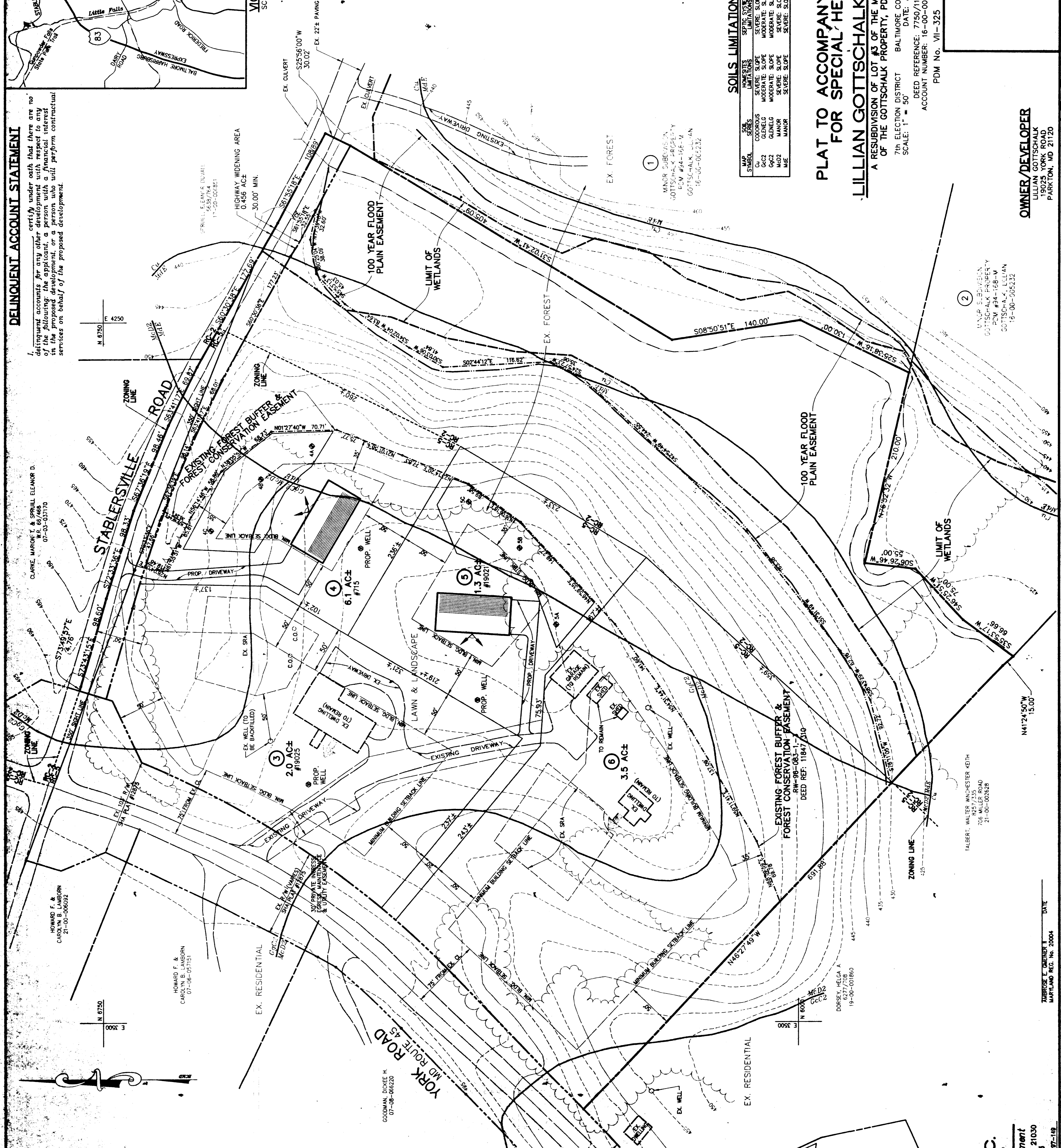
PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

LILLIAN GOTTSCALK PROPERTY
A RESUBDIVISION OF LOT #3 OF THE MINOR SUBDIVISION OF THE GOTTSCALK PROPERTY, PDM #94-168-M

7th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
DEED REFERENCE: 7750/114
ACCOUNT NUMBER: 16-66-005232
PDM No. VII-325

OWNER/DEVELOPER
LILLIAN GOTTSCALK
19025 YORK ROAD
PARKTON, MD 21120

99-81-SPH



- GENERAL NOTES**
- ALL LOTS SHOWN HEREON ARE THE SAME SIZE AND SHALL BE USED AS RESIDENTIAL LOTS.
 - EXISTING LAND IS RESIDENTIAL AND FOREST.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL OR HISTORICAL SITES, OR OTHER SPECIAL FEATURES ON THIS PROPERTY.
 - BALTIMORE COUNTY MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF ANY INFORMATION CONTAINED HEREON.
 - THE PURPOSE OF THIS PLAT IS TO SHOW THE PROPOSED LOTS AND TO EVIDENCE THE APPLICABLE PRIVATE RIGHTS OF ANY FOR THE PURPOSE OF INSTALLING SEWER, ELECTRICAL, TELEPHONE, OR CABLE TELEVISION.
 - INDIVIDUAL LOT GRADING SHALL BE IN ACCORDANCE WITH THE INDIVIDUAL HOME SITES.
 - EXISTING TREES AND VEGETATION SHALL BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROADS, PARKWAYS, BUILDING AND UTILITY CONSTRUCTION.
 - TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY PHOTOGRAMMETRIC MAPS.
 - OWNER FROM THIS TOWN FROM BALTIMORE COUNTY FOR SURVEY MAP & LOTS SHOWN HEREON SHALL OPERATE ON PRIVATE WELLS AND SEPTIC SYSTEMS.
 - A STORM WATER MANAGEMENT PLAN WAS GRANTED ON JUNE 28, 1988.
 - EXISTING UNDERGROUND UTILITIES ARE SHOWN BY DASHED LINES ON THIS SITE.
 - MITIGATING MEASURES FOR SLOPES WITH LIMITATIONS DUE TO STEEP SLOPES SHALL BE AS FOLLOWS:
 - WOODS.
 - ALL LOTS AND ROADS SHALL BE GRADED SO AS TO DIRECT ANY CONCENTRATED FLOOD WATER TO STORM DRAINAGE SYSTEMS.
 - TO ASSURE STABILITY AND PREVENT EROSION.
 - EXCEPT AS SHOWN, MINIMUM WELLS OR SEPTIC SHALL BE PROPERLY VEGETATED.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THE AREA BETWEEN THE SORT LINE AND THE CURB LINE MUST BE CLEAR, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
 - THE PROPOSED PARKWAY DRIVE MUST MEET THE MINIMUM BALTIMORE COUNTY COUNTY P.U.M. #94-168-M WAS APPROVED ON DECEMBER 31, 1988 AND PERMITTED SUBDIVISION THE PROPERTY HAS BEEN HELD INTACT SINCE 1971.
 - THE DEVELOPERS SHAVENOR HAS COMPARED THAT NO PART OF THE CROSS AREA OR REPRESENTED AS ADJACENT OR AREA TO SUPPORT ANY OFFSITE BUILDINGS.
 - PAVING REQUIRED = 2 PER LOT OR 8 SPACES.
 - PAVING REQUIRED HEARING HAS BEEN APPLIED FOR IN CONNECTION WITH THIS DEVELOPMENT.
 - THEY GATE IS NOT LOCATED IN THE COMPANIONARY DAY CENTRAL.
 - THIS PROPERTY.

SITE DATA
GROSS AREA OF SITE = 23.9 AC±
NET AREA OF SITE = 22.4 AC±
EXISTING ZONING IS RC-2 AND RC-3 AS SHOWN ON MAP #W & B 32
LOTS ALLOWED = RC-2, 0 AC± x 0.887 D.U./AC = 6.2
LOTS PROPOSED = RC-2, 4

OWNER INFORMATION: LILLIAN GOTTSCALK
19025 YORK ROAD
PARKTON, MARYLAND 21120

DEED REFERENCE: 7750/114
TAX MAP: 11, GRID 21, PARCELS: 301A
GENUS TRACT: 4071
SCHOOL DISTRICT: 84
WATERSHED: 14
CONGRESSIONAL DISTRICT: 8th

GROSS TRACT AREA PLAN
SCALE: 1" = 300'

NOTE: SEE GENERAL NOTE #20.

PROPOSED RESUBDIVISION OF LOT 3
MINOR SUBDIVISION, GOTTSCALK PROPERTY
P.D.M. #94-168-M

McKEE & ASSOCIATES, INC.
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Natural Resource Planning - Real Estate Development
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