

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S Golf Course Road West, 1450' +/- E		
of Garrison Forest Road	*	DEPUTY ZONING COMMISSIONER
4th Election District		
3rd Councilmanic District	*	OF BALTIMORE COUNTY
(3127 Golf Course Road West)		
	*	CASE NO. 01-304-A
Karen L. and R. Todd Ruppert		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Karen and Todd Ruppert. The variance request is for property located at 3127 Golf Course Road West in the Owings Mills area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (garage) in the front and side yards in lieu of the required rear yard; to permit an accessory building (pool house) in the side yard in lieu of the required rear yard; and to permit an accessory structure (pool) in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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

APPROVED AND FORWARDED:
 12/29/01
 R. J. Garrison

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.

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 20th day of February 2001, that a variance from Section 400.1 of the B.C.Z.R., to permit an accessory building (garage) in the front and side yards in lieu of the required rear yard; to permit an accessory building (pool house) in the side yard in lieu of the required rear yard; and to permit an accessory structure (pool) in the side yard in lieu of the required rear yard, 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

02-20-2001 10:03 AM
Date: 2/20/01
By: R. J. Jannotta



Baltimore County
Zoning Commissioner

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

February 21, 2001

Mr. & Mrs. R. Todd Ruppert
3127 Golf Course Road West
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance
Case No. 01-304-A
Property: 3127 Golf Course Road West

Dear Mr. & Mrs. Ruppert:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Patrick Jarosinski
7800 Overbrook Road
Baltimore, MD 21204

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 Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3127 Golf Course Road West
Owings Mills, Maryland 21117
which is presently zoned RC2

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) 400.1 (BC2R) to permit an accessory building (garage) in the front and side yards in lieu of the required rear yard; and to permit an accessory building (pool house) in the side yard in lieu of the required rear yard; and to permit an accessory structure (pool) in the side yard in lieu of the required rear yard.

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:

Legal Owner(s):

Name - Type or Print

R. Todd Ruppert
Name - Type or Print

Signature

Signature

Address Telephone No

Karen L. Ruppert
Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

3127 Golf Course Road West 410 363 2343
Address Telephone No

Name - Type or Print

Owings Mills Maryland 21117
City State Zip Code

Signature

Representative to be Contacted:

Company

Patrick Jarosinski
Name

Address Telephone No.

7800 Overbrook Road 410 823 6412
Address Telephone No.

State Zip Code

Baltimore Maryland 21204
City State Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 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

Reviewed By JNP Date 1/26/01

Estimated Posting Date 2/4/01

REU 9/15/98

CASE NO. 01-304-A

ORDER RECEIVED FOR FILING
DATE 1/26/01
BY [Signature]

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 3127 Golf Course Road West
Address
Owings Mills Maryland 21117
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):

We wish to build a detached 3 car garage to the front of our existing house. We also wish to build a detached pool house and an in ground pool to the rear of our house. We would like the architecture of the two structures to blend with the existing house. This has caused the roofs of both structures to be 21' 6" high, requiring a variance to the zoning code.

At the same time, we feel that the best location for the garage is to the front right of the house. This is based on functionality and proximity of the garage to the house, and because both extensive tree removal and grading would be required to be adjacent to the house. (i.e. side or rear)

We also want to maintain design continuity in the neighborhood, where many of the homes have garages to the front. We are also a fair distance from the road, and the proposed location of the garage will be shielded by evergreens.

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.

R. Todd Ruppert
Signature
R. Todd Ruppert
Name - Type or Print

Karen L. Ruppert
Signature
Karen L. Ruppert
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of January, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

R. Todd Ruppert and Karen L. Ruppert
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

January 25, 2001
Date

Joy C. Day
Notary Public
My Commission Expires 11/20/2002

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 3127 Golf Course Road West
Address
Owings Mills Maryland 21117
City State Zip Code

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At the same time, we feel that the best location for the garage is to the front right of the house. This is based on functionality and proximity of the garage to the house, and because both extensive tree removal and grading would be required to be adjacent to the house. (ie. side or rear)

We also want to maintain design continuity in the neighborhood, where many of the homes have garages to the front. We are also a fair distance from the road, and the proposed location of the garage will be shielded by evergreens.

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.

R. Todd Ruppert
Signature

R. Todd Ruppert
Name - Type or Print

Karen L. Ruppert
Signature

Karen L. Ruppert
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25th day of January, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

R. Todd Ruppert and Karen L. Ruppert
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

January 25, 2001
Date

Joy C. Day
Notary Public

My Commission Expires 11/20/2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

3127 Golf Course Road West
for the property located at Owings Mills, Maryland 21117
which is presently zoned RC2

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) 400.1 (BC 2R) to permit an accessory building (garage) in the front and side yards in lieu of the required rear yard; to permit an accessory building (pool house) in the side yard in lieu of the required rear yard; and to permit an accessory structure (pool) in the side yard in lieu of the required rear yard.

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):

R. Todd Ruppert

Name - Type or Print _____

Signature R. Todd Ruppert

Karen L. Ruppert

Name - Type or Print _____

Signature Karen L. Ruppert

3127 Golf Course Road West 410 363 2343

Address _____ Telephone No. _____

Owings Mills Maryland 21117

City _____ State _____ Zip Code _____

Representative to be Contacted:

Patrick Jarosinski

Name _____

7800 Overbrook Road 410 823 6412

Address _____ Telephone No. _____

Baltimore Maryland 21204

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. OK-304-A

REV 9/15/98

Reviewed By JNP Date 1/26/01

Estimated Posting Date 2/4/01

ZONING DESCRIPTION

3127 Golf Course Road West

Baltimore, Maryland 21117

Owners: R. Todd and Karen L. Ruppert

Beginning at point on the South Side of Golf Course Road West which is 30 feet wide at a distance of 1,450 feet ± East of the centerline of Garrison Forest Road which is 50 feet wide.

As recorded among the land records of Baltimore County in Liber SM 14683 folio 604, S 24

degrees 18'20" E 243.08'; S 37 degrees 20'10" W 269.02'; S 45 degrees 54'30" E 295.63';

thence N 69 degrees 07'55" W 225.62'; S 52 degrees 07'01" W 176.22'; N 08 degrees

03'30" W 318.93'; and N 32 degrees 21'40" W 615.93' to the beginning. Containing 5.96

acres. Also known as 3127 Golf Course Road West and located in the 4th Election District, 3rd

Councilmanic District.

S 45° 47' 00" W 191.60

01-304-A

BALTIMORE COUNTY, MARYL D
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90686

DATE

4-6/01

ACCOUNT

R-001-6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

R-001-6150

FOR:

Administrative Variance

01-304-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE TIME
1/29/2001 1/26/2001 16:18:37

REF: MSX3 CASHIER MAIL LDC DRAWER

DATE 5 526 ZWING VERIFICATION

RECEIVED 165600

REF: 09062

Receipt Tot 50.00

50.00 OF

00 14

Baltimore County, Maryland

01-304-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 01-304-A

Petitioner/Developer: _____

KARNE & TODD RUPPERT

Date of Hearing/Closing: 2/19/01

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 _____

3127 GOLF COURSE ROAD WEST

The sign(s) were posted on FEB. 3RD 2001

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

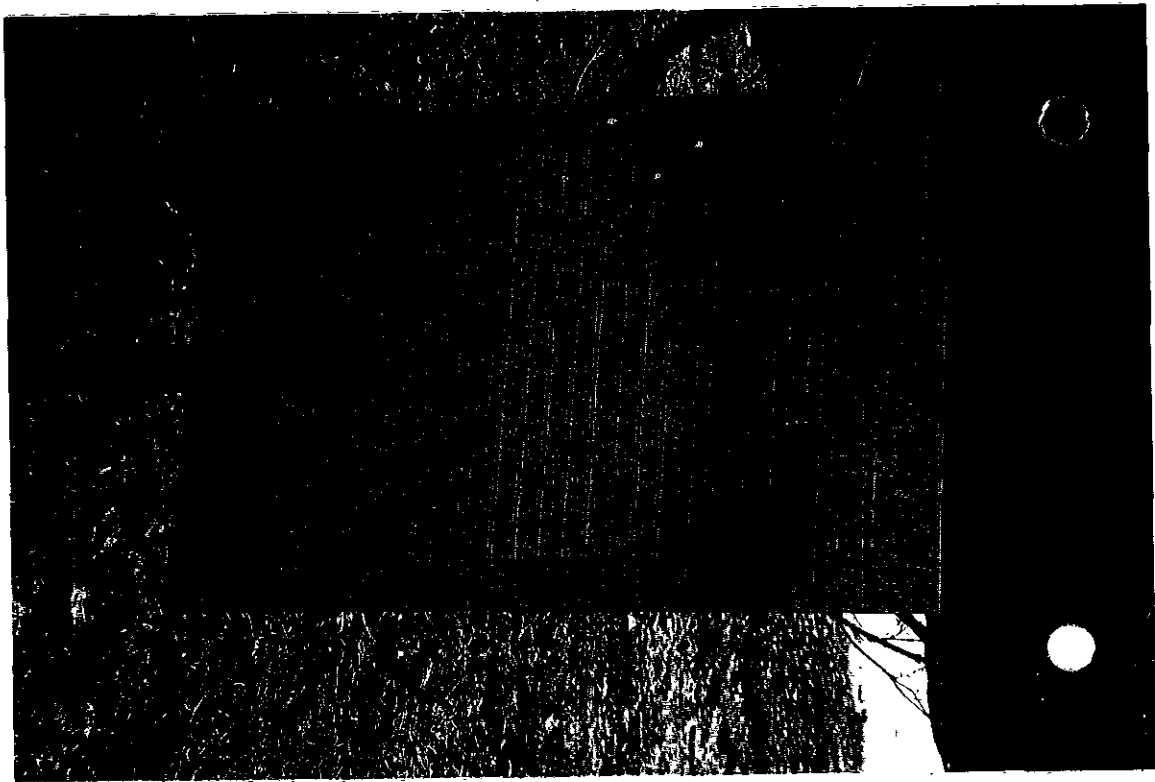
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



FEB 5 2001

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 304 -A Address 3127 Golf Course Road West
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 1/26/01 Posting Date: 2/4/01 Closing Date: 2/19/01

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 01- 304 -A Address 3127 Golf Course Road West
Petitioner's Name Ruppert Telephone 410-363-2343
Posting Date: 2/4/01 Closing Date: 2/19/01
Wording for Sign: To Permit an accessory building (garage) in the front and side yards in lieu of the required rear yard; to permit an accessory building (pool house) in the side yard in lieu of the required rear yard; and to permit an accessory structure (pool) in the side yard in lieu of the required rear yard.



Baltimore County
Department of Permits and
Development Management

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

February 16, 2001

Karen L & R Todd Ruppert
3127 Golf Course Road West
Owings Mills MD 21117

Dear Mr. & Mrs. Ruppert:

RE: Case Number: 01-304-A, 3127 Golf Course Road West

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 26, 2001.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: Patrick Jarosinski, 7800 Overbrook Road, Baltimore 21204
People's Counsel



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 8, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-288, 01-289, 01-298, 01-303, and 01-304

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For 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



Baltimore County
Fire Department

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

February 8, 2001

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 February 5, 2001

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:

290, 291, 292, 293, 294, 295, 297, 298, 299, 300,
302, 303, 304, and 308

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

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.7.01

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

RE: Baltimore County
Item No. 304

JNT

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,

1- 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2001
Item Nos. 288, 289, 290, 291, 293, 295,
297, 298, 299, 300, 301, 302, 303, 304,
and 308

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MS*

DATE: March 19, 2001

SUBJECT: Zoning Item #304
3127 Golf Course Road

Zoning Advisory Committee Meeting of February 5, 2001

_____ 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).

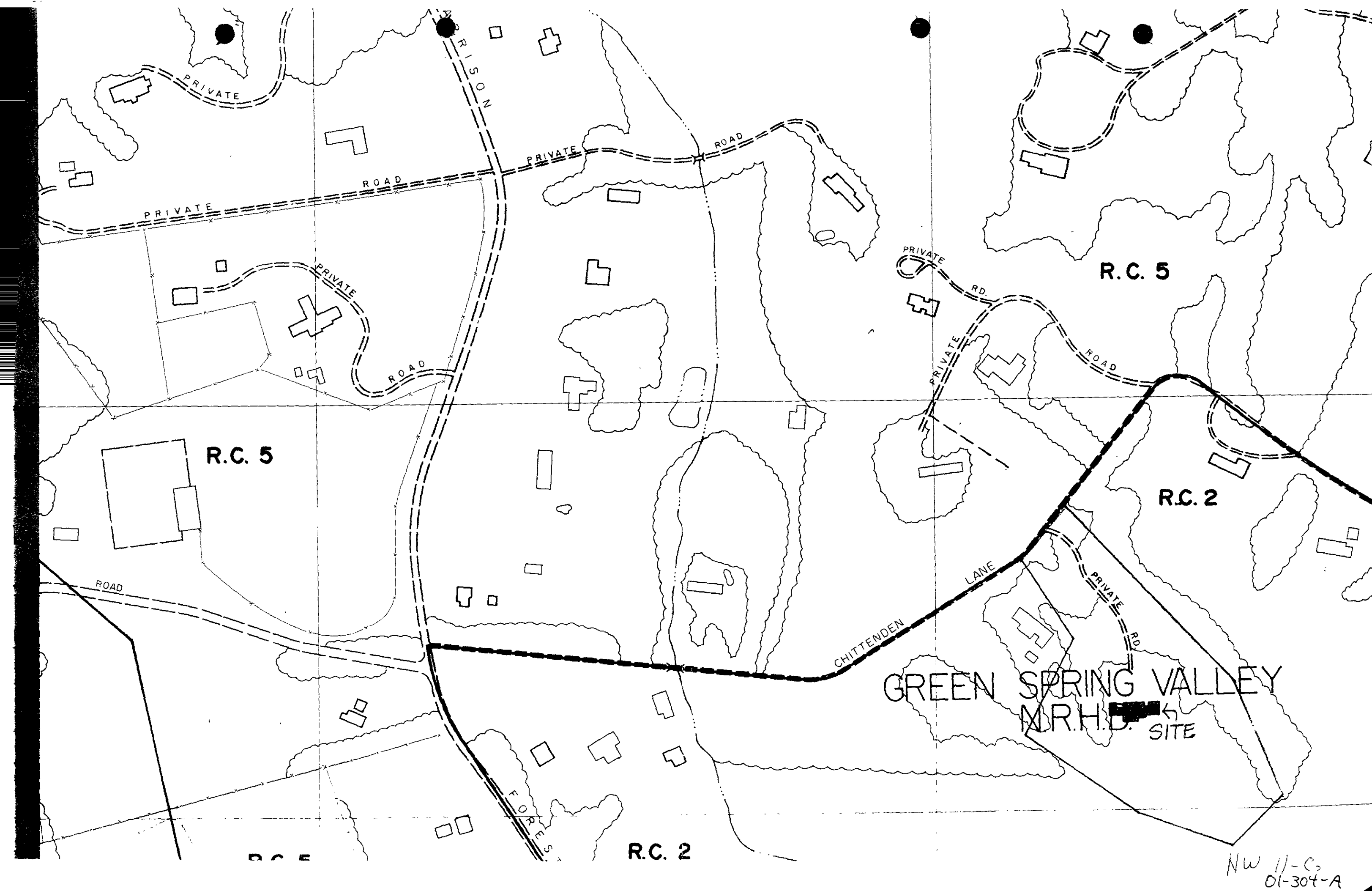
_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ 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: Any building must be a minimum of 30 feet from the water well.

Reviewer: Sue Farinetti

Date: March 16, 2001



R.C. 5

R.C. 5

R.C. 2

R.C. 2

GREEN SPRING VALLEY
M.R.H.D. SITE

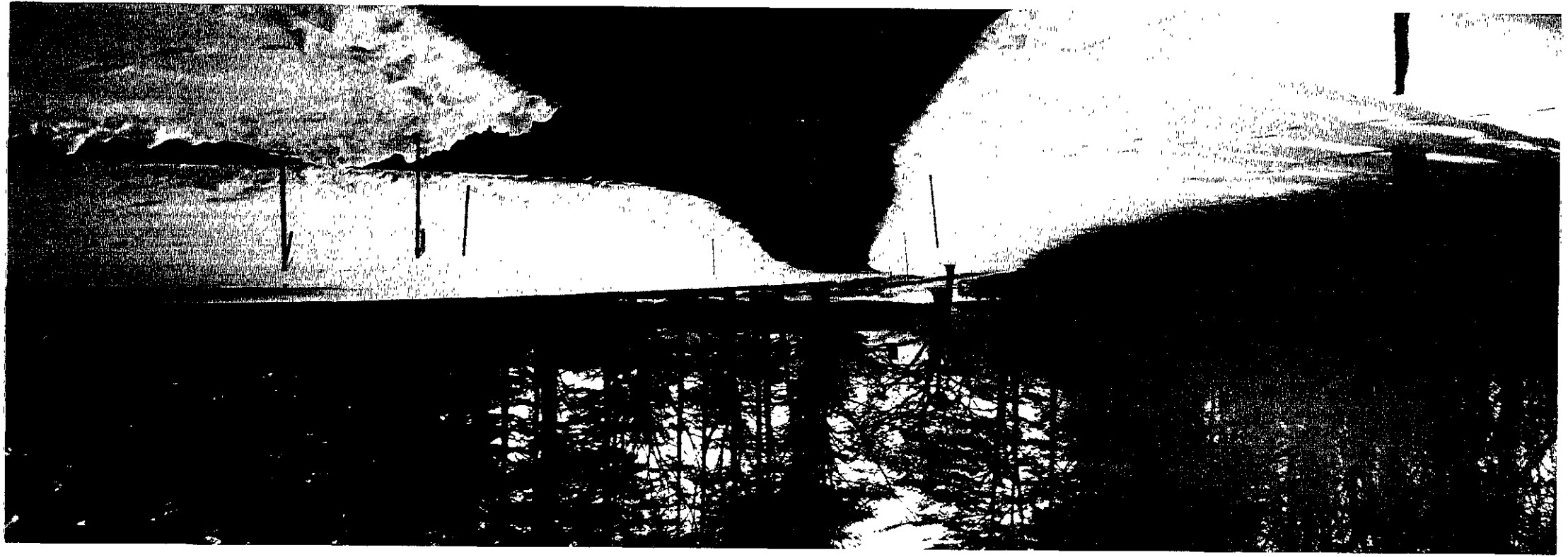
NW 11-C,
01-304-A

Memories For The Future



PHOTOS

01-304-A







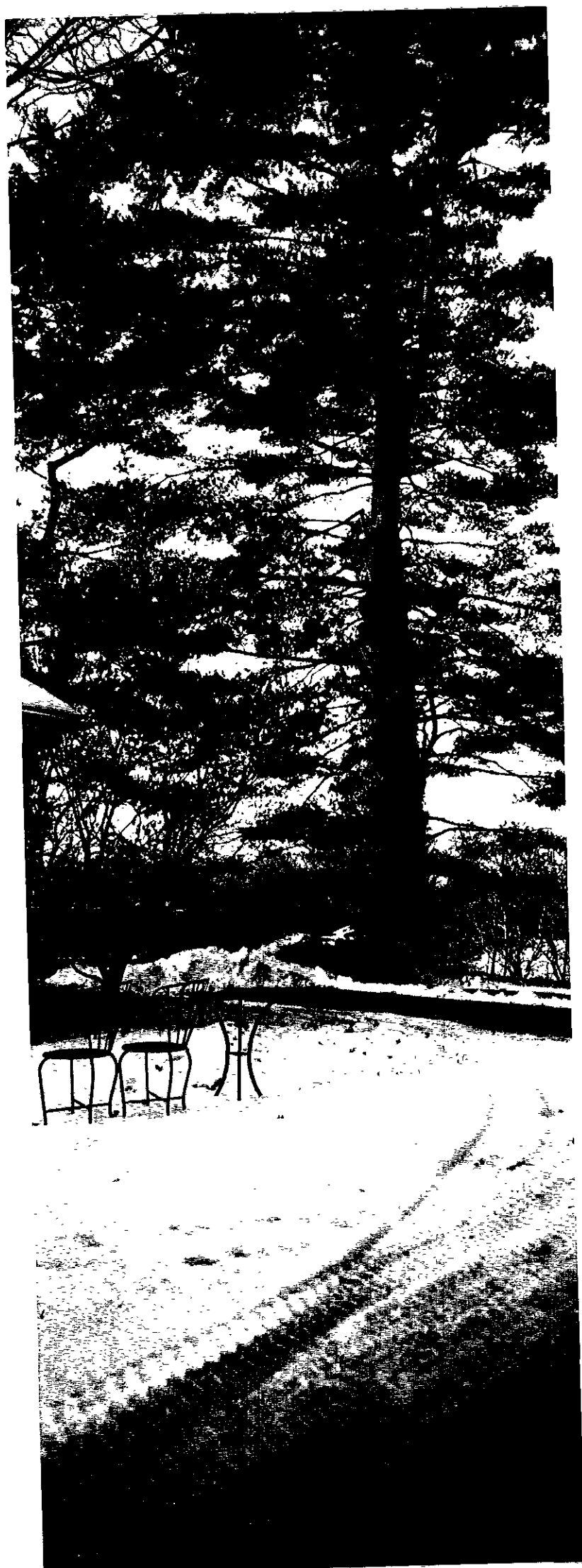














BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

CHATTOLANEE

SHEET

NW
11-G

PLAT to accompany Petition for Zoning Variance

NOTES:

1. THE TOPOGRAPHY SHOWN HEREON WAS FIELD-RUN BY SHANABGER & LANE IN NOVEMBER OF 2000.
2. THE BEARINGS & DISTANCES SHOWN HEREON ARE BASED ON THE TITLE DEED: L14683/F-604
3. THE COORDINATES USED IN THIS SURVEY ARE ASSUMED.

4. BENCHMARK FIELD: FINISHED FLOOR IN FOTER - EL. 500.00 - ASSUMED

BENCHMARK SET:

- SPUR 1 REBAR SET - EL. 508.83 - N 89°03'42"
- SPUR 2 REBAR SET - EL. 497.72 - N 90°03'24"
- SPUR 3 REBAR SET - EL. 491.38 - E 90°03'21"
- SPUR 4 REBAR SET - EL. 497.26 - E 90°03'21"

5. THE TREE TYPES SHOWN HEREON MAY NOT BE EXACT. SHANABGER & LANE DOES NOT ASSUME RESPONSIBILITY FOR DETERMINING EXACT TREE TYPES.

6. PROPERTY MAY BE AFFECTED BY RIGHTS TO THE FOLLOWING ROADS AND RIGHTS-OF-WAY:

- RUAHS & RIGHTS-OF-WAY DESCRIBED IN LINES 1354, 289, 300, 304, 309
- RUAHS & RIGHTS-OF-WAY DESCRIBED IN LINES 1354, 289, 300, 304, 309
- RIGHTS-OF-WAY DESCRIBED IN LINES 1354, 289, 300, 304, 309

7. OWNERS - E. TOPIC & KAREN L. RUPPERT

8. 4th ELECTION DISTRICT / 3rd CONGRESSIONAL DISTRICT

9. ZONING MAPS: N-2001 & A-2001 ARE ATTACHED

10. ZONING: R-CA (ZONING DESCRIPTION ATTACHED) IN MAJOR HEADINGS

11. LOT SIZES: 5.90 ACRES

12. SEWER & WATER: PRIVATE

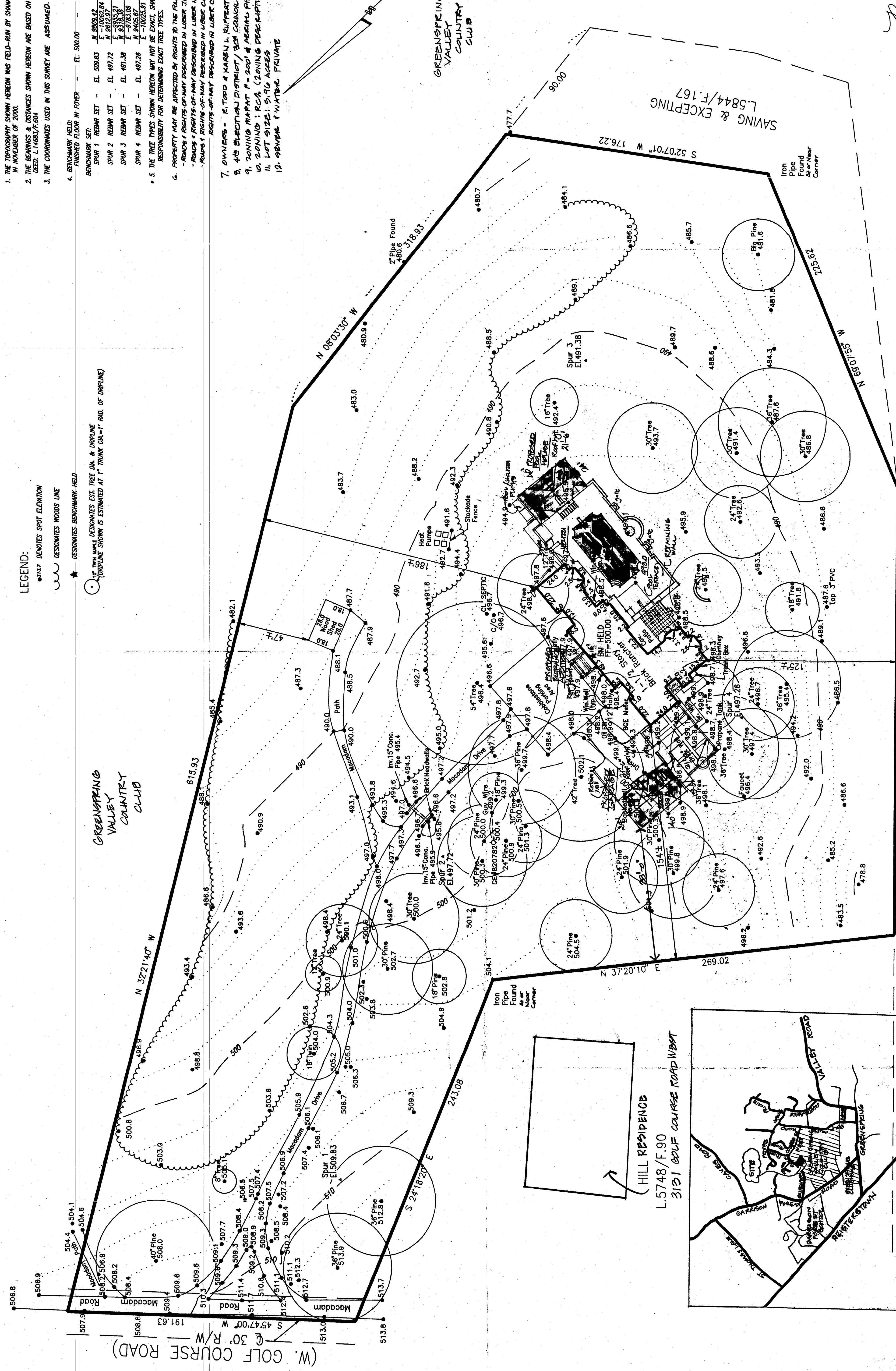
LEGEND:

• 112.7 DENOTES SPOT ELEVATION

--- DENOTES WOODS LINE

★ DENOTES BENCHMARK FIELD

○ IF THIS WAS DESIGNATED EST. TREE DIA. & DRIPLINE (DRIPLINE SHOWN IS ESTIMATED AT 1" TRUNK DIA=1" RAD. OF DRIPLINE)

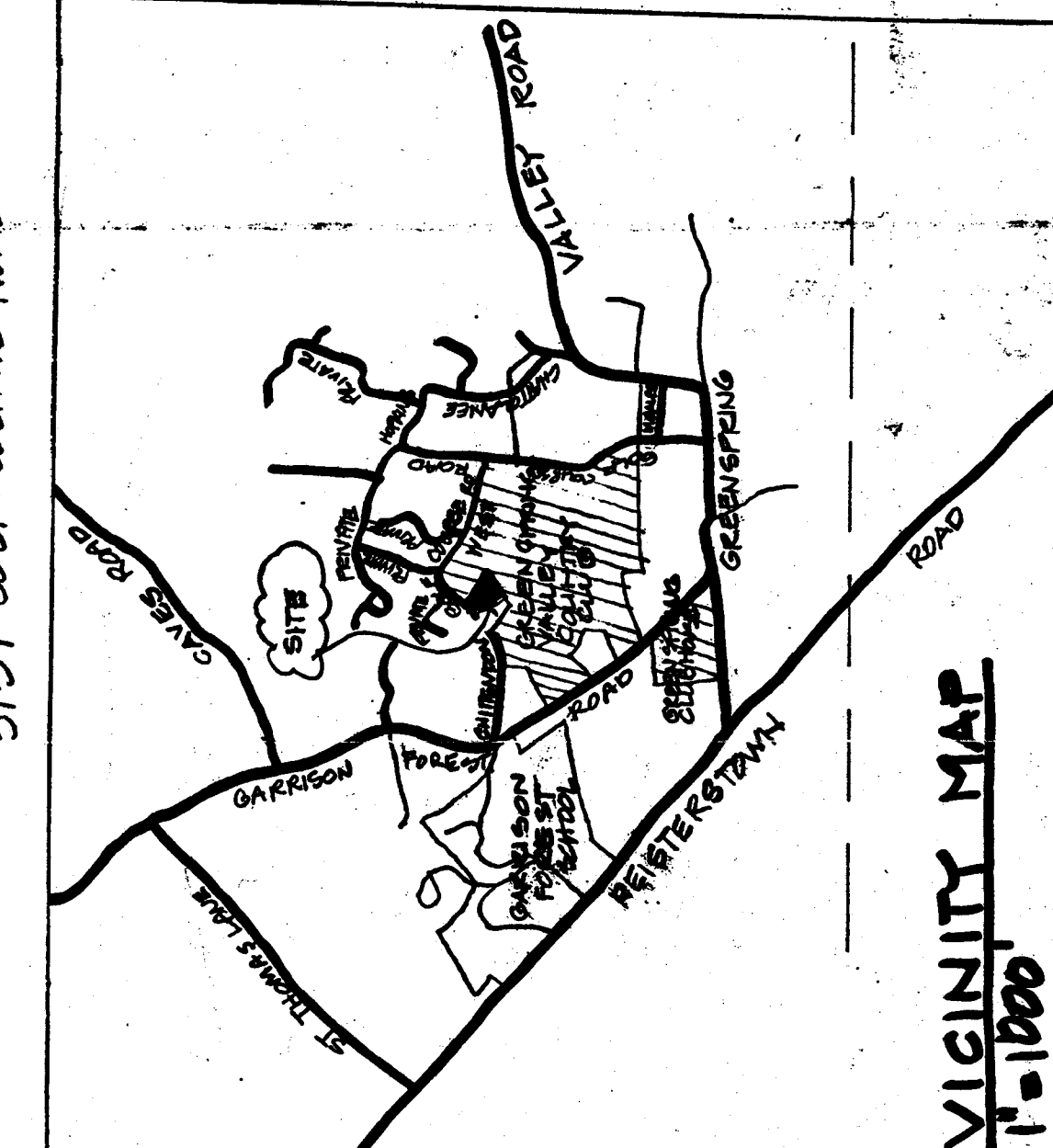


SAVING & EXCEPTING
L.5844/F.167

GREENSPRING
VALLEY
COUNTRY
CLUB

GREENSPRING
VALLEY
COUNTRY
CLUB

GREENSPRING
VALLEY
COUNTRY CLUB



VIGNETTE MAP
1"=100'

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226.8 #1

TOPOGRAPHIC SURVEY
#3127 W. GOLF COURSE ROAD
RUPPERT RESIDENCE

4th ELECTION DISTRICT, BALTIMORE CO., MD
SCALE: 1"=40'
DATE: NOVEMBER 18, 2000
DEED REFERENCE: L14683/F-604
DATE OF LATEST FIELD WORK: NOVEMBER 11, 2000
FILES: 0030TOP.DWG, TOP00030.DWG

01-304-A