

IN RE: PETITION FOR VARIANCE
NW/S Graystone Farm Road, 1000'
NW centerline of Graystone Road
2nd Election District
3rd Councilmanic District
(109 Graystone Farm Road)

* BEFORE THE
* DEPUTY ZONING COMMIS SIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-168-A

Edward & Eleanor Mottern
Petitioners

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Edward and Eleanor Mottern. The Petitioners are requesting a variance for property they own at 109 Graystone Farm Road. They are desirous of constructing a single-family dwelling on the property and have requested a variance from Sections 1A03.4 and 400.1 of the Baltimore County Zoning Regulations, to allow the house to be 42 ft. in height in lieu of the required 35 ft. and to permit an accessory structure in the front/side yard in lieu of the required rear yard. In addition, the accessory structure "garage", will have a height of 24 ft. in lieu of the required 15 ft.

Appearing at the hearing on behalf of the variance request were Beverly True, a representative of the property owners and Eleanor Mottern, owner of the property. There were no others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 120 acres of land located within the residential subdivision known as "Graystone Farm Estates". The majority of the property has been placed into a Baltimore County Forest Buffer Easement. However, there remains sufficient area within which the Petitioners can construct their single-family residential dwelling. In order to proceed with the

ORDER RECEIVED FOR FILING

Date

12/13/00

By *R. J. [Signature]*

house that the Mottern's have decided to build, the variance requests are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

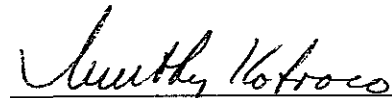
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury 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 after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

ORDER RECORDED FOR FILING
12/13/00
R. J. J. J.

THEREFORE, IT IS ORDERED this 13th day of December, 2000, by this Deputy Zoning Commissioner, that the Petitioners' requests for variance from Sections 1A03.4 and 400.1 of the Baltimore County Zoning Regulations, to construct a single-family dwelling on the property and to allow the house to be 42 ft. in height in lieu of the required 35 ft. and to permit an accessory structure (garage) in the front/side yard in lieu of the required rear yard with a height of 24 ft. in lieu of the required 15 ft., 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 his 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

RECEIVED FOR FILING
12/13/00
R. Jamison



Baltimore County
Zoning Commissioner

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

December 13, 2000

Mr. & Mrs. Edward K. Mottern
8 Spring Green Lane
Cockeysville, Maryland 21030

Re: Petition for Variance
Case No. 01-168-A
Property: 109 Graystone Farm Road

Dear Mr. & Mrs. Mottern:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 109 Graystone Farm Rd.
which is presently zoned BC-4

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) 1A03.4 to permit a height of 42 ft.

in lieu of the required 35 ft., Section 400.1 to permit an accessory structure in the front/side yard in lieu of the required rear yard, and Section 400.3 to permit an accessory structure (garage) height of 24 ft. in lieu of the required 15 ft.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Although the overall acreage of the lot contains 120 acres, the majority of the property lies within the Forest conservation easement. The resultant building envelope does not allow for accessory structures to be built in rear yard.

The requested height for the garage will provide additional storage. The design of the house calls for 42 in height.

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.

State

Zip Code

Legal Owner(s):

Edward K. Mottern

Name - Type or Print

Edward K. Mottern

Signature

Eleanor P. Mottern

Name - Type or Print

Eleanor P. Mottern

Signature

8 Spring Green Lane-410-785-5334

Address

Telephone No.

Cockeysville

MD

21030

City

State

Zip Code

Representative to be Contacted:

True Contractors (Bex True)

Name

1015 Deer Park Rd 410-8517-4607

Address

Telephone No.

Finksburg

MD

21048

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By PR Date 10/18/00

2nd Cong.

ZONING DESCRIPTION

Zoning Description For 109 Graystone Farm Road

Beginning at a point on the N. West side of

Graystone Farm Road Which is 40 Feet

wide at the distance of 1000 Feet N. West of the

centerline of the nearest improved intersecting street Graystone Road

which is 60 Feet wide. *Being Lot# 13.

Block —, Section, 0 in the subdivision of Graystone Farm Estates

as recorded in Baltimore County Plat Book # 243 OF 3, Folio 29 + 30

Containing 120.56 ac +. Also known as 109 Graystone Farm Road

And located in the 2ND Election District, 3RD Councilmanic District.

01-168-A

#168

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **R6892**

DATE 10/18/00 ACCOUNT R601-6150

AMOUNT \$ 50.00

RECEIVED FROM: True Contractors, Inc.

FOR: code 000 Equity Variance

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Item # 168

PAID RECEIPT

10/18/2000 10/18/2000 09:58:47
NO. 0002 CASHIER DML DMD DRAMER 2
Dept 5 520 ZORING (CERTIFICATION)
Receipt # 15844
CR NO. 000092

Receipt tot 50.00
50.00 CR
BALTIMORE COUNTY, Maryland

01-168-A

CASHIER'S VALIDATION

RE: Case No.: 01-168-A

Petitioner/Developer: Eleanor &

Edward Mottern

Date of Hearing/Closing: 12/6/00@ 9:00
am

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 109 Graystone Farm Rd.
White Hall, MD 21161

The sign(s) were posted on November 14, 2000
(Month, Day, Year)

Sincerely,

Stacy Gardner 11/14/00
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)
SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
(Address)
ELDERSBURG, MD. 21784

(City, State, Zip Code)
410-781-4000
(Telephone Number)

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 proposed amendments to the zoning regulations as follows:

~~Graystone Farm Road~~
NW/S Graystone Farm Road, 1000 feet NW of centerline

~~Graystone Road~~
2nd Councilman's District

Legal Owner(s): Eleanor P. & Edward K. Mottern

Variance: to permit a height of 42 feet in lieu of the permitted 35 feet; to permit an accessory structure in the front/side yard in lieu of the required rear yard; and to permit an accessory structure (garage) with a height of 24 feet in lieu of the permitted 15 feet.

Hearing: Wednesday, December 9, 2009 at 9:00 a.m. in Room 407, County Courts Building, 401 Reister Avenue

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Contact the Zoning Commissioners Office at (410) 387-3386.
(2) For information concerning the file and/or hearing, contact the Zoning Review Offices at (410) 887-3391.
11/16/09 NOV. 16 C434078

CERTIFICATE OF PUBLICATION

TOWSON, MD, 11/16/2009

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 11/16/2009.

S. Jeffersonian
THE JEFFERSONIAN,

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE
109 Graystone Farm Road, NW/S Graystone Farm Rd,
1000' NW of c/l Graystone Rd
7th Election District, 2nd Councilmanic

Legal Owner: Edward K. & Eleanor P. Mottern
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-168-A

* * * * *

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.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


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 13th day of November, 2000 a copy of the foregoing Entry of Appearance was mailed to Bev True, True Contractors, 1615 Deer Park Road, Finksburg, MD 21048, representative for Petitioners.


PETER MAX ZIMMERMAN

ZONING NOTICE

CASE #

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

PLACE: [illegible]

DATE AND TIME: [illegible]

REQUEST: [illegible]

[illegible]

[illegible]

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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

November 03, 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: 01-168-A
109 Graystone Farm Road
NW/S Graystone Farm Road, 1000 feet NW of centerline Graystone Road
7th Election District – 2nd Councilmanic District
Legal Owners: Eleanor P. & Edward K. Mottern

Variance to permit a height of 42-feet in lieu of the permitted 35-feet; to permit an accessory structure in the front/side yard in lieu of the required rear yard; and to permit an accessory structure (garage) with a height of 24-feet in lieu of the permitted 15-feet.

HEARING: Wednesday, December 6, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the number "602".

Arnold Jablon
Director

C: Bev True, True Contractors, 1615 Deer Park Road, Finksburg 21048
Eleanor P. & Edward K. Mottern, 8 Spring Green Lane, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY NOVEMBER 17, 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
Thursday, November 16, 2000 Issue – Jeffersonian

Please forward billing to:

Bev True
True Contractors, Inc.
1615 Deer Park Road
Finksburg, MD 21048

410 857-4607

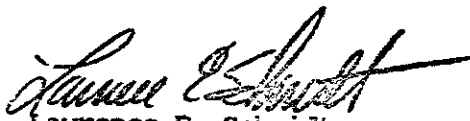
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HEARING: Wednesday, December 6, 2000 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt
GDL

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.

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbors 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: 01-168-A
Petitioner: Edward K. Mattern
Address or Location: 109 Graystone Farm Road Whitehall MD
21161

PLEASE FORWARD ADVERTISING BILL TO:

Name: True Contractors, Inc.
Address: 1615 Deer Park Road
Yinksburg MD 21048
Telephone Number: 410-857-4607

Revised 2/20/98 - SCJ

- 16 -

01-168-A



Baltimore County
Department of Permits and
Development Management

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

December 4, 2000

Eleanor P. & Edward K. Mottern
8 Spring Green Lane
Cockeysville, MD 21030

Dear Mr. & Mrs. Mottern:

RE: Case Number: 01-168-A, 109 Graystone Farm Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 18, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Bev True, True Contractors, 1615 Deer Park Road, Finksburg 21048
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: November 24, 2000

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2000
Item Nos. 167, 168, 169, 170, 171, 172,
174, 176, and 177

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

November 2, 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: Eleanor P. Mottem and Edward K. Mottem

Location: DISTRIBUTION MEETING OF

Item No.: 168

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.

6. PROPOSED PANHANDLE DRIVEWAY MUST BE A MINIMUM OF 16 FEET WIDE AND OF A HARD SURFACE CAPABLE OF SUPPORTING EMERGENCY APPARATUS, WEIGHING 50,000 LBS ON TWO AXLES.

16. A CRUSHER RUN ROAD FOR ACCESS TO BUILDINGS AND REQUIRED WATER SUPPLIES SHALL BE AVAILABLE FOR THE USABLE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 50,000 LBS WHEN CONSTRUCTION OF ANY BUILDINGS IS UNDER ROOF IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE; SECTION F-517.11

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: November 30, 2000

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of November 6, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
168	109 Graystone Farm Road
169	2316 Carroll Mill Road
170	6116 Buckingham Drive
171	1203 Dairy Road
174	10601 York Road
176	Pomona Drive
177	18918 Middletown Road

Jim
12/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 14, 2000

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

13

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-168, and 01-169.

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For any further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

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

Date: 11.2.00

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

RE: Baltimore County
Item No. 168 BR

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,

lu 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

11 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

Phone: 410 887-3391

facsimile transmittal

To: Ber True From: GEORGE D ZAHNER
Fax: 410 857-4678 Date: 11-8-00
Phone: _____ Pages: _____
Re: _____ CC: _____

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Notes:

.....

N 123,000

R. C. 4

GRAYSTONE

(SHEET N.W. 31-B)

N 122,000

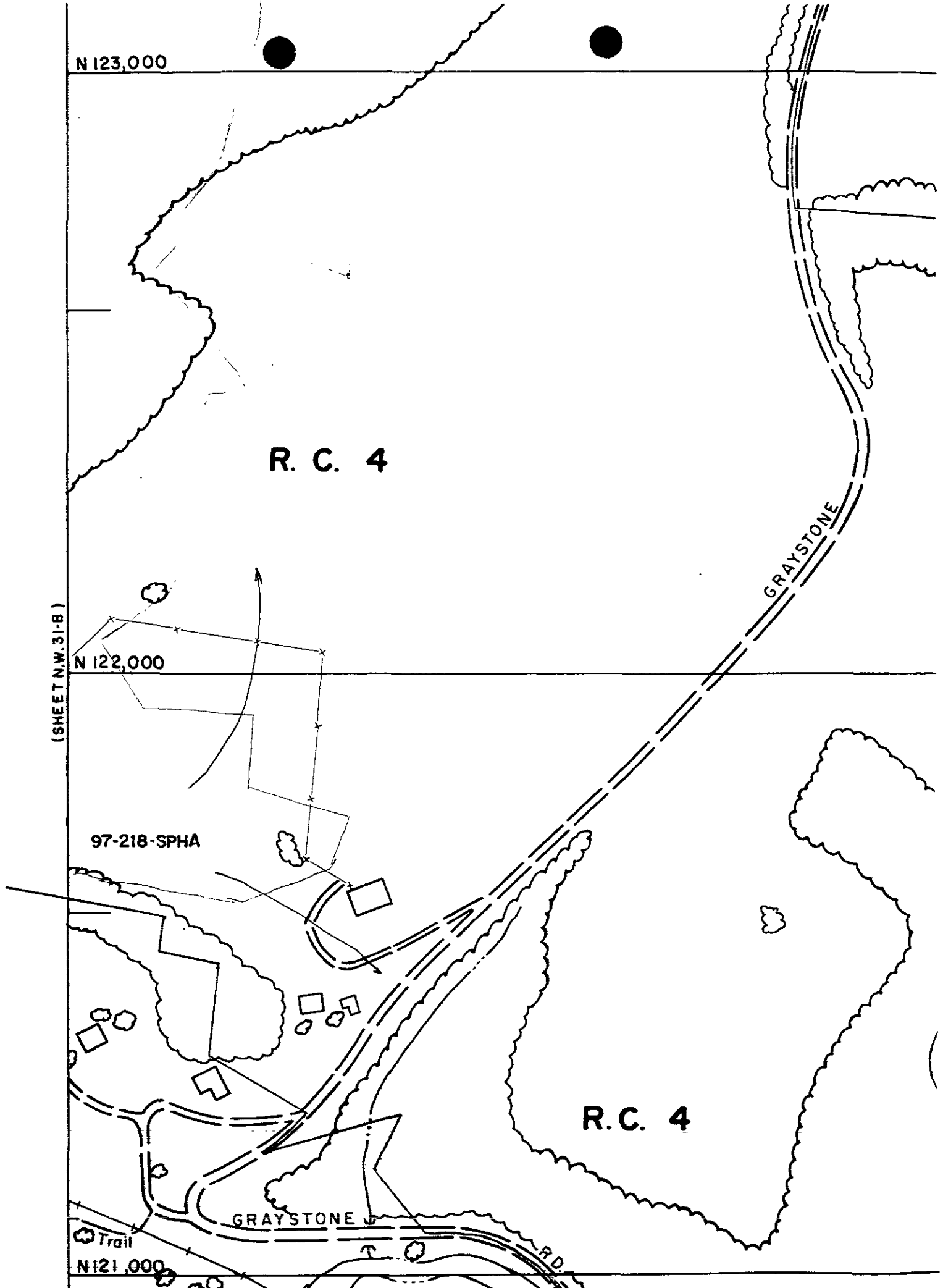
97-218-SPHA

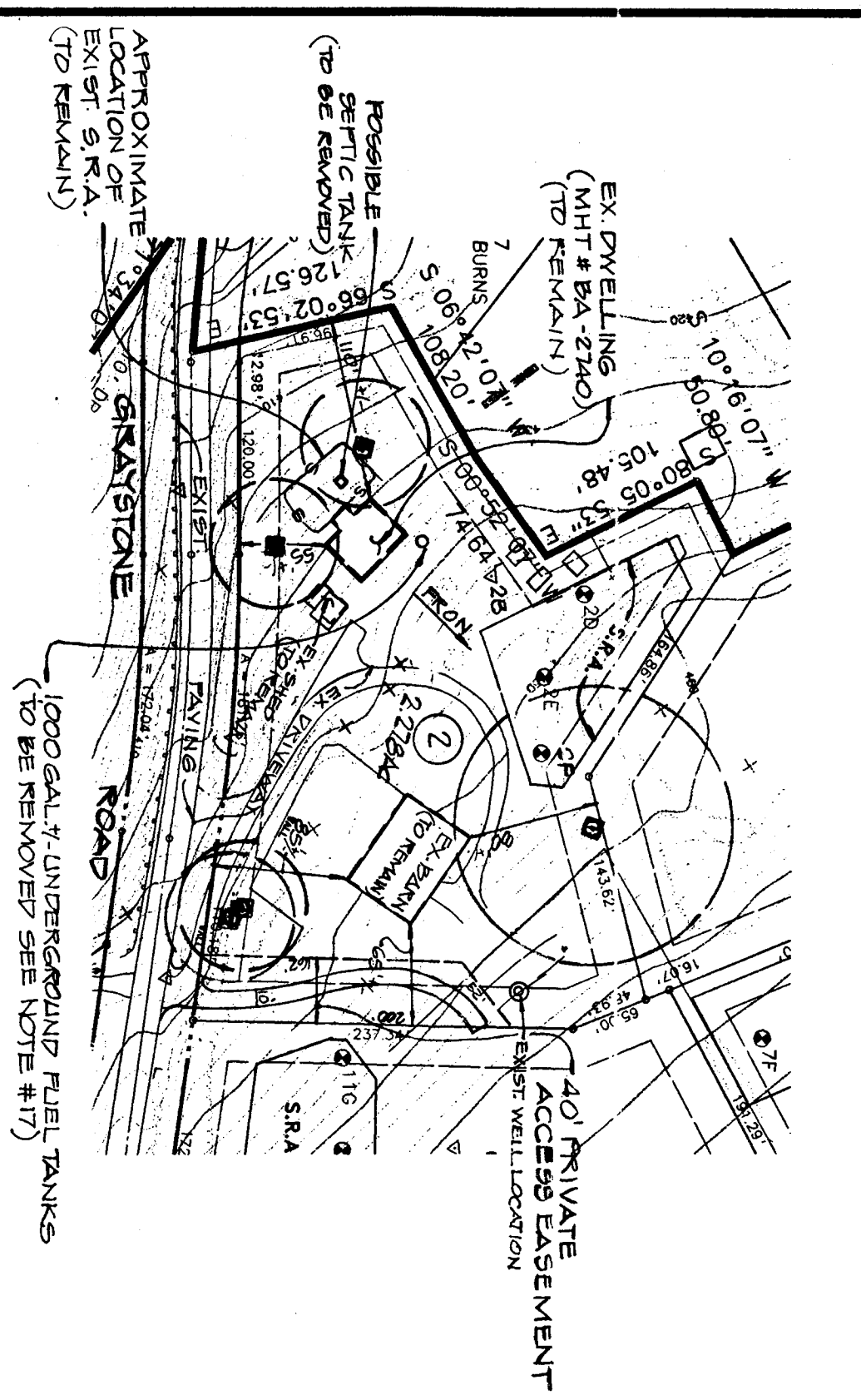
R.C. 4

GRAYSTONE

Trail

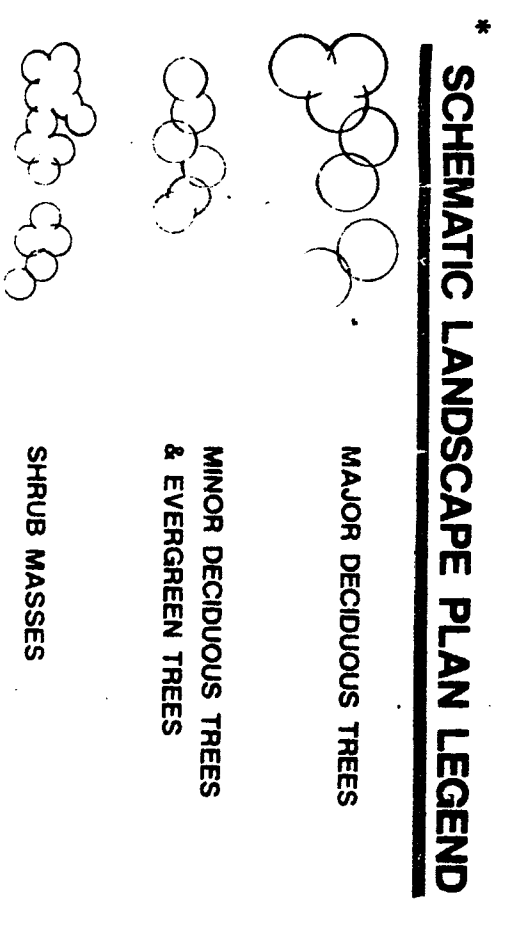
N 121,000





INSERT A: DETAIL OF LOT #2

SCALE: 1"=100'

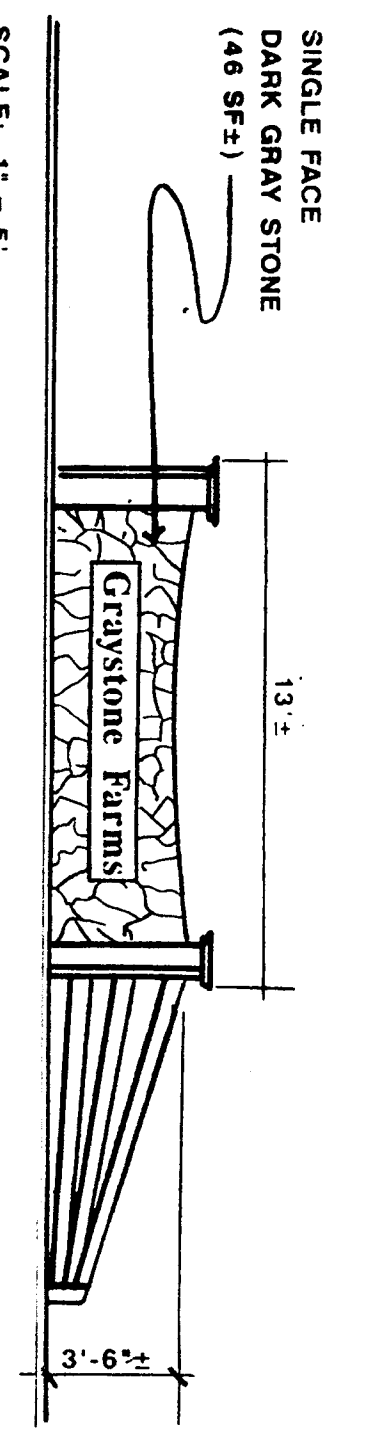


*See "Special Landscape Exhibit to Accompany Agreement" dated Feb. 14, 1997

ZONING HEARING REQUESTS

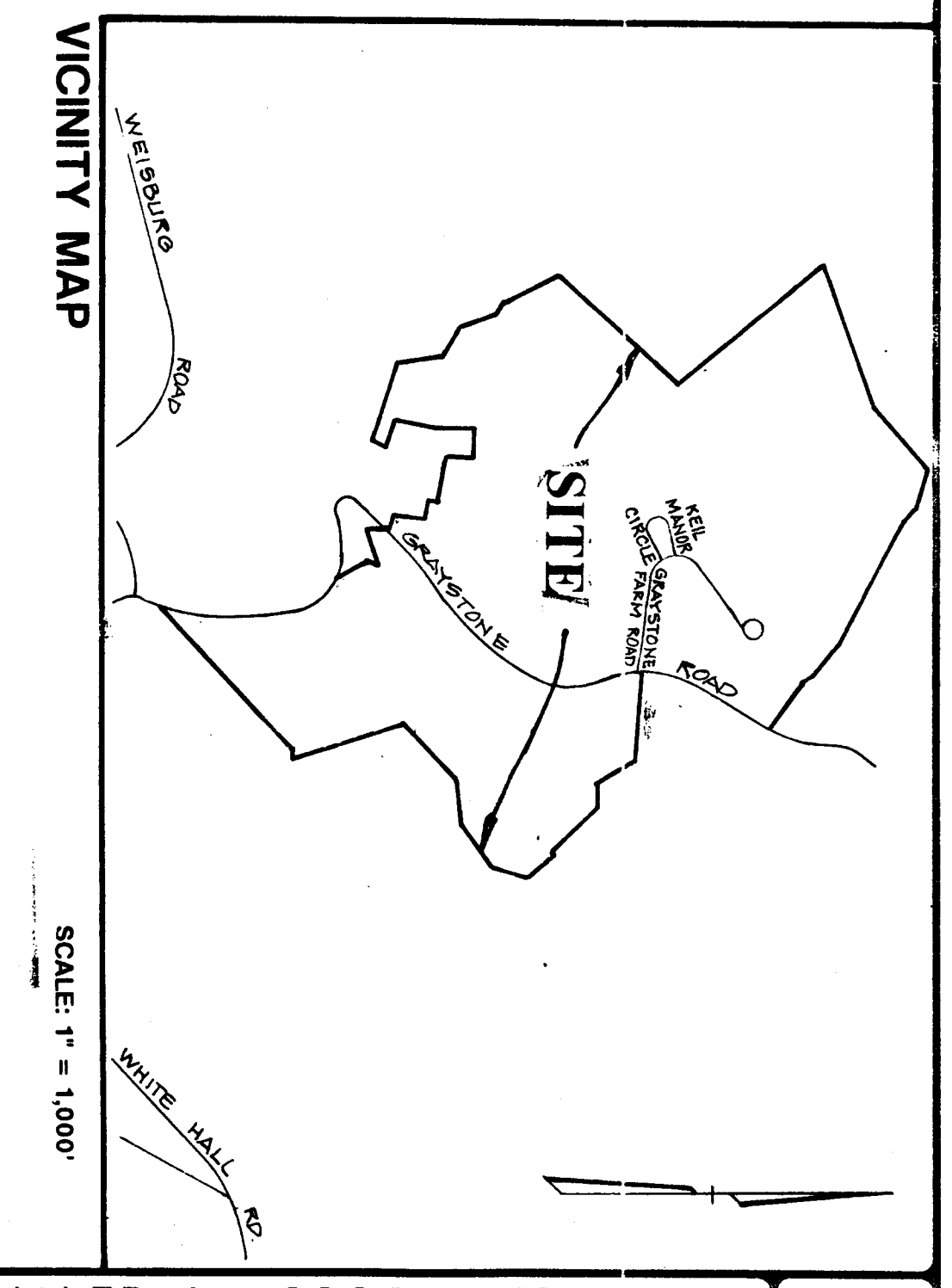
- SPECIAL HEARING TO REPEAL A CONSERVATION AREA COMPRISED OF TWO NON-CONTIGUOUS TRACTS IN SEPARATE OWNERSHIP SECTIONS 100.481.01, 100.562.2 AND 100.562.3 (100.562.2, 100.562.3).
- REPEAL OF SECTION 101.418 TO REPEAL A COMMUNITY IDENTIFICATION OF 2.5 ACRES OF LAND IN LOT 15 OF SECTION 101.418 (SEE DETAIL A, SHEET 2).
- VARIANCE FROM SECTIONS 101.401 AND 101.403 TO ALLOW POWER FROM BALTIMORE COUNTY TO BE USED TO SUPPLY POWER TO LOT 15 (SEE DETAIL A, SHEET 2).

EXISTING 400' BALTIMORE GAS & ELECTRIC



DETAIL A: ENTRANCE SIGN ELEVATION

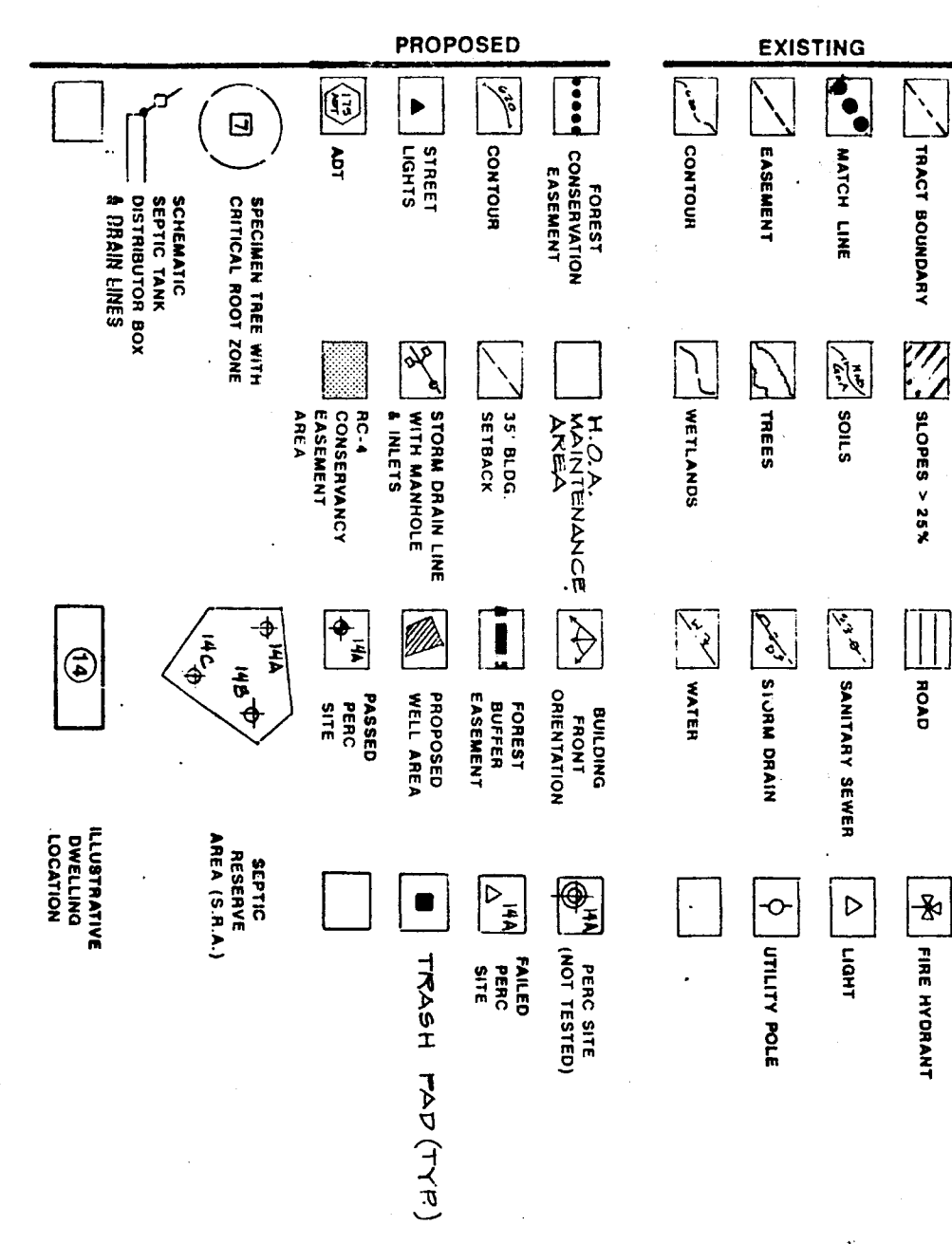
R.C.4



VICINITY MAP

SCALE: 1"=1000'

LEGEND



D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244
(410) 944-ENGR (410) 944-3647



R.C.4

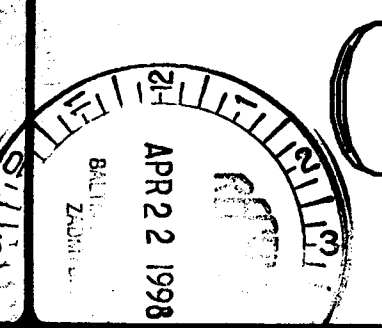
REASONS FOR FIRST AMENDMENT OF APRIL 2, 1998

NOTE:

1. THE BALTIMORE COUNTY ZONING REGULATIONS, AS AMENDED BY THE BALTIMORE COUNTY ZONING BOARD, ARE THE BASIS FOR THE PRELIMINARY FOREST CONSERVATION PLAN, & SCHEMATIC LANDSCAPE PLAN, 4/21/97.

DATE OF APPROVED DEVELOPMENT PLAN, PRELIMINARY FOREST CONSERVATION PLAN, & SCHEMATIC LANDSCAPE PLAN: 4/21/97
PDM Project Number: VII-321

This Development Plan is approved by the Director of P.D.M. based upon the interpretation of the Zoning Regulations, that it complies with present policy, density and bulk, and that it is not anticipated to be used for density to support dwellings shown thereon shall not be interpreted as an endorsement of the plan, and that the plan is not intended for use as a basis for any other action.



FINAL DEVELOPMENT PLAN
GRAYSTONE FARMS ESTATES
7TH. ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

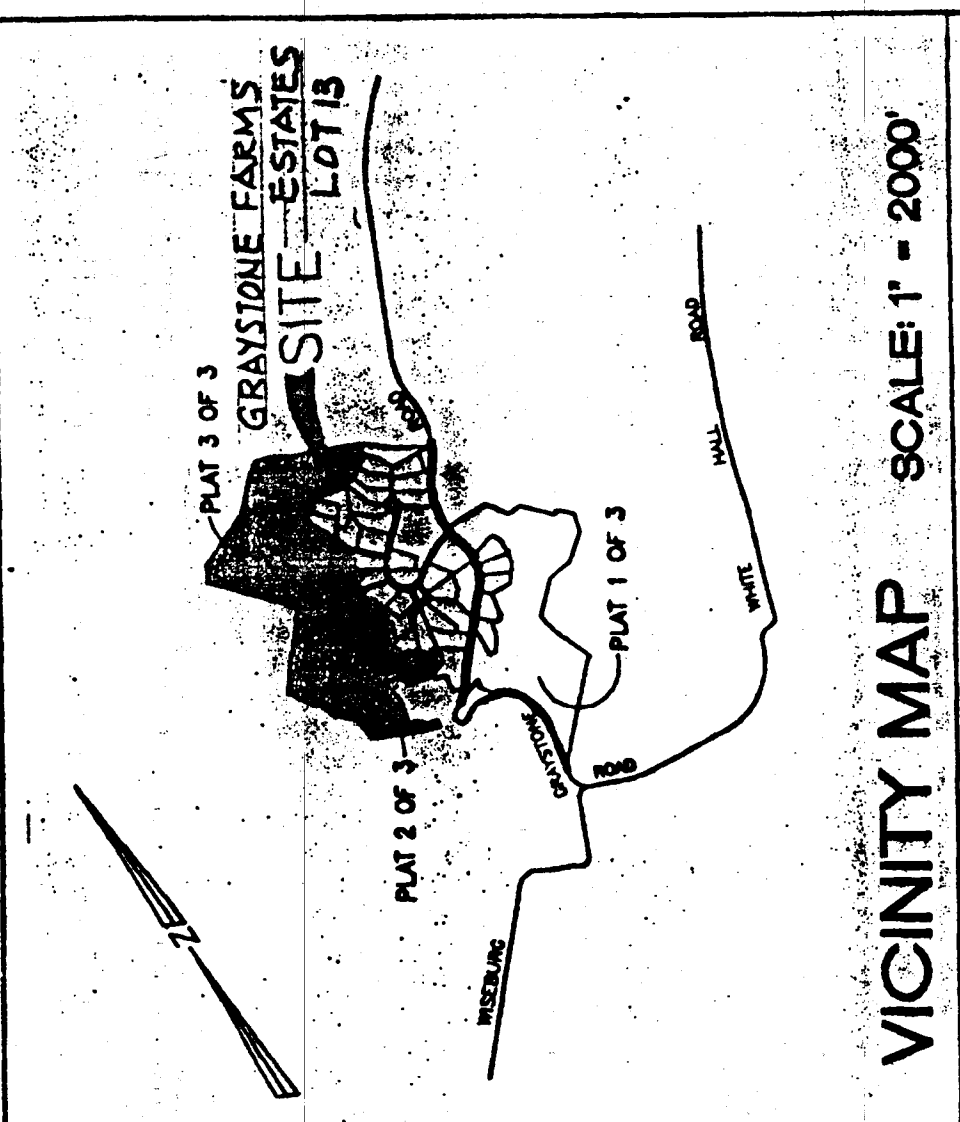
NOTE: THE ENTIRE R.C.4 CONSERVATION EASEMENT AREA IS CONTAINED WITHIN LOT 15. PORTIONS OF LOT 15 ARE ON BOTH SHEETS 101.2 AND 2 OF 2.

#/66-01-168-A

OWNER/DEVELOPER CERTIFICATION
I, the undersigned, being duly qualified under the laws of the State of Maryland, do hereby certify that the foregoing is a true and correct copy of the Development Plan, Preliminary Forest Conservation Plan, and Schematic Landscape Plan, 4/21/97, as approved by the Director of P.D.M. and that I am the owner of the property described therein.

Office of Planning and Zoning
Approved by: [Signature]
Date: [Date]
Director of P.D.M.
APRIL 21, 1997

Development Plan Approved
DATE: APRIL 21, 1997
SHEET 1 OF 2



VICINITY MAP SCALE: 1" = 2000'

LEGEND

- PROP. DWELLING AND GARAGE
- PROP. BITUM. CONC. DRIVEWAY
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- L.O.D. LIMITS OF DISTURBANCE

GENERAL NOTES

- OWNER: EDWARD K. and ELEANOR P. MOTTERN, 8 SPRINGGREEN LANE, COCKEYSVILLE, MD. 21030
- LOCATION: #109 GRAYSTONE FARM ROAD, LOT 13, OF "GRAYSTONE FARMS ESTATES"
- TAX MAP: Map 17, Grid 11, Parcel 503
- DEED: Liber 13320 folio 614
- ELECTION DISTRICT: 02
- COUNCILMANIC DISTRICT: 02
- ACCOUNT NO.: 2300002052
- ZONING: RC-4
- LAND USE: SINGLE FAMILY RESIDENTIAL AND CONSERVANCY EASEMENT
- UTILITIES: WATER - Private Well is existing. SANITARY - Private Sewage Disposal System is proposed. Install in accordance with permit to be issued and the Plumbing Code.
- DEVELOPMENT PLAN: Approved April 21, 1997 (PDM # VI-321)
- ENVIRONMENTAL EASEMENTS: FOREST BUFFER EASEMENTS AND FOREST CONSERVATION EASEMENTS which may be found in the Baltimore County Department of Environmental Protection and Resource Management. There shall be no clearing, grading, construction or disturbance of vegetation in the FOREST BUFFER EASEMENTS and FOREST CONSERVATION EASEMENTS as permitted by the Department of Environmental Protection and Resource Management.
- SEDIMENT CONTROL: Contractor shall install a "STABILIZED CONSTRUCTION ENTRANCE" (S.C.E.) at the limits of the existing grove driveway. Contractor shall maintain the S.C.E. until the lower limits of all disturbed areas. Contractor shall maintain the S.C.E. until measures for the duration of construction on this site.
- LIMITS OF DISTURBANCE: AREA = 18,500 s.f. ± = 0.42 ac.

PLAN TO ACCOMPANY
RESIDENTIAL BUILDING PERMIT

MOTTERN RESIDENCE
#109 GRAYSTONE FARM ROAD
LOT 13 OF GRAYSTONE FARMS ESTATES
7th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

01-168-A #168

LIMITS OF DISTURBANCE
AREA = 0.42ac./18,500 s.f. ±

REVISIONS		KCW J.O.	93642
DATE	DESCRIPTION	SCALE:	1" = 30'
		DATE:	FEB. 24, 2000
		DESIGNED:	DLK
		DRAWN:	Cadd
		CHECKED:	DLK
		DRAWING NO.:	C-101
3-13-00	SUBMIT FOR RESIDENTIAL BUILDING PERMIT.		

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Baltimore, Maryland 21211 410.889.1172
FAX 410.366.1601



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