

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Samantha's Court, 360' W		
centerline of Sacred Heart Lane	*	DEPUTY ZONING COMMISSIONER
4th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(419 Samantha's Court)		
	*	CASE NO. 00-426-A
Eric and Heather Donatelli		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Eric and Heather Donatelli, property owners, for that property known as 419 Samantha's Court in the Reisterstown area of Baltimore County. The Petitioners herein seek a variance from Section 301.1a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for an open projection (deck). 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 5/3/00
By R. J. [Signature]

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 3rd day of May, 2000, that a variance from Section 301.1a of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 18 ft. in lieu of the required 22.5 ft. for an open projection (deck), 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

ORIGINAL RECEIVED FOR FILING

DATE

5/3/00

BY





Baltimore County
Zoning Commissioner

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

May 3, 2000

Mr. & Mrs. Eric A. Donatelli
419 Samantha's Court
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 00-426-A
Property: 419 Samantha's Court

Dear Mr. & Mrs. Donatelli:

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 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,

A handwritten signature in black ink, reading "Timothy M. 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



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 419 SAMANTHA CT
which is presently zoned DR-3.5

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) 301.1A. TO PERMIT A REAR

YARD SETBACK OF 18 FT IN LIEU OF THE REQUIRED 22.5 FT
FOR AN OPEN PROTECTION (DECK).

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):

Eric A. Donatelli

Name - Type or Print

Eric A. Donatelli

Signature

Heather B. Donatelli

Name - Type or Print

Eric A. Donatelli

Signature

419 Samantha's Ct 410 584-6645 (w) 517-2952

Address

Glyndon

City

MD

State

Telephone No.

21136

Zip Code

Representative to be Contacted:

Eric A. Donatelli

Name

419 Samantha's Ct 410 584-6645 (w) 517-2952

Address

Heisterstown

City

MD

State

Telephone No.

21136

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 5/3/98 day of May 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. 00-426-A

Reviewed By STH Date 04-07-00

Estimated Posting Date 04-16-00

ORDER RECEIVED FOR FILING

REV 9/15/98

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 419 Samantha's Ct
Address
Heisterstown MD 21136
City State Zip Code

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):

Our current property line (back) extends 30 feet from the rear of our home. In keeping with current zoning requirements, an allowable deck would extend 7.5 feet. The builder did not consider the zoning restrictions when building our home upon our lot. Therefore, we are requesting a variance to allow us to build a more manageable deck of 12 feet. It should be noted that our lot backs to a common area (S.W.R. Reservation).

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.

Eric A. Donatelli
Signature

ERIC A. DONATELLI
Name - Type or Print

Heather B. Donatelli
Signature

Heather B. Donatelli
Name - Type or Print

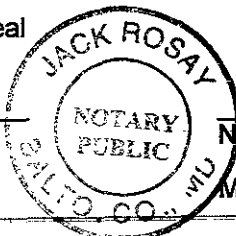
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eric and Heather Donatelli
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

4/4/00
Date



Jack Rosay
Notary Public

My Commission Expires 2/1/02

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 419 Samantha's Ct
Address
Reisterstown MD 21136
City State Zip Code

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):

Our current property line (back) extends 30 feet from the rear of our home. In keeping with current zoning requirements, an allowable deck would extend 7.5 feet. The builder did not consider the zoning requirements when building our home upon our lot. Therefore, we are requesting a variance to allow us to build a more manageable deck of 12 feet. It should be noted that our lot backs to a common area (S.W.R. Preservation).

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.

Eric A. Donatelli
Signature
ERIC A. DONATELLI
Name - Type or Print

Heather B. Donatelli
Signature
Heather B. Donatelli
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

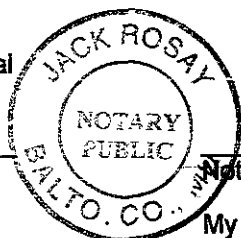
I HEREBY CERTIFY, this 4th day of April, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Eric and Heather Donatelli
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

4/4/00



Notary Public

My Commission Expires

2/1/02



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 419 SAMANTHA CT
which is presently zoned DR-35

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) 301.1A TO PERMIT A REAR

YARD SETBACK OF 18 FT. IN LIEU OF THE REQUIRED 22.5 FT
FOR AN OPEN PROTECTION (DECK).

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):

Eric A. Donatelli

Name - Type or Print

Eric A. Donatelli

Signature

Heather B. Donatelli

Name - Type or Print

Eric A. Donatelli

Signature

419 Samantha's Ct 410 554-6648 (H)

Address

Telephone No.

Heisterstown MD

City

State

21136

Zip Code

Representative to be Contacted:

Eric A. Donatelli

Name

419 Samantha's Ct 410 554-6648 (H)

Address

Telephone No.

Heisterstown MD

City

State

21136

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. 00-426-A

Reviewed By SGA

Date 04-07-00

Estimated Posting Date 04-16-00

REC 9/15/98

ZONING DESCRIPTION FOR
419 SAMANTHA'S COURT
REISTERSTOWN, MARYLAND 21136

Beginning at a point on the south side of Samantha's Court which is 12 feet wide at the distance of 360 feet west of the centerline of the nearest improved intersecting street Sacred Heart Lane which is 20 feet wide. Being Lot #19, Block 400, Section # 2 in the subdivision of Welsche's Cradle as recorded in Baltimore County Plat Book # 68, Folio # 67, containing 6,229 feet. Also known as 419 Samantha's Court and located in the 4th Election District, 3rd Councilmanic District.

00-426-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **080807**

DATE 04-07-00 ACCOUNT 72 001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Carle's Health Products

FOR: Res. Vln.

DISTRIBUTION
 WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

00-426A

CASHIER'S VALIDATION

PAID RECEIPT
 PAYMENT DATE: 4/10/2000
 RECEIVED BY: CASHIER JOEL ORO
 DEPT: 5 SEA ZONING DEPT
 REPORT #: 17338
 CR. NO. 000007
 Receipt Tot: 50.00
 50.00 OK
 Baltimore County's Treasurer

CERTIFICATE OF POSTING

**RE: CASE # 00-426-A
PETITIONER/DEVELOPER
(Eric Donatelli)
DATE OF Closing
(5-1-00)**

**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
SIGNS(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT**

419 Samanthas Ct. Baltimore, Maryland 21136_____

THE SIGN(S) WERE POSTED ON _____ 4-14-00 _____
(MONTH, DAY, YEAR)

SINCERELY,

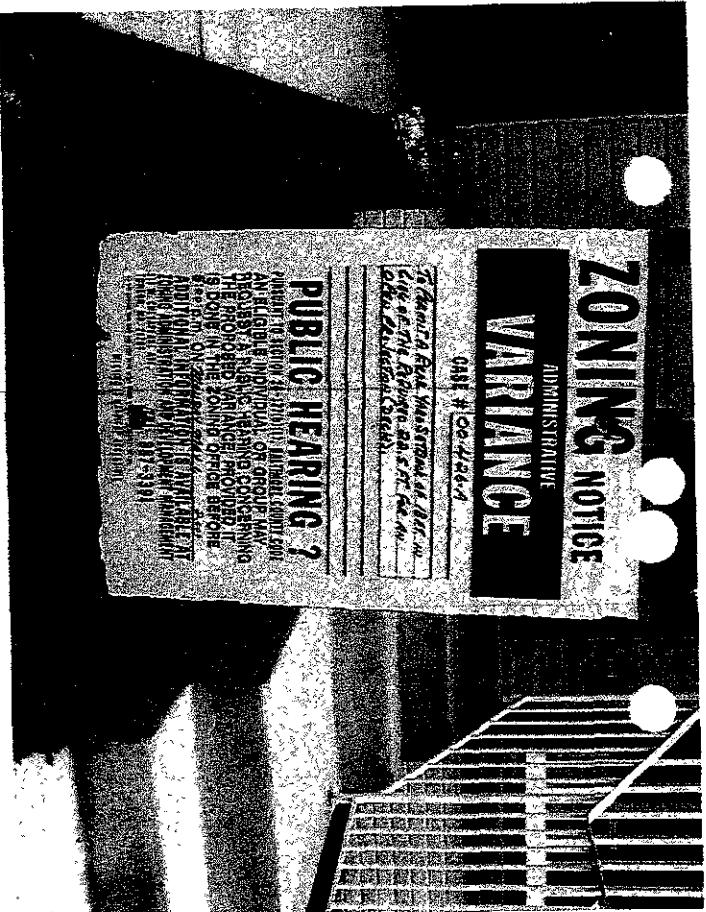

(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)



Posted at 419 Samanthas Ct.

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 426 -A Address 419 SAMANUWA'S CT
Contact Person: SONIA R ALEXANDER Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 04-07-00 Posting Date: 04-16-00 Closing Date: 5-1-00

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- 426 -A Address 419 SAMANUWA'S CT
Petitioner's Name ERIC J HEATHER DONATELLI Telephone 410-517-2952
Posting Date: 04-16-00 Closing Date: 05-01-00
Wording for Sign: To Permit A REAR YARD SETBACK OF 18 FT. IN LIEU OF
THE REQUIRED 22.5 FT. FOR AN OPEN PROJECTION (DECK).



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

April 28, 2000

Mr. Eric A. Donatelli
419 Samantha's Court
Reisterstown MD 21136

Dear Mr. Donatelli:

RE: Case Number 00-426-A , 419 Samanatha's Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 7, 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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures





Baltimore County
Fire Department

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

April 18, 2000

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 **APRIL 17, 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:

411, 412, 413, 414, 417, 418, 419, 420, 422, 425, 426, and 427

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 *RS*

DATE: May 12, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of April 17, 2000

RECEIVED MAY 24 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
411	23 Mansez Drive
412	7046 Eastern Avenue
413	1633 Freeland Road
414	528 Church Road
415	3607 East Joppa Road
417	8204 Rider Avenue
419	12 Hunter Horn Court
420	13411 Fork Road
421	East Joppa Road
422	2802 Tennessee Avenue
424	8511 Liberty Road
425	8551 Philadelphia Road
426	419 Samantha Court
427	9011 Moonstone Road

AV
5/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 17, 2000

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

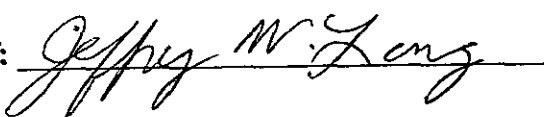
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comments on the following petitions(s):

Item No(s): **382/391/392/393/394/409/426**

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

Prepared by:  _____

Section Chief:  _____

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 4.17.00

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

RE: Baltimore County
Item No. 426 JRA

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 00-426-A

Date Completed/Initials

4/26/00 SC

N/A

N/A

N/A

4/26/00 SC

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

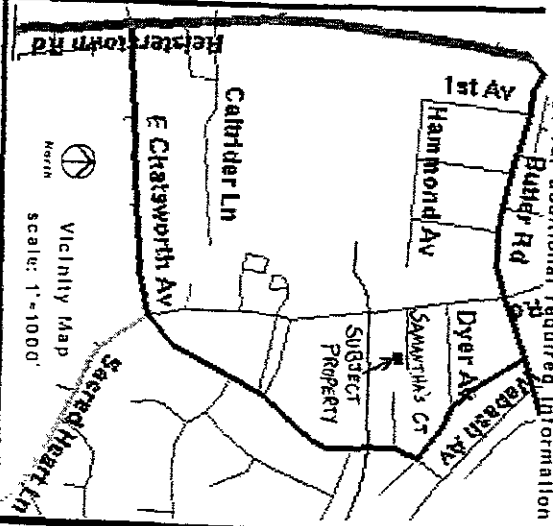
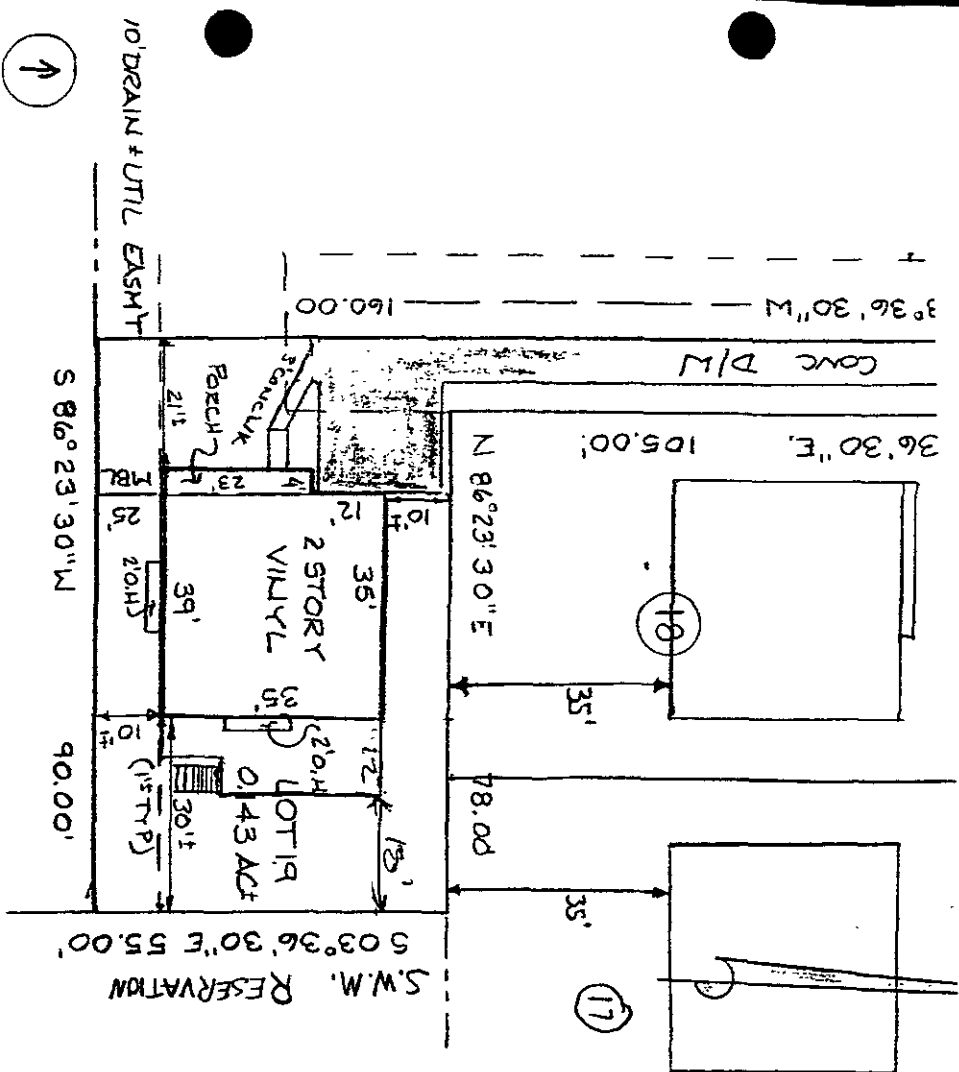
FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

☒

See pages 5 & 6 of the CHECKLIST for additional needed items.

trial book # 608, folio # 67, folio # 19, section # _____

trial book # 608, folio # 67, folio # 19, section # _____



LOCATION INFORMATION

Election District: 4
Councilmanic District: 3

1"=200' scale map#: NW 16-17 J

Zoning: D R 3.5

Lot size: 0.143
acreage 6,229
square feet

SEWER: ☒ public ☐ private

WATER: ☒

Chesapeake Bay Critical Area:

Prior Zoning Hearings:

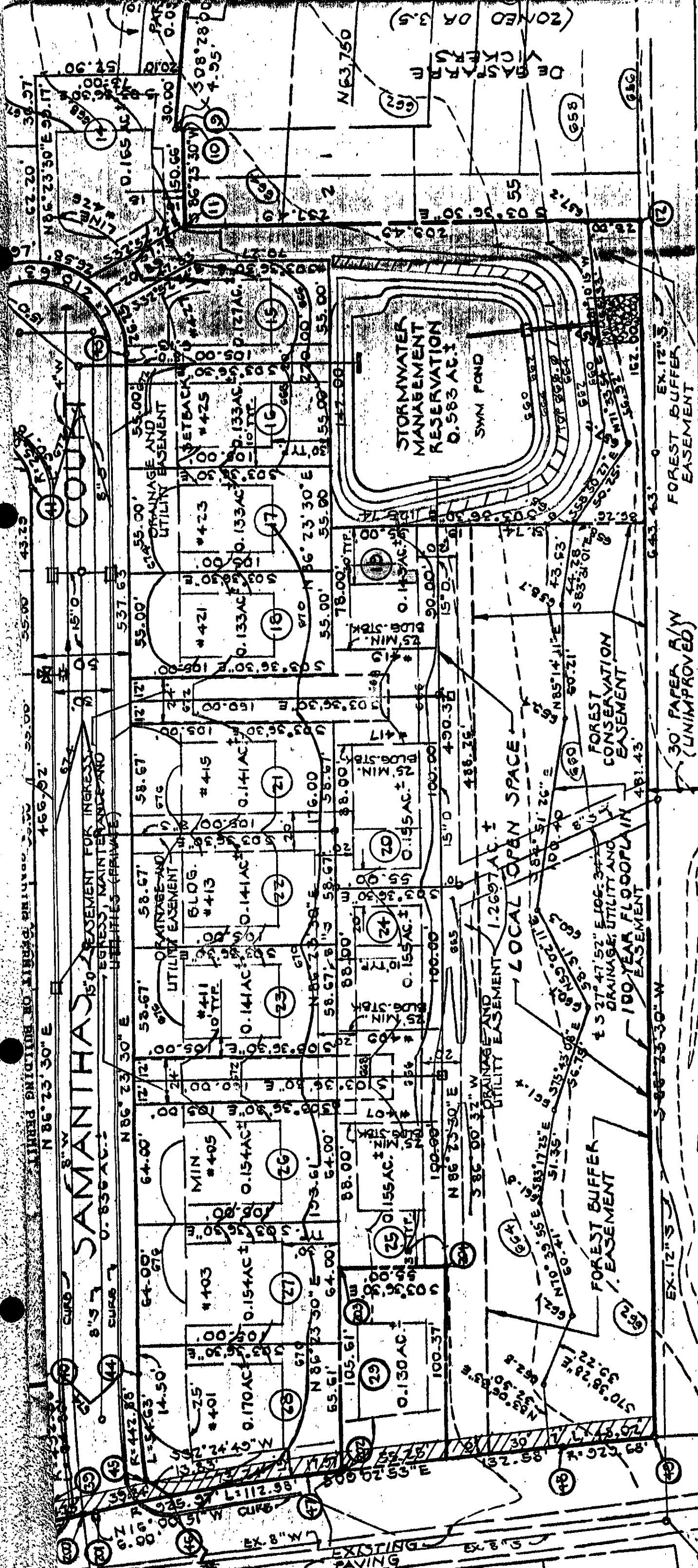
202

Zoning Office USE ONLY:

reviewed by: ITEM #: CASE#:

426-00-426-7 757A

Ret. Ex. #1



BROOKLAND STREET

JAMES ROOSEVELT BAYLEY
ARCHBISHOP OF BALTO.
87-340

(ZONED DR 3.5)

THE MOST REVEREND
FRANCIS P. KEOUGH
2275-134

EX. R/W
WIDTH VARIES

NOTE: Envelopes shown on single family lots dictate a specific orientation which allows compliance with the Baltimore Co. Zoning Regulations and should the orientation change, the setbacks required by Section 1801.2C.13, must be met.

From Front Building Face To:

00-426-A DW

10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR PUBLIC RIGHT OF WAY IN THE FOREST BUFFER EASEMENT OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE FOREST CONSERVATION EASEMENT OF ENVIRONMENTAL PROTECTION BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

11. ANY FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH AND MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

APPROVED BY [Signature]
DIRECTOR OF PLANNING DATE
[Signature]
DIRECTOR OF PERMITS AND
DEVELOPMENT MANAGEMENT DATE

3496

FIRST AMENDED
FINAL DEVELOPMENT PLAN

DEFLORA
ELECTION DISTRICT 4-C3
BALTIMORE COUNTY, MD.
SCALE: 1"=50' JAN 15, 1996

OWNER & DEVELOPER
SARGENT DEVELOPMENT CORP. II
13243 WESTMEATH LANE
CLARKSVILLE, MO. 21029

RESIGNED HAVE NO OBJECTION TO THE REVISIONS
FIRST AMENDED FINAL DEVELOPMENT PLAN

JOAN H. GREEN

8 LOT 29

~~RAY HOMES, INC.~~
~~ED JENKINS, PRES.~~

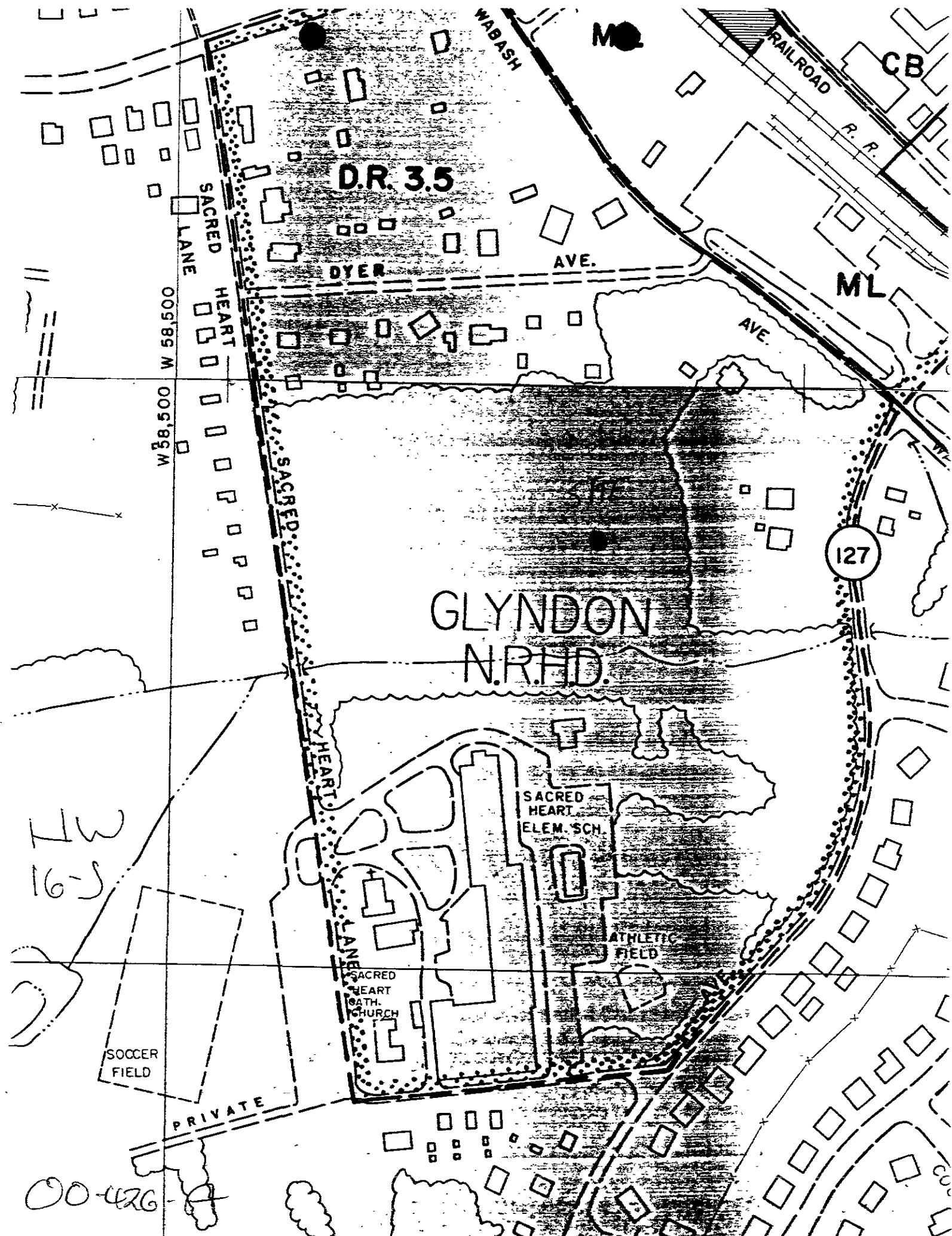
EXERCISES

AREA - 9.8157 AC. - 34

TS ALLOWED = 3.8151 AC
 TS PROPOSED = 34
 SPACE REQUIRED = 34 * 650 SF/LOT = 0.507 AC.
 SPACE PROVIDED = 1.2637 AC.
 SPACE SHALL BE DEDICATED TO AND MAINTAINED
 IN TIMORE COUNTY.
 LOT SHALL HAVE TWO OFF-STREET PARKING SPACE

ST AMENDMENT :
AGE AND UTILITY EASEMENT ALONG REAR OF LOTS 22, 23 & 24
E STORMWATER MANAGEMENT RESERVATION TO 0.583 AC. ±
EA OF LOCAL OPEN SPACE TO 1.2697 AC. ±

00-426-A



D.R. 3.5

DYER

AVE.

ML

AVE.

GLYNDON
N.R.H.D.

SACRED
HEART
ELEM. SCH.

ATHLETIC
FIELD

SACRED
HEART
BATH.
CHURCH

SOCCER
FIELD

PRIVATE

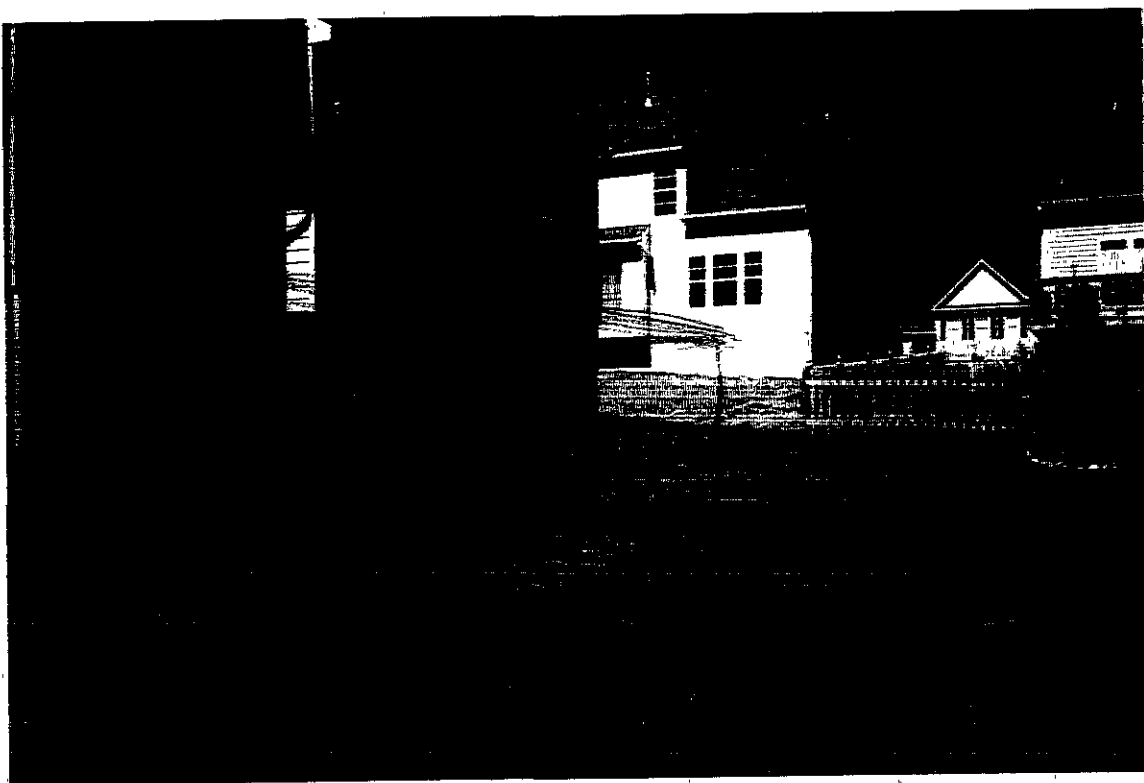
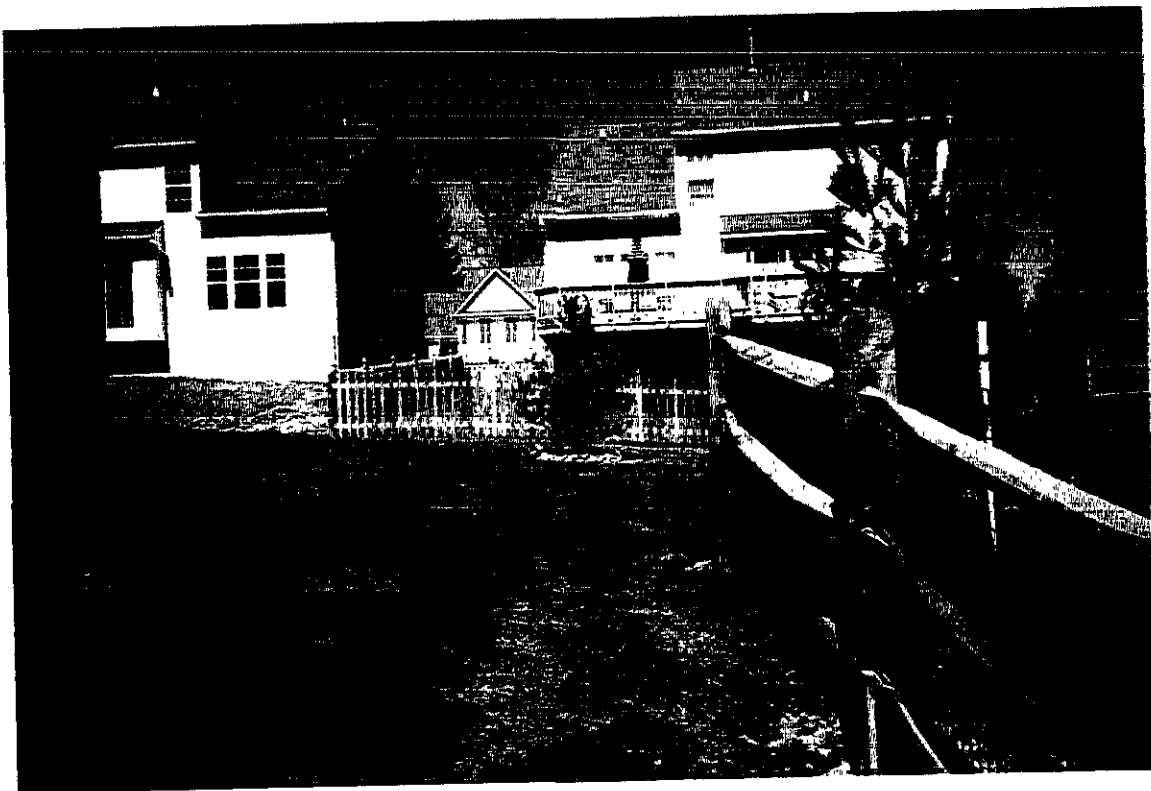
127

FW
16-5

00-426



00-426-A



00-426-A



SCALE		LOCATION		SHEET
1" = 200' ±		REISTERSTOWN GLYNDON		N.W. 16-J
DATE OF PHOTOGRAPHY JANUARY 1986				

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

00-426-7