

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE

N/S Catalpa Road, 340' SE Celtis Court
11th Election District
6th Councilmanic District
(6408 Catalpa Road)

Altieri Enterprises, Inc.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-488-SPHA

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance to allow an existing single-family dwelling to have a side yard setback of 27 ft. in lieu of the required 50 ft. and Special Hearing relief to approve the Final Development Plan of "Brintonwood", Section B, Lot 24.

Appearing at the hearing on behalf of the requests were G. Dwight Little, professional engineer with Little & Associates, the engineering firm who prepared the site plan of the property and Howard L. Alderman., attorney at law, representing the Petitioner. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of these requests, consists of 1.08 acres, more or less, zoned RC 5. The subject property is located on the north side of Catalpa Road in the subdivision known as Brintonwood. The property is currently improved with a new single-family residential dwelling. As a result of an error in staking out the subject property, the home which has been constructed is situated 27 ft. from the side property line. It should be noted that a storm water management access strip is located on the side of this dwelling where the variance is being requested. This affords an additional 20 ft. area of land from the existing house to the nearest neighbor's property line. In essence, the setback distance

ACK RECEIVED FOR FILING

Date

By

7/25/01
H. L. Alderman

between this house and the adjacent property owner's lot is actually 47 ft. After considering the testimony and evidence offered at the hearing, I find that the variance to allow the existing single-family dwelling to be situated 27 ft. from the side property line in lieu of the required 50 ft. should be granted. Furthermore, the special hearing relief to amend the Final Development Plan of Brintonwood should also 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.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and their property. McLean v. Soley, 270 Md. 208 (1973).

To prove practical difficulty for an area variance, the Petitioner 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.

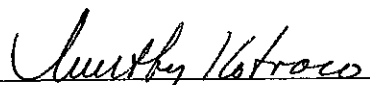
Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING
Date 7/25/01
By H. J. [signature]

Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, I believe that the special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 25th day of July, 2001, that the Petitioner's request for variance, to allow an existing single-family dwelling to have a side yard setback of 27 ft. in lieu of the required 50 ft. and request for special hearing relief, to approve the Final Development Plan of "Brintonwood", Section B, Lot 24, be and are hereby GRANTED.

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


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING
Date 7/25/01
By [Signature]



Baltimore County
Zoning Commissioner

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

July 25, 2001

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

Re: Petition for Special Hearing & Variance
Case No.: 01-488-SPHA
Property: 6408 Catalpa Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petitions for special hearing and variance have 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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: G. Dwight Little, P.E.
c/o Little & Associates, Inc.
1045 Taylor Avenue, Suite 100
Towson, MD 21286

Altieri Enterprises, Inc.
c/o Greig G. Altieri, Vice-President
9077 Red Branch Road
Columbia, MD 21045

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



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6408 Catalpa Rd

which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, the owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto as made a part hereof, hereby petition for a Variance from Section(s)

1A04.3B2 (BCZR) to permit an existing single family dwelling (under construction) with a side yard setback of 27 feet in lieu of the required 50 feet and to amend the Final Development Plan of Brintonwood Section B, Lot 24.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be discussed at the Hearing

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:

Howard Alderman

Name - Type or Print

Signature

Levin & Gann

Company

502 Washington Ave. 8th Fl. 321-0600

Address

Telephone No.

Bowson

MD

21204

City

State

Zip Code

Legal Owner(s):

Altieri Enterprises, Inc.

Name - Type or Print

Signature

Greig G. Altieri VICE PRESIDENT

Name - Type or Print

Signature

9017 Red Branch Rd. 410-715-4500

Address

Telephone

Columbia

MD

21045

City

State

Zip Code

Representative to be Contacted:

G. Dwight Little, Jr.

c/o W. Duvall & Assoc., Inc.

Name

530 E. Joppa Rd.

410-583-9571

Address

Telephone No.

Baltimore

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By Date

Case No. 01-488-SPHA

ORDER RECEIVED FOR FILING

Date

By

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners



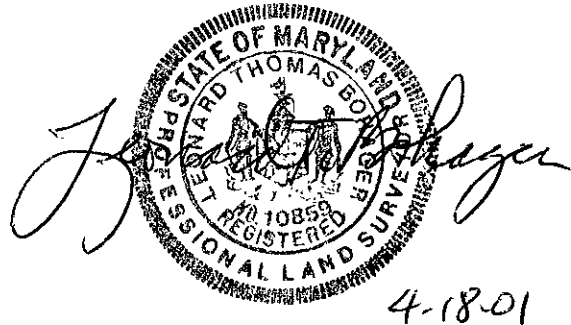
530 East Joppa Road
Towson, Maryland 21286

Telephone: (410) 583-9571
Fax: (410) 583-1513

APRIL 10, 2001

ZONING DESCRIPTION FOR #6408 CATALPA ROAD

Beginning at a point on the north side of Catalpa Road, which is 40' feet wide, at the distance of 340 feet southeast of the nearest improved intersecting street, Celtis Court which is 40 feet wide. Being lot No. 24 in the subdivision of "Brintonwood Section B" as recorded in Baltimore County Plat No. 69 folio 65, containing 1.080 acres. Also known as # 6408 Catalpa Road and located in the 11th Election District, 6th Councilmanic District.



DL488-SPHA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

92889

DATE

5/17/01

ACCOUNT

R-001-006-6150

AMOUNT

\$ 100.00

RECEIVED
FROM:

W. Duval & Associates A-

FOR:

Variance & Special Hearing

01-488-SPHA (6408 Catalpa Rd.)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYED ACTUAL TIME
5/17/2001 5/17/2001 09:58:32

MT WOOD CASHIER MSH MES DROWER 5

RECEIPT # 21,608

DELR

OFF 5 120 ZONING VERIFICATION

OK 10. 09:58PM

Receipt Tot 100.00

100.00 OK .00 CA

Baltimore County, Maryland

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:

6408 Catalpa Road
N/S Catalpa Road; 340' SE
Celtis Court
11th Election District
6th Councilmanic District
Legal Owner(s): Greig G.
Alteri, Alteri Enterprises, Inc.
**Special Hearing & Vari-
ance:** to permit an existing
single family dwelling (un-
der construction) with a
side yard setback of 27 feet
in lieu of the required 50
feet, and to amend the final
development plan of Brin-
tonwood Section B, Lot 24.
**Hearing: Tuesday, July 24,
2001 at 9:00 a.m. in Room
407, County Courts Build-
ing, 401 Bosley 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) 867-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/7/651 July 10 C480361

CERTIFICATE OF PUBLICATION

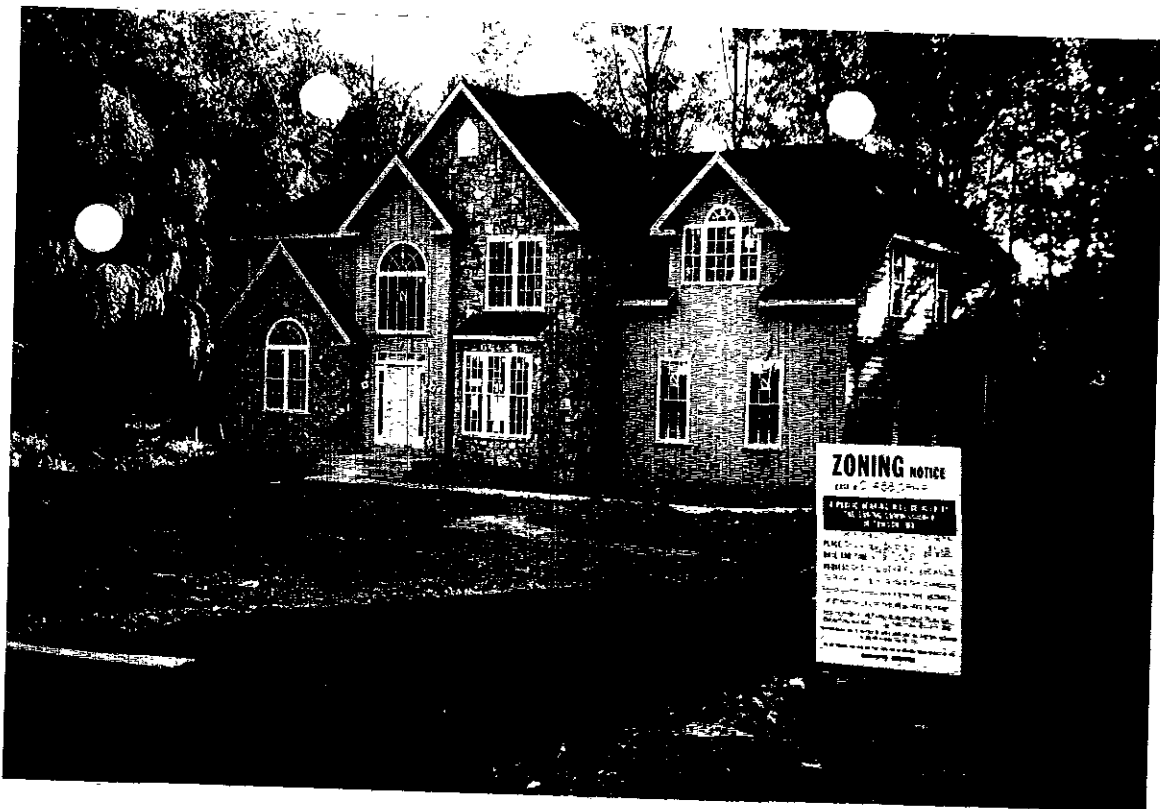
7/12, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 7/10, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING



ZONING NOTICE

CASE # 01-488-SPHA

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

ROOM 407, COUNTY COURTS

PLACE: BLDG., 401 BOSLEY AVENUE

TUESDAY, JULY 24, 2001

DATE AND TIME: AT 9:00 A.M.

REQUEST: SPECIAL HEARING & VARIANCE

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING

(UNDER CONSTRUCTION) WITH A SIDE YARD SETBACK

OF 27 FEET IN LIEU OF THE REQUIRED 50 FEET

AND TO AMEND THE FINAL DEVELOPMENT PLAN OF
BRINTONWOOD -- SECTION B, LOT 24

PREPARED BY: DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CANCEL HEARING CALL 867-2301

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No.: 01-488-SPNA

Petitioner/Developer: _____

GREIG G. ALTIERI
ALTIERI ENTERPRISES, INC.

Date of Hearing/Closing: JULY 24, 2001

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 #6408 CATALPA ROAD

NORTH WEST OF CECILIS COURT

The sign(s) were posted on JULY 7, 2001
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

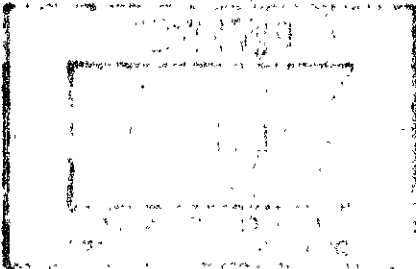
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)



RECEIVED

JUL 10 2001

DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

**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: 01-488-SPHA

Petitioner: ALTIERI ENTERPRISES INC

Address or Location: 6408 CATALPA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: W. DUVAL & ASSOC. INC

Address: 530 E. JOPPA ROAD

TOWSON MD 21286

Telephone Number: 410 583-9571

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 10, 2001 Issue – Jeffersonian

Please forward billing to:
W. Duvall & Assoc Inc
G. Dwight Little Jr
530 E Joppa Road
Towson MD 21286

410 583-9571

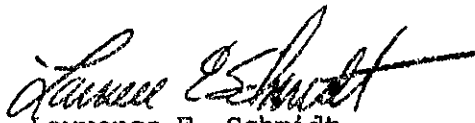
NOTICE OF ZONING HEARING

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: 01-488-SPHA
6408 Catalpa Road
N/S Catalpa Road, 340' SE Celtis Court
11th Election District – 6th Councilmanic District
Legal Owner: Greig G Altieri, Altieri Enterprises Inc

Special Hearing & Variance to permit an existing single family dwelling (under construction) with a side yard setback of 27 feet in lieu of the required 50 feet, and to amend the final development plan of Brintonwood Section B, Lot 24.

HEARING: Tuesday, July 24, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT 602
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.



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

June 13, 2001

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: 01-488-SPHA
6408 Catalpa Road
N/S Catalpa Road, 340' SE Celtis Court
11th Election District – 6th Councilmanic District
Legal Owner: Greig G Altieri, Altieri Enterprises Inc

Special Hearing & Variance to permit an existing single family dwelling (under construction) with a side yard setback of 27 feet in lieu of the required 50 feet, and to amend the final development plan of Brintonwood Section B, Lot 24.

HEARING: Tuesday, July 24, 2001 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GJZ
Director

C: Howard Alderman, Levin & Gann, 502 Washington Ave, 8th Flr, Towson 21204
Greig G Altieri, Altieri Enterprises Inc, 9017 Red Branch Rd, Columbia 21045
G. Dwight Little Jr, W. Duvall & Assoc Inc, 530 E Joppa Rd, Baltimore 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JULY 9, 2001.**
(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.





Baltimore County
Department of Permits and
Development Management

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

July 20, 2001

Howard L Alderman
Levin & Gann
502 Washington Avenue
8th Floor
Towson MD 21204

Dear Mr. Alderman:

RE: Case Number: 01-488-SPHA, 6408 Catalpa Road

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

WCR: gdz

Enclosures

c: Greig Altieri, Altieri Enterprises Inc, 9017 Red Branch Rd, Columbia 21045
G Dwight Little Jr, W Duvall & Assoc Inc, 530 E Joppa Rd, Baltimore 21286
People's Counsel

*in
7/24*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 20, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-488 & 01-495

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

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

June 12, 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 June 11, 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:

460, 484, 486, 487, 488, 489, 490, 491, 492, 493, 495,
496, 497, 498, 500, and 501

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

cc: File

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



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 27, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For June 18, 2001
Item Nos. 460, 486, 488, 489, 490, 491,
492, 493, 496, 497, 499, and 501

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

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 6.13.01

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

RE: Baltimore County
Item No. 488 JNP

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

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
6408 Catalpa Road, N/S Catalpa Rd,
340' SE of Celtis Ct
11th Election District, 6th Councilmanic

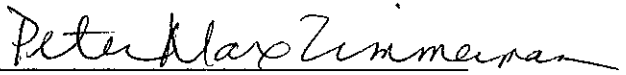
Legal Owner: Altieri Enterprises, Inc.
Petitioner(s)

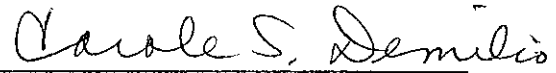
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-488-SPHA

* * * * *

ENTRY OF APPEARANCE

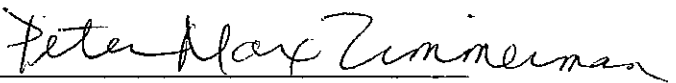
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation 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 18th day of June, 2001 a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 502 Washington Avenue, 8th Floor, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

HOWARD L. AIDERMAN JR

G. DWIGHT LITTLE, PE

ADDRESS

Levin & Evans PA 502 Washington Ave

Suite 800 Towson MD 21204

Little & Associates, Inc.

1045 Taylor Avenue Suite 100 Towson MD 21286



STORMWATER
MANAGEMENT
RESERVATION

SEPTIC
RESERVE
AREA

SEPTIC
RESERVE
AREA

SEPTIC RESERVE
AREA

NOTE

1. THIS SITE IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA.
2. THIS LOT IS NOT IN A 100 YEAR FLOOD PLAIN
3. THIS LOT HAS NO PRIOR ZONING HISTORY
4. THE ZONING FOR THIS SITE IS RC-5, NE-16 H

JOSEPH D.
DEIGERT
TAX ID #
22 000 29276

ALTIERI ENTERPRISES INC.
TAX ID # 2200029279

VACANT

EXISTING
FOUNDATION

EX
WELL

P.O.B
340 TO
CELTIS COURT

CATALPA ROAD
(18' PAVING / 40' RW)

OWNER
ALTIERI ENTERPRISES INC.
9017 RED BRANCH RD.
COLUMBIA MD 21045

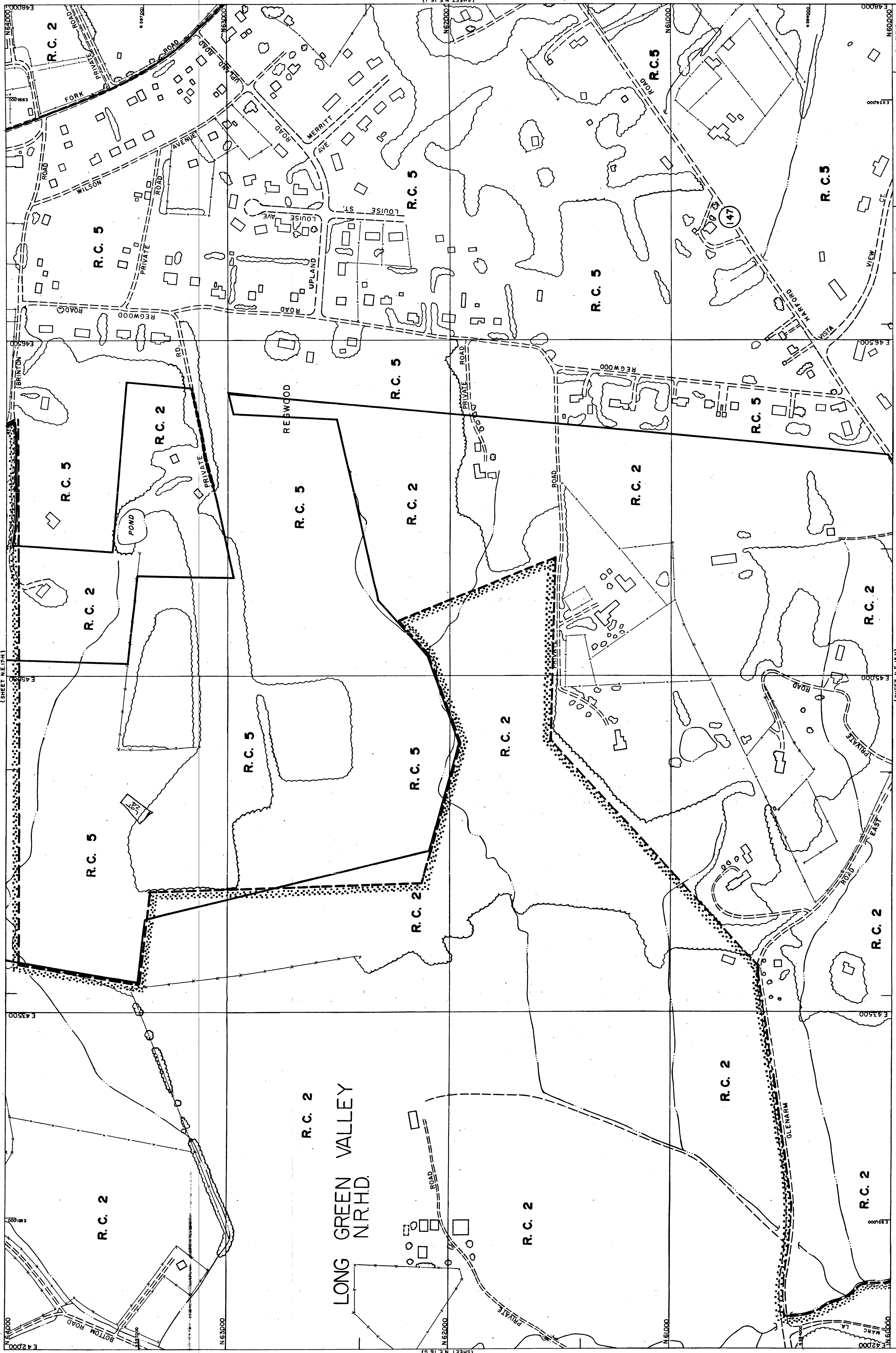
PLAN TO ACCOMPANY ZONING HEARING
#6408 CATALPA ROAD
11th ELECTION DISTRICT 6th COUNCILMANIC DIST.
SCALE 1"=50' BALTIMORE CO. MD.
5-9-01
SUBDIVISION - BRINTONWOOD. SECTION B
SM 69-65

VICINITY MAP
SCALE 1"=1000'

Ref Ex #1

W. DUVALL & ASSOCIATES, INC.
ENGINEERS - SURVEYORS - LAND PLANNERS
530 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
TEL (410) 583-9371
FAX (410) 583-1513

JNP 01-488-SPHA



2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
BILL Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

UU-SW UU-SE
Q-NW Q-NE

2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
BILL Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

James Bartholomew
Chairman, County Council

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
NORTH OF
MOUNTVISTA

SHEET
N. E.
16-H