

IN RE: PETITION FOR SPECIAL HEARING
SE/S Flintstone Road, 390' SW
centerline of Middletown Road
6th Election District
3rd Councilmanic District
(20450 Middletown Road)

Rose B. Dykes
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-342-SPH

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Rose Dykes. The Petitioner is requesting a special hearing for property she owns at 20450 Middletown Road, located in the Freeland area of Baltimore County. The subject property is split zoned R.C.2 and R.C.5. The special hearing request is for the creation of an undersized (0.333 acre) parcel of land zoned R.C.2 and to allow said parcel to be utilized for a portion of the septic reserve area to support a dwelling located in a R.C.5 zone.

Appearing at the hearing on behalf of the request were Rose Dykes, property owner and David Billingsley, appearing on behalf of Central Drafting and Design, Inc., who prepared the site plan of the property. There were no protestants in attendance.

Testimony and evidence indicated that Ms. Dykes owns approximately 72.52 acres of land along Middletown Road. She is desirous of subdividing her property to create a small lot containing 2.431 acres for her son. Her son intends to build a dwelling on that lot. Mr. Billingsley is assisting the Petitioner in taking the property through the minor subdivision process. The property owner had percolation tests performed on the property and it was determined at the time of testing that a portion of the septic reserve area would be located within the R.C.2 zone. In order to have the entire septic reserve area located within the lot to be subdivided, a portion of the new lot will consist of R.C.2 zoning, thereby creating an undersized

CLERK RECEIVED FOR FILING

Date

4/4/00

By

R. J. Jernigan

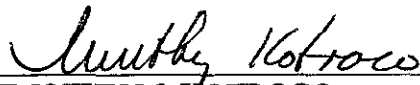
lot situation. After considering the testimony and evidence presented at the hearing, I find that the special hearing request should be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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 4th day of April, 2000, that the Petitioner's Request for Special Hearing for the creation of an undersized (0.333 acre) parcel of land zoned R.C.2 and to allow said parcel to be utilized for a portion of the septic reserve area to support a dwelling located in a R.C.5 zone, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

036143 BALTIMORE COUNTY
DATE 4/14/00
BY R. J. Emerson



Baltimore County
Zoning Commissioner

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

April 5, 2000

Ms. Rose B. Dykes
20450 Middletown Road
Freeland, Maryland 21053

Re: Petition for Special Hearing
Case No 00-342-SPH
Property: 20450 Middletown Road

Dear Ms. Dykes:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

C: Mr. David Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, Maryland 21040





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 20450 MIDDLETOWN ROAD
which is presently zoned RC 2 AND 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE CREATION OF AN UNDERSIZED (0.333AC.) PARCEL OF LAND ZONED R.C. 2 AND TO ALLOW SAID PARCEL TO BE UTILIZED FOR A PORTION OF THE SEPTIC RESERVE AREA TO SUPPORT A DWELLING LOCATED IN AN ADJACENT R.C. 5 ZONE.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, 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):

ROSE B. DYKES

Name - Type or Print

Signature

Name - Type or Print

Signature

20450 MIDDLETOWN RD (410) 343-0049

Address Telephone No.

FREELAND MD 21053

City State Zip Code

Representative to be Contacted:

CENTRAL DRAFTING AND DESIGN, INC.
DAVID BILLINGSLEY

Name

601 CHARWOOD COURT (410) 679-8719

Address Telephone No.

EDGEWOOD MD 21040

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 2-17-00

Case No. 00-342-SPH

REV 9/15/98

ORIGINAL FILED FOR FILING
4/4/00
R. J. [Signature]
REV 9/15/98

DYKES PROPERTY
20450 MIDDLETOWN ROAD
ELECTION DISTRICT 6,C3

DESCRIPTION OF COMBINED R.C.2 AND R.C.5 PARCELS

Beginning at a point on the southeast side of Flintstone Road (50 feet wide), said point being distant 390 feet southwest of the centerline of Middletown Road, thence (1) S 45° 32' 00" E 285.00 feet, thence, (2) S 49° 51' 42" W 406.71 feet, thence (3) N 45° 32' 00" W 238.04 feet, thence (4) N 43° 14' 00" E 405.00 feet to the place of beginning. Containing 2.431 acres of land more or less.



Item # 342

00-342-SPH

DYKES PROPERTY
20450 MIDDLETOWN ROAD
ELECTION DISTRICT 6,C3

DESCRIPTION OF UNDERSIZED R.C.2 PARCEL

Beginning at a point on the southeast side of Flintstone Road (50 feet wide), said point being distant 735 feet southwest of the centerline of Middletown Road, thence (1) S 45° 32' 00" E 245.00 feet, thence, (2) S 49° 51' 42" W 60.25 feet, thence (3) N 45° 32' 00" W 238.04 feet, thence (4) N 43° 14' 00" E 60.00 feet to the place of beginning. Containing 0.333 acre of land more or less.



Item # 342

00-342-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

003425578
No. 078678

DATE 08-17-00 ACCOUNT 12-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Rose Wykins

FOR: Residential Special Housing Allowance 2000

Household Address: 1.4.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00.342.5PA

CASHIER'S VALIDATION

NO. 0000000000
DATE 08-17-00
AMOUNT \$ 50.00
RECEIVED BY 0000000000
FOR 0000000000
TOTAL \$ 50.00
CASHIER'S VALIDATION

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: #00-342-SPH

20450 Middletown Road

SE/SE Flintstone Road, 735' SW of centerline Middletown Road

6th Election District - 3rd Councilmanic District

Legal Owner(s): Rose B. Dykes

Special Hearing: to permit the creation of an undersized parcel of land zoned R.C.2 and to allow said parcel to be utilized for a portion of the septic reserve area to support a dwelling located in an adjacent R.C.5 zone.

Hearing: Wednesday, March 29, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3891.

JT/3/650 March 14

C376322

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/16/, 2000

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 3/14/, 2000.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE #00-342-SPH
PETITIONER/DEVELOPER
(Rose B. Dykes)
DATE OF Hearing
(Mar. 29, 2000)

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

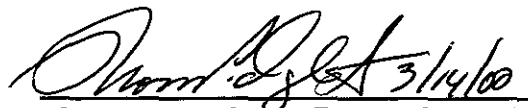
ATTENTION : MS. GWENDOLYN STEPHENS

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
20450 Middlestown Road Baltimore, Maryland 21053_____

The sign(s) were posted on _____ 3-14-00 _____
[Month, Day, Year]

Sincerely,

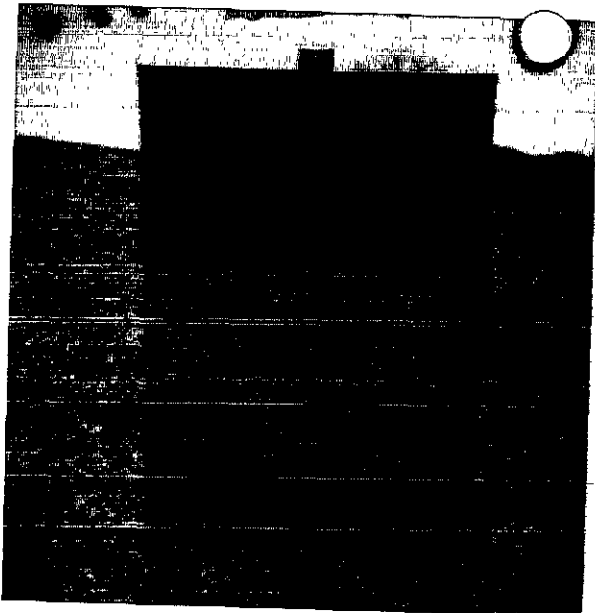

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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



RE: PETITION FOR SPECIAL HEARING
20450 Middletown Road, SE/S Flinstone Rd,
735' SW of c/l Middletown Rd
6th Election District, 3rd Councilmanic

Legal Owner: Rose B. Dykes
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-342-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 or 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 8th day of March, 2000 a copy of the foregoing Entry of Appearance was mailed to David W. Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood, MD 21040, representative for Petitioners.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

March 2, 2000

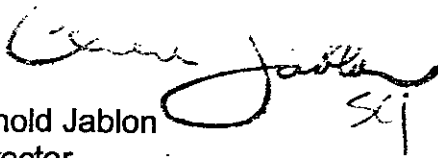
NOTICE OF ZONING HEARING

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: 00-342-SPH
20450 Middletown Road
SE/S Flintstone Road, 735' SW of centerline Middletown Road
6th Election District – 3rd Councilmanic District
Legal Owner: Rose B. Dykes

Special Hearing to permit the creation of an undersized parcel of land zoned R.C.2 and to allow said parcel to be utilized for a portion of the septic reserve area to support a dwelling located in an adjacent R.C.5 zone.

HEARING: Wednesday, March 29, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue


Arnold Jablon
Director

c: Rose Dykes, 20450 Middletown Road, Freeland 21053
Central Drafting & Design, Inc., 601 Charwood Court, Edgewood 21040

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MARCH 14, 2000.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 14, 2000 Issue – Jeffersonian

Please forward billing to:

Rose Dykes 410-343-0049
20450 Middletown Road
Freeland, MD 21053

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: 00-342-SPH

20450 Middletown Road

SE/S Flintstone Road, 735' SW of centerline Middletown Road

6th Election District – 3rd Councilmanic District

Legal Owner: Rose B. Dykes

Special Hearing to permit the creation of an undersized parcel of land zoned R.C.2 and to allow said parcel to be utilized for a portion of the septic reserve area to support a dwelling located in an adjacent R.C.5 zone.

HEARING: Wednesday, March 29, 2000 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 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: 00 - 342 SPH

Petitioner: ROSE DYKES

Address or Location: 20450 MIDDLETOWN RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROSE DYKES

Address: 20450 MIDDLETOWN ROAD

FREELAND, MD. 21053

Telephone Number: (410) 343-0049



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

March 24, 2000

Mr. David Billingsley
Central Drafting and Design, Inc.
601 Charwood Court
Edgewood MD 21040

Dear Mr. Billingsley:

RE: Case Number 00-342-SPH , 20450 Middletown Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 17, 2000.

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.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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

3'50

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 10, 2000

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 5, 2000
Item Nos. 333, 334, 335, 336, 337, 338,
339, 340, ~~342~~ 346, and 347

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

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

March 1, 2000

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

RECEIVED MAR 03 2000

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEBRUARY 28, 2000

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 corrected or incorporated into the final plans for the property.

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

343, 344, 345 (LOT 700 8c), 341, 342, 339, 340, 338, 336, AND 347

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: March 6, 2000
SUBJECT: Zoning Item #342
20450 Middletown Road

Zoning Advisory Committee Meeting of February 28, 2000

- _____ 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).
- _____ 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).
- X_____ Groundwater Management Section: In order to provide a 10,000 square foot Septic Reserve Area with satisfactory soil evaluations, the septic area must be located partially on the RC2 property.

Reviewer: Sue Farinetti

Date: March 1, 2000

1
3/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: March 8, 2000

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

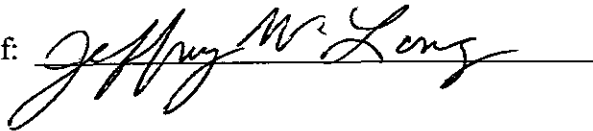
SUBJECT: Zoning Advisory Petitions

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

Item No(s): 330, 336, 342, and 351

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: 3.1.00

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

RE: Baltimore County
Item No. 342 JJS

RECEIVED MAR 16 2000

Dear Ms. Jackson:

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

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

DAVID BILLINGSLEY

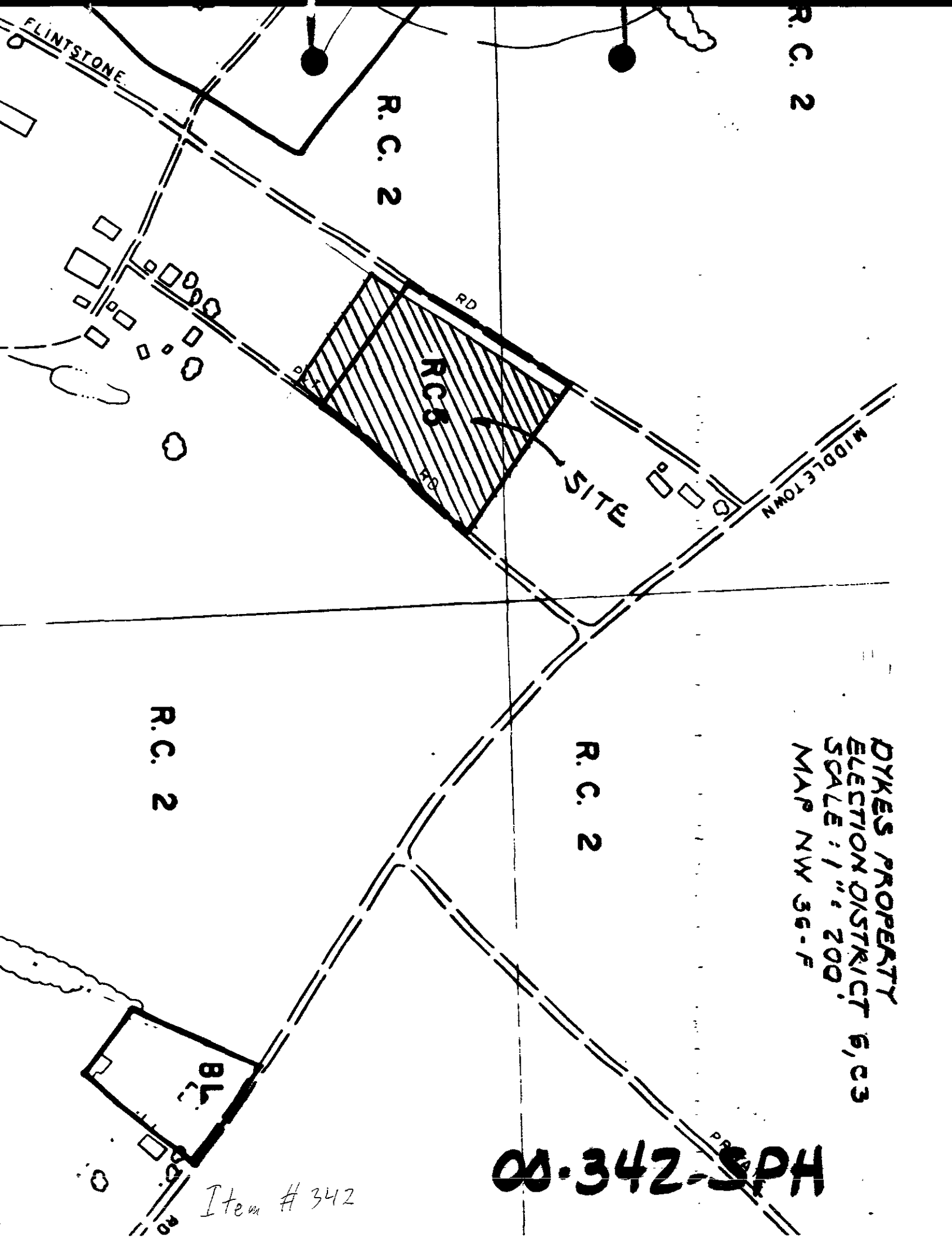
ROSE DYKES

ADDRESS

601 CHARWOOD COURT
EDGEWOOD, MD. 21040

20450 MIDDLETOWN ROAD
FREELAND, MD. 21053





R.C. 2

R.C. 2

RD

RC6

SITE

MIDDLETOWN

R.C. 2

R.C. 2

DYKES PROPERTY
ELECTION DISTRICT 6, C3
SCALE: 1" = 200'
MAP NW 36-F

BL

00-342-SPH

Item # 342

SOUTH OF STREAM		7.197 AC. ±	2 LOTS 2.100 AC. ±	2	0
NORTH OF STREAM		43.763 AC. ±	2 LOTS 2.100 AC. ±	2	2
R.C. 4		24.265 AC. ±	2 LOTS 2.100 AC. ±	2	0
R.C. 5		2.297 AC. ±	2 LOTS 2.100 AC. ±	2	1
TOTAL		77.222 AC. ±	9 LOTS	9	3 LOTS
THIS PLAT		73.642 AC. ±	8 LOTS	8	2 LOTS

AREA OF HIGHWAY WIDENING THIS PLAT 1.117 AC. ±
NET AREA THIS PLAT = 72.525 AC. ±

DENSITY NOTE:

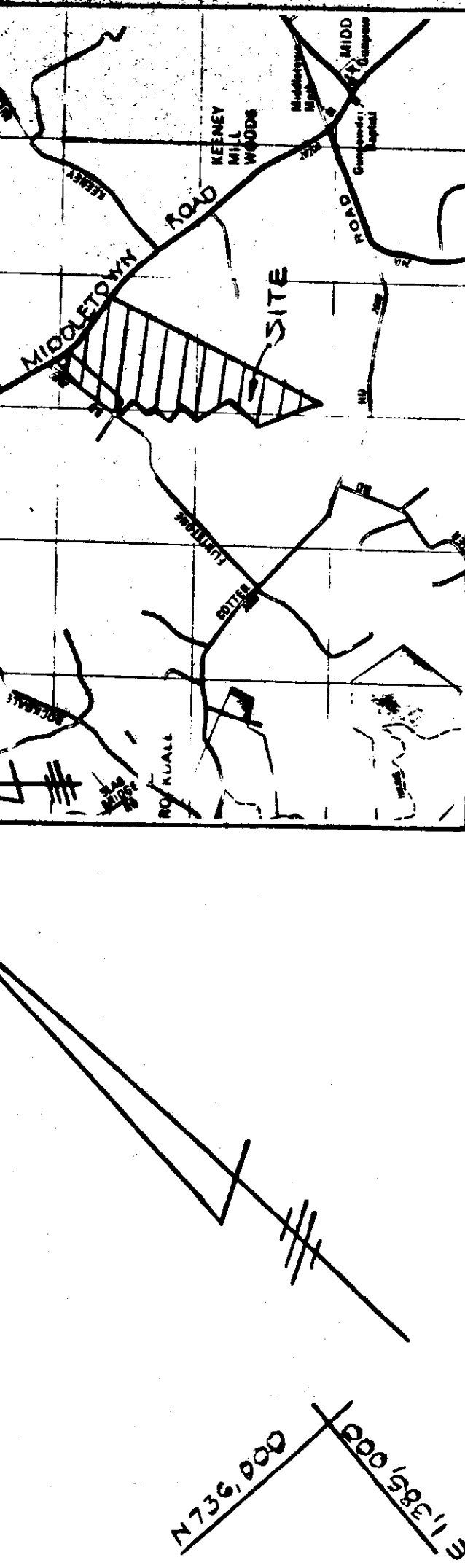
THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD SINCE 1976. THE DEVELOPER'S SURVEYOR HAS CONVEYED THE PROPERTY TO THE COUNTY OF BALTIMORE. THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.

NOTES:

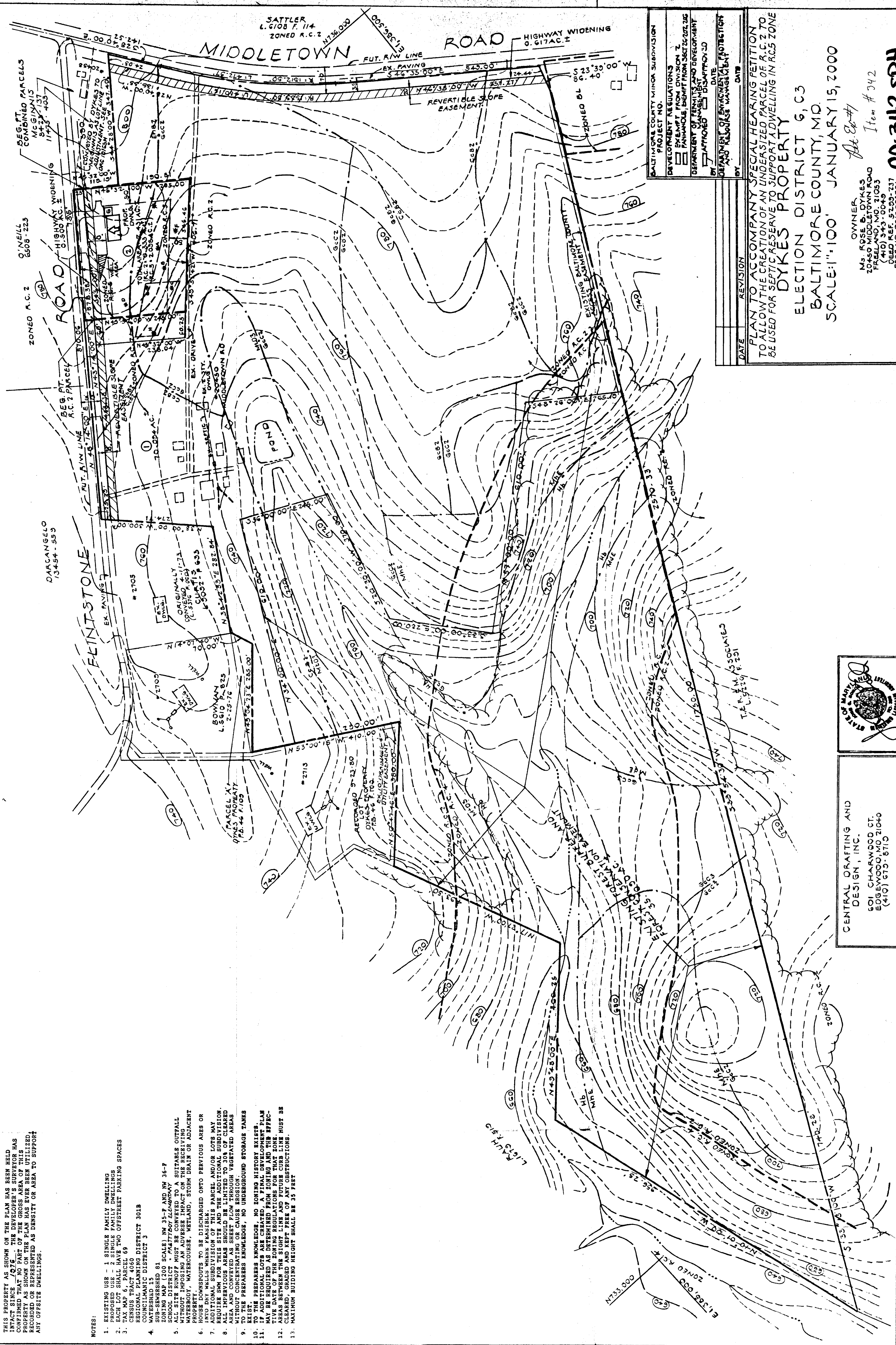
1. EXISTING USE - 1 SINGLE FAMILY DWELLING
2. PROPOSED USE - 2 SINGLE FAMILY DWELLINGS
3. EACH LOT SHALL HAVE TWO OFFSTREET PARKING SPACES
4. CENSUS PLACED PARCEL 69
5. REGIONAL PLANNING DISTRICT 3018
6. COUNCILMANIC DISTRICT 3
7. WATERSHED 15
8. ZONING DISTRICT 61
9. SCHOOL DISTRICT 1
10. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING PROPERTY.
11. HOUSE DOWNPOUNTS TO BE DISCHARGED ONTO PERVIOUS AREAS OR PROPERTY.
12. ALL INTERVIOUS AREAS SHOULD BE LIMITED TO 30' OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS.
13. TO THE PREPAREE'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS EXIST.
14. TO THE PREPAREE'S KNOWLEDGE, NO ZONING HISTORY EXISTS.
15. THE DATE OF THE ZONING REGULATIONS FOR THAT ZONE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
16. MINIMUM BUILDING HEIGHT SHALL BE 35 FEET.

MANAGEMENT. CONSERVATION EASEMENT OR FOREST BUFFER EASEMENT. SHOWN HEREON. SUCH EASEMENTS MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND MAY BE RESTRICT DISTURBANCE AND USE OF THESE AREAS.

MANAGEMENT. CONSERVATION EASEMENT OR FOREST BUFFER EASEMENT. SHOWN HEREON. SUCH EASEMENTS MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND MAY BE RESTRICT DISTURBANCE AND USE OF THESE AREAS.



VICINITY MAP
SCALE: 1" = 2000'



BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT NO.
DEVELOPMENT REGULATIONS
EXEMPT FROM DIVISION 2
PANELS FROM SET 20-202-202
DEPARTMENT OF PERMITS AND DEVELOPMENT
MANAGEMENT
BY: [Signature]
DATE: [Blank]
DATE OF ENVIRONMENTAL PROTECTION
BY: [Blank]

PLAN TO ACCOMPANY SPECIAL HEARING PETITION
TO ALLOW THE CREATION OF AN UNDERZONED PARCEL OF R.C. 2 TO
BE USED FOR SEPTIC RESERVE TO SUPPORT A DWELLING IN R.C. 3 ZONE
DYKES PROPERTY
ELECTION DISTRICT 6, C3
BALTIMORE COUNTY, MD.
SCALE: 1" = 100' JANUARY 15, 2000



CENTRAL DRAFTING AND
DESIGN, INC.
601 CHARWOOD CT.
EDGEWOOD, MD 21040
(410) 675-8710

OWNER
MS. ROSE B. DYKES
20450 MIDDLETOWN ROAD
FREELAND, MD. 21053
(410) 343-0049
DEED REF. 5209-237
PROF. NO. 061038251

00-342-SPH