

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Caspian Road, 530' W of
centerline of cul-de-sac of Caspian Road
11th Election District
5th Councilmanic District
(12022 Caspian Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-108-A

Joseph M. & Hollye A. Loverde
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Joseph M. & Hollye A. Loverde, property owners, for that property known as 12022 Caspian Road in the Kingsville area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 to permit a 43 ft. lot line setback in lieu of 50 ft. and to amend the last approved final development plan. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

10/15/99

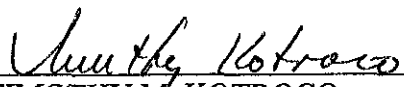
By

R. Jensen

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of October, 1999, that a variance from Section 1A04.3.B.2 to permit a 43 ft. lot line setback in lieu of 50 ft. and to amend the last approved final development plan, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

10/15/99
By: [Handwritten signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 15, 1999

Mr. & Mrs. Joseph M. Loverde
12022 Caspian Road
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 00-108-A
Property: 12022 Caspian Road

Dear Mr. & Mrs. Loverde:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 12022 CASPIAN RD
City KINGSVILLE State MO Zip Code 21087

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

WE NEED TO PUT AN ADDITION ON OUR HOUSE IN ORDER TO MOVE MY WIFE'S AGING MOTHER FROM HER HOME IN BALTIMORE CITY. THE WOODS AND SEPTIC SYSTEM IN THE BACK OF THE HOUSE, NECESSITATE OUR ADDING ON TO THE SIDE OF THE HOUSE.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Joseph Michael Loverde
Name - Type or Print JOSEPH MICHAEL LOVERDE

Signature Hollye A. Loverde
Name - Type or Print HOLLYE A. LOVERDE

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 9th day of September, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Joseph M. Loverde and Hollye A. Loverde
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date Sept. 9, 1999

Signature Clare E. Trojeser
Notary Public

My Commission Expires 3-1-03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12022 CASPIAN RD
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and 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)

1 A04.3.B.2 to permit a 43' lot line setback in lieu of 50' and to amend the last approved final development plan.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

JOSEPH MICHAEL LOVERDE
Name - Type or Print

Joseph Michael Loverde
Signature

HOLLYE A. LOVERDE
Name - Type or Print

Hollye A. Loverde
Signature

12022 CASPIAN RD 410-817-4420
Address Telephone No.

KINGSVILLE MD 21087
City State Zip Code

Representative to be Contacted:

SAME AS ABOVE
Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-108-A

Reviewed By MDK Date 9/16/99

Estimated Posting Date 9/19/99

REV 9/15/98

ZONING DESCRIPTION

Zoning Description for 12022 Caspian Road:

Beginning at a point on the south side of Caspian Road which is 30 feet wide at the distance of 530 feet west of the centerline of the nearest improved intersecting street cul-de-sac of Caspian Road which is 75 feet wide. Being lot #4 in the subdivision of Quinn Property as recorded in Baltimore County Plat Book #65, Folio #99 containing 1.4 acres. Also known as 12022 Caspian Road and located in the 11th Election District , 5th Councilmanic District.

108

**BALTIMORE COUNTY, MARYLAND AND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 072221

DATE 9/10/99 ACCOUNT 01-615

Item: 108
By: mjk

AMOUNT \$ 100.00

RECEIVED FROM: Michael - Melba Lucardo - 12022 Capitan St.

010 - Res Van. — \$ 50.00

030 - Res Sp. Hous. — \$ 50.00

FOR: _____

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
9/13/1999 9/10/1999 14:30:46

SEG 4801 CASHIER JRIC JMF DRWALP 1

Dept 5 528 ZONING VERIFICATION

Receipt # 116227 9/11

CR NO. 072221

Receipt Tot 100.00

100.00 CR .00 DA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 00-108-A
PETITIONER/DEVELOPER:
(Joseph Loverde)
DATE OF Closing
(Oct. 4, 1999)

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

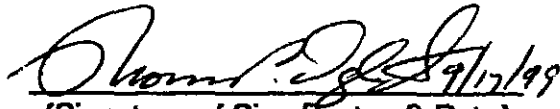
ATTENTION : MS. GWENDOLYN STEPHENS

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
12022 Caspian Road Baltimore, Maryland 21087_____

The sign(s) were posted on _____ 9-17-99 _____
[Month, Day, Year]

Sincerely,

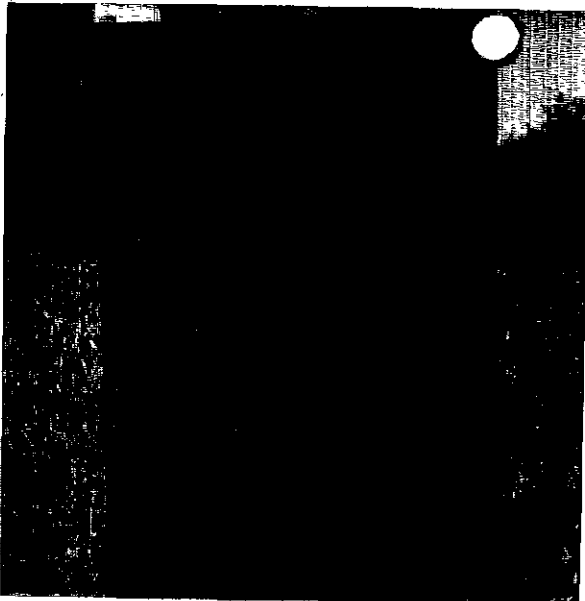

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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



BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 108 -A Address 12022 Caspian Rd.
Contact Person: Mitchell J. Kellman Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9/10/99 Posting Date: 9/19/99 Closing Date: 10/4/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 108 -A Address 12022 Caspian Rd.
Petitioner's Name Joseph + Hollye Louvrie Telephone 410-817-4420
Posting Date: 9/19/99 Closing Date: 10/4/99
Wording for Sign: To Permit a 43-ft lot line setback in
lieu of 50 ft and to amend the last approved
final development plan

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Eldersburg, MD 21784

Telephone: 410-781-4000
Toll Free: 800-368-2295
Fax: 410-781-4673

Richard Hoffman
904 Dellwood Drive
Fallston, MD 21047

Telephone: 410-879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: 410-242-4263
Mobile: 410-382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

Telephone: 410-687-8405
Mobile: 410-262-8163
Fax: 410-687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: 410-666-5366
Cell: 410-905-8571
Fax: 410-628-2574
410-882-2469

Linda M. Jones
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, MD 21286

Telephone: 410-296-3333
Fax: 410-296-4705

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WCR – Revised 5/18/99

**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: 108

Petitioner: JOSEPH MICHAEL LOVRADÉ

Address or Location: 12022 CASPIAN RD KINGSVILLE MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOSEPH MICHAEL LOVRADÉ

Address: 12022 CASPIAN RD

KINGSVILLE, MD 21087

Telephone Number: 410-817-4420

Revised 2/20/98 - SCJ

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# _____, folio# _____, lot# _____, section# _____

OWNER: _____



Vicinity Map

scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____
 acreage square feet

SEWER: public private
 ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: yes no
 ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



North

date: _____

prepared by: _____

Scale of Drawing: 1"= _____



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

October 12, 1999

Mr. Joseph Loverde
12022 Caspian Road
Kingsville, MD 21087

Dear Mr. Loverde:

RE: 00-108-A, 12022 Caspian Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." followed by a slanted line.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 18, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 12, 1999

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be collected or incorporated into the final plans for the property.

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

101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112, 113
114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124
125, 126, 127, 128 and 129

REVIEWER: LIEUTENANT PERS TAYLOR, Fire Marshal's Office
PHONE 887-4661, ME-1102F

cc: File

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



AN
10/4

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: October 8, 1999

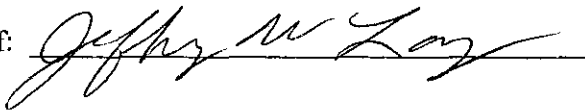
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 108, 113, 114, 117, 123, 124, and 129

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8.25.99

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

RE: Baltimore County
Item No. 108 MJK

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,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

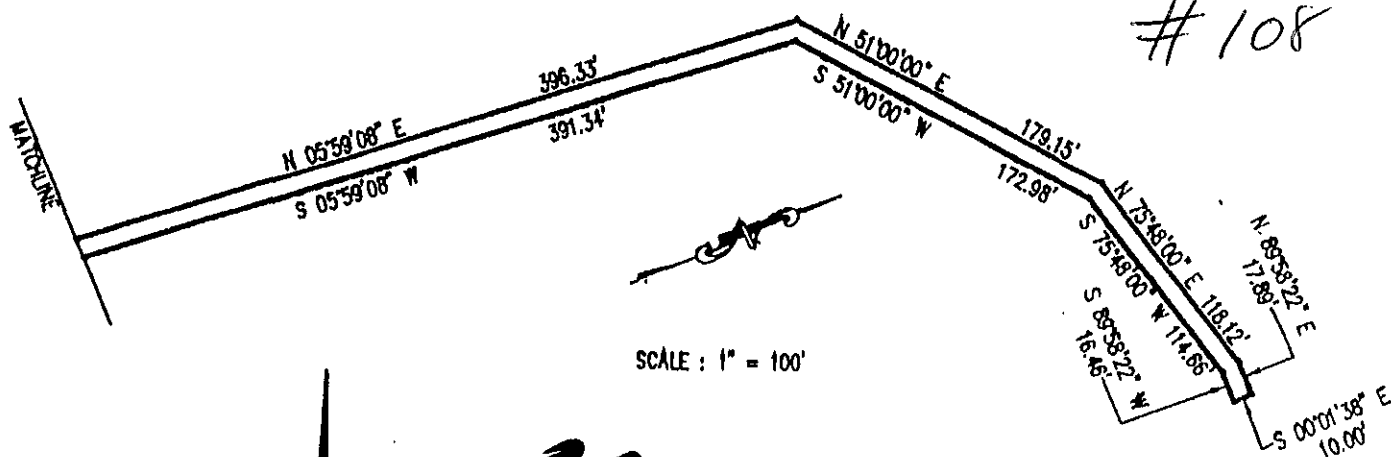
My telephone number is _____

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

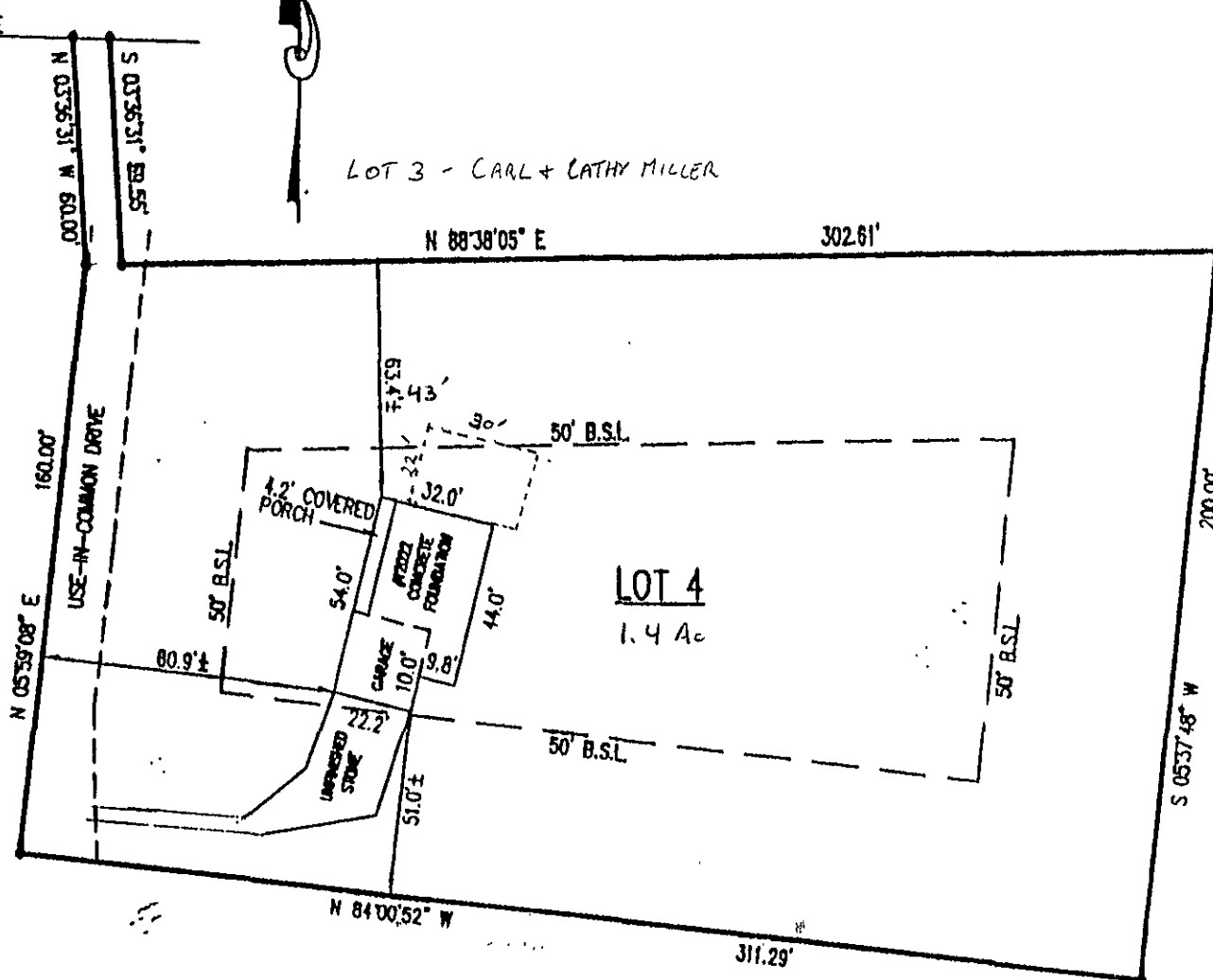
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

#108



00-108-A

LOT 3 - CARL + CATHY MILLER



LOT 5 - BILL + MICHELE BARKULOO

1. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

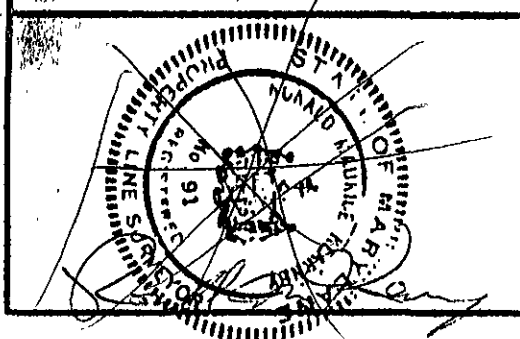
Setback Accuracy 1' +/-

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN IS NOT LOCATED WITHIN THE 100 YR. FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP (PANEL 285 OF 575 DATED MARCH 2, 1981)

Donald J. [Signature] 3/2/98
DATE

PET. EX. #1

RECORDED: 65-99

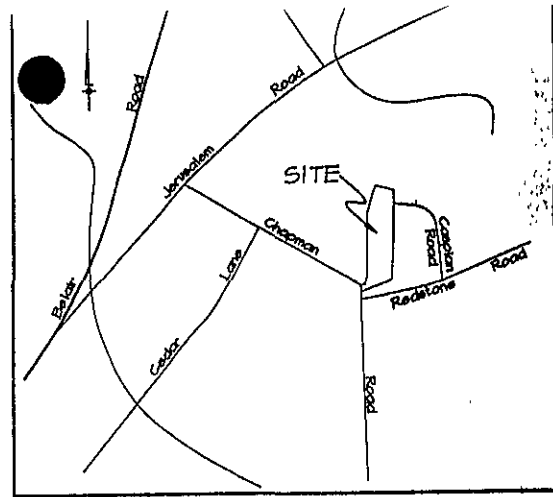


LOCATION DRAWING
LOT 4
LOVERDE
QUINN-PROPERTY
12022 CASPIAN ROAD
BALTIMORE COUNTY, MD

K.L.S. CONSULTANTS, INC.

ENGINEERS AND SURVEYORS
102 NORTH MAIN STREET
BEL AIR, MARYLAND 21014
(410) 838-1441

DATE	SCALE	FILE NO.
3/98	1" = 50'	LOT4-LOC



VICINITY MAP Scale: 1"=2000'

GENERAL NOTES

1. Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer areas in fee or easement, greenway areas in fee or easement, and storm water management areas, no matter how entitled, shown hereon, are reserved unto the owner and, except for those indicated as private, are hereby offered for dedication to Baltimore County, Maryland. The owner, his personal representatives and assigns, shall convey said areas, by deed, to Baltimore County, Maryland, at no cost.
2. Streets and/or roads, shown hereon, and the mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.
3. This plat may expire in accordance with the provisions of the Baltimore County Code, Section 26-216.
4. The recording of this plat does not guarantee the installation of streets or utilities by Baltimore County, Maryland.
5. The information shown hereon may be superseded by a subsequent or amended plat.
6. Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
7. The recording of this plat does not constitute or imply acceptance by the County of any street, easement, park, open space or other public area shown on the plat.
8. The owner/developer will comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.
9. The plan for this property was approved on November 5, 1992.
10. Soil percolation tests will be valid for a period of five (5) years from the date the record plat is signed by the Director of the Department of Environmental Protection and Resource Management. At the expiration of this period, new tests may be required.
11. All requirements of the Maryland State Department of the Environment and Baltimore County Department of Environmental Protection and Resource Management pertaining to private water and/or sewer systems must be complied with prior to approval of building permit applications.
12. Trash collection, snow removal and road maintenance are to be provided to the junction of the parhandle and street right of way.
13. Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation only of currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply.
14. There shall be no clearing, grading, construction, or disturbance of vegetation in the Forest Buffer Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
15. Any Forest Buffer Easement shown hereon is subject to protective covenants which may be found in the Land Records of Baltimore County, Maryland and which restrict disturbance and use of these areas.

C PLAT 15.0

ON CLERK 15.0
HY4000 C001 R02 04.0

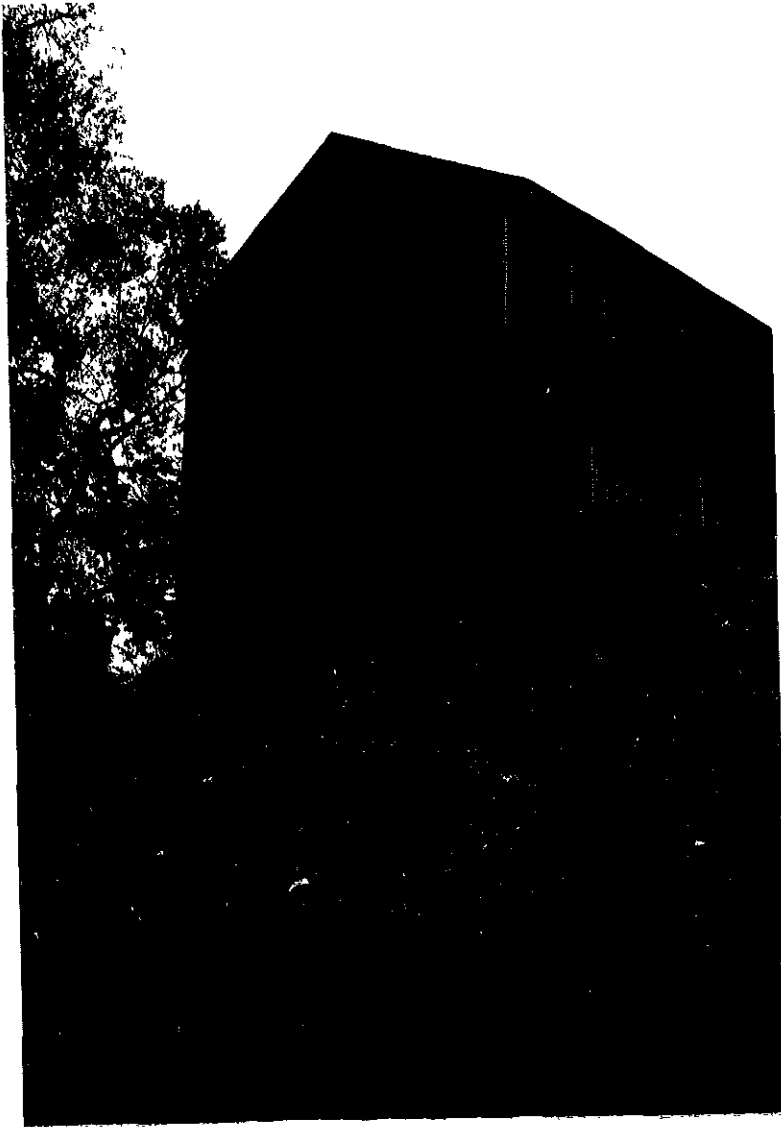
DENSITY CALCULATIONS

ZONED	RC-5
GROSS AREA	10.406 AC. +/-
DENSITY PERMITTED	$10.4 \times 0.667 = 6.9$
DENSITY UTILIZED	6
DENSITY REMAINING	0

QUINN PROPERTY

11th ELECTION DISTRICT 25
BALTIMORE COUNTY, MARYLAND
DEED REF: S.M. 9752 folio 90
CONTAINING: 10.406 ACRES +/-
CRG PLAN APPROVED NOVEMBER 5, 1992

00-0108-A



Addition
Proposed
on this
side

Martin Spatafore
9806 Forge Park Road
Perry Hall, MD 21128

Al Thompson
9028 Fieldchat Road
Baltimore, MD 21236

John Kuton
5132 East Joppa Road
Perry Hall, MD 21128

Mary Schott
9264 Chapel Road
Perry Hall, MD 21128

Marvin Gyr, Jr.
4235 Four Mill Road
Baltimore, MD 21236

Jeff Griffin
14 Forge Haven Dr.
Perry Hall, MD 21128

Dave Akehurst
11509 Cedar Lane
Kingsville, MD 21087

Clay Stambaugh, III
462 Forge Acre
Perry Hall, MD 21128

Warren & Stennis Bierman
5103 New Gerst Lane
Perry Hall, MD 21128

Sharon Hall
3219 Forge Road
Perry Hall, MD 21128

Renee Webster
5201 E Joppa Road
Perry Hall, MD 21128

Ray Appell
4838 E. Joppa Road
Perry Hall, MD 21128

Faye Warehime
5005 E. Joppa Road
Perry Hall, MD 21128

Fran & Fred Myers
5323 E. Joppa Road
Perry Hall, MD 21128

John Pyle
5136 E. Joppa Road
Perry Hall, MD 21128

Don Bollhorst
9638A Belair Road
Perry Hall, MD 21128

Barb Martin
9429 Kilbride Court
Perry Hall, MD 21128

Ralph E. Rexroad
7005 Rexroad Dr.
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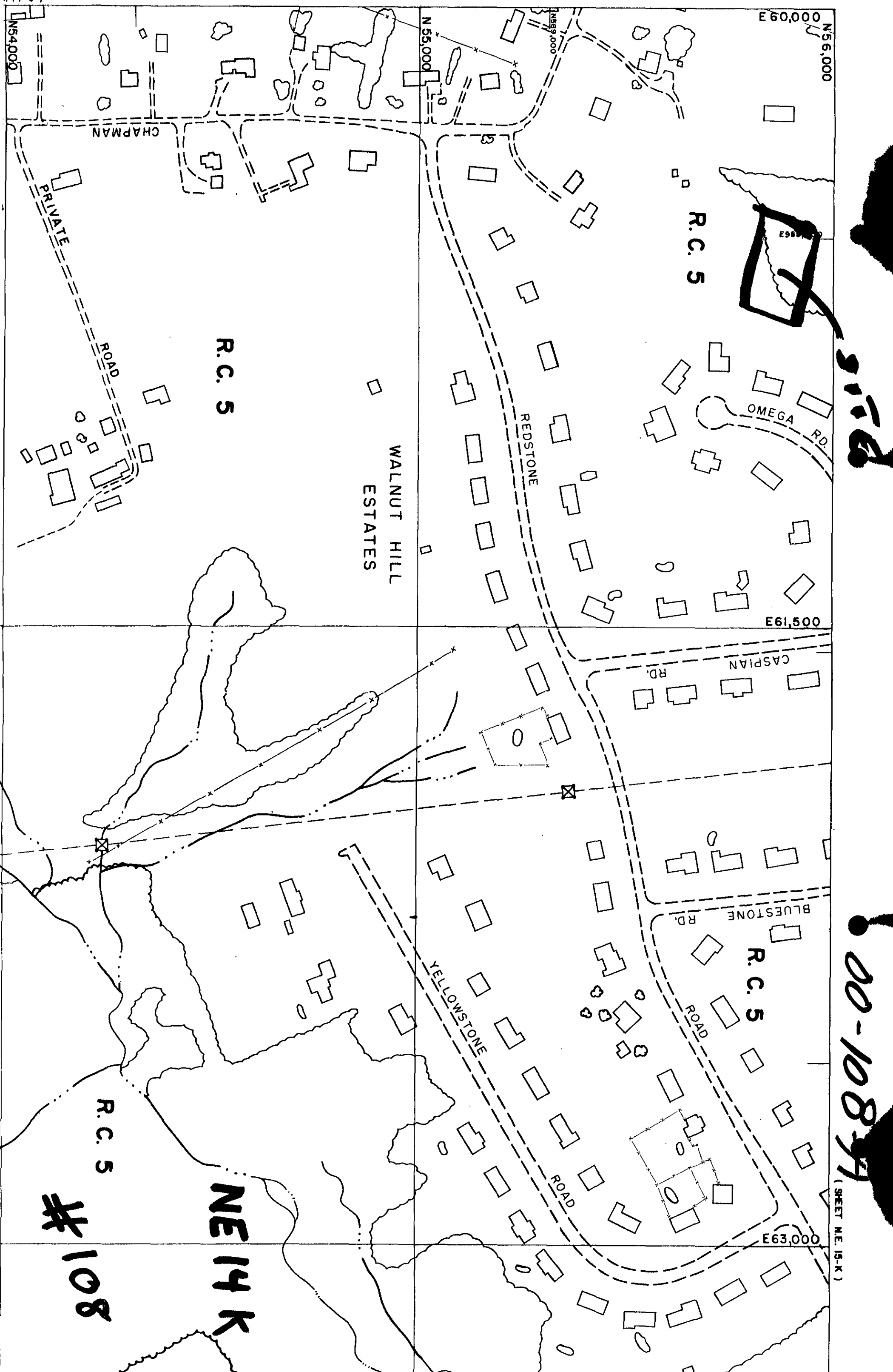
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N 56,000
E 60,000

CHAPMAN

R.C. 5

R.C. 5

WALNUT HILL
ESTATES

REDSTONE

OMEGA RD.

E 61,500

CASPIAN RD.

BLUESTONE RD.

R.C. 5

YELLOWSTONE

ROAD

E 63,000

R.C. 5

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