

IN RE: PETITION FOR VARIANCE
E/S Bentley Ridge Court, 30' N
centerline Cameron Ridge Court
7th Election District
3rd Councilmanic District
(19901 Bentley Ridge Court)

Paul Amirault, on behalf of
Maryland Landmark 2001, LLC
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-002-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Paul Amirault, on behalf of Maryland Landmark, 2001 LLC. The variance request involves property located at 19901 Bentley Ridge Court. The subject property is split-zoned RC.5 and RC.4. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a principal building setback to a lot line other than a street line of 43 ft. in lieu of the 50 ft. required.

Appearing at the hearing on behalf of the variance request were Paul Amirault, appearing on behalf of the owner of the property and Ken Colbert, professional engineer who prepared the site plan of the property.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1.182 acres, more or less. The subject property is located on the corner of the intersection of Cameron Ridge Court and Bentley Ridge Court. It is a single-family residential lot whereupon a model home is being constructed for this residential subdivision. Maryland Landmark Homes are the builders of homes to be constructed on the lots located within this 27 lot subdivision. The Petitioner has already constructed a house on the property which is shown on the site plan submitted. The far corner of the garage of the house actually extends into the side yard setback. This was unknown to the Petitioner until such time as the bank required a

ORDER REQUIRED FOR FILING

Date 8/29/01
by R. J. Givens

foundation survey to be submitted to them. Upon discovering the problem with the side yard setback, the Petitioner filed a variance to cure the matter. No one appeared in opposition to the Petitioner's request.

As stated previously, the lot and home that is the subject of this variance is the model home for the remainder of this 27 lot residential community. There are no other homes surrounding the subject lot at this time. Considering the testimony and evidence offered at the hearing, I find that the variance to allow the house to be situated 43 ft. from the side lot line in lieu of 50 ft. should be granted.

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).

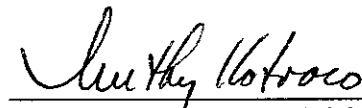
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks 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.

ORDERED
Date 8/29/01
By [Signature]

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 Petitioner, I find that the Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 29th day of August, 2001, by this Deputy Zoning Commissioner, that the Petitioner's request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a principal building setback to a lot line other than a street line of 43 ft. in lieu of the 50 ft. required, be and is 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

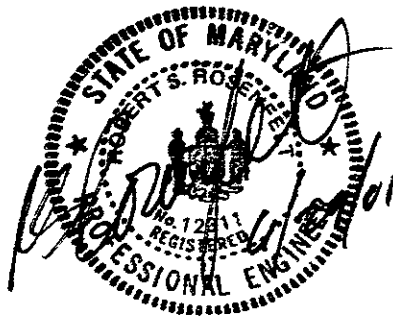
TMK:raj

ORDER
FILED
Date 8/29/01
By [Signature]

ZONING DESCRIPTION
19901 Bentley Ridge Court

Beginning at a point on the east side of Bentley Ridge Court, which is 40 feet wide, at a distance of 30 feet north of the centerline of the nearest improved intersecting street, Cameron Ridge Court, which is of varying width.

Being Lot 11 in the subdivision of Quiet Valley at Cameron Mill, as recorded in Baltimore County plat Book 73, Folio 37, and containing 1.182 acres (51,488 square feet). Also known as 19901 Bentley Ridge Court and located in the 7th Election District, 3rd Councilmanic District.





Baltimore County
Zoning Commissioner

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

August 29, 2001

Ken Colbert, P.E.
Colbert, Matz, Rosenfelt, Inc.
2835 Smith Avenue, Suite G
Baltimore Maryland 21209

Re: Petition for Variance
Case No. 02-002-A
Property: 19901 Bentley Ridge Court

Dear Mr. Colbert:

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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Paul Amirault
Maryland Landmark 2001, LLC
P. O. Box 216
Kingsville, MD 21087



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 19901 Bentley Ridge Court

which is presently zoned R.C.-5 and R.C.-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 of thereof, hereby petition for a Variance from Section(s)

1A04.3.B.2, BCZR, for a principal building setback to a lot line other than a street line of 43 feet in lieu of 50 feet required.

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

The uniqueness and peculiarity of the property causes the zoning provisions to impact disproportionately upon the property. Practical difficulty and unreasonable hardship result from the disproportionate impact of the provisions of the zoning regulations caused by the property's uniqueness.

Property 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):

Paul Amirault Maryland Landmark 2001, LLC

Name - Type or Print

Signature

Name - Type or Print

Signature

P.O. Box 216

410-593-9881

Address

Telephone No.

Kingsville

Md. 21087

City

State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

Address

Telephone No.

Baltimore

MD 21209

City

State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 7/2/01

ORIGINAL FILED IN 02-002-A

Case No.

Date

By

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3366

DATE

7/2/01

ACCOUNT

12001-006-6150

AMOUNT

\$ 50.00

RECEIVED
FROM:

Colbert, Matz, Rosenfelt

FOR:

Zoning Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 12

PAID RECEIPT

PAYMENT	ACTUAL	TIME
7/02/2001	7/02/2001	14:08:16
W504 CASHIER DOL DMD DRYMER		2
RECEIPT # 145704		DFLH
Dept 5 528 ZONING VERIFICATION		
ORD. 003366		

Recpt Tot 50.00
50.00 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.

Case: #02-002-A
19901 Bentley Ridge Court
E/S Bentley Ridge Court, 30' N
centerline Cameron Ridge Ct
7th Election District
3rd Councilmanic District
Legal Owner(s):
Maryland Landmark 2001 LLC,
Paul Amirault

Variance: to allow a principal building setback to a lot line other than a street line of 43 feet in lieu of 50 feet required.

Hearing: Tuesday, August 28, 2001 at 9:00 a.m. in Room 407, County Courts Building, 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) 887-4386

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

JT78/661 Aug. 14 C487502

CERTIFICATE OF PUBLICATION

8/17, 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 8/14, 2001.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No 02-002-A

Petitioner/Developer LANDMARK, ETAL

c/o JUDY FLOAM

Date of Hearing/Closing 8/28/01

887-3468

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

F-653-7953

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 #19901 - BENTLEY RIDGE CT

The sign(s) were posted on

8/10/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/15/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

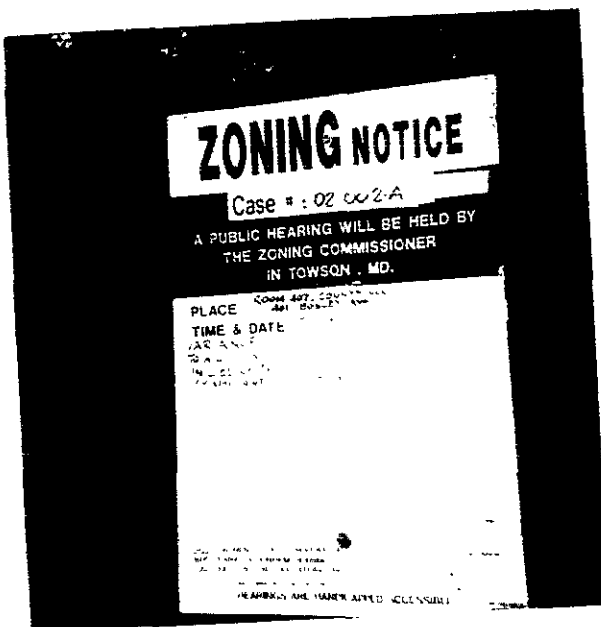
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



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/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: 02 - 002 - A
Petitioner: Quiet Valley, LLC 90 Paul Amiraault
Address or Location: 19901 Bentley Ridge Court

PLEASE FORWARD ADVERTISING BILL TO:

Name: Paul Amiraault
Address: P.O. Box 216
Kingsville, Md. 21087
Telephone Number: 410-593-9881

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 14, 2001 Issue – Jeffersonian

Please forward billing to:
Paul Amirault
Post Office Box 216
Kingsville MD 21087

410 593-9881

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: 02-002-A
19901 Bentley Ridge Court
E/S Bentley Ridge Court, 30' N centerline Cameron Ridge Court
7th Election District – 3rd Councilmanic District
Legal Owner: Maryland Landmark 2001 LLC, Paul Amirault

Variance to allow a principal building setback to a lot line other than a street line of 43 feet in lieu of 50 feet required.

HEARING: Tuesday, August 28, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
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

August 1, 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: 02-002-A
19901 Bentley Ridge Court
E/S Bentley Ridge Court, 30' N centerline Cameron Ridge Court
7th Election District – 3rd Councilmanic District
Legal Owner: Maryland Landmark 2001 LLC, Paul Amirault

Variance to allow a principal building setback to a lot line other than a street line of 43 feet in lieu of 50 feet required.

HEARING: Tuesday, August 28, 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 G.D.Z.
Director

C: Paul Amirault, Maryland Landmark 2001 LLC, P O Box 216, Kingsville 21087
Richard E Matz PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue, Suite G
Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 13, 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
pdmlandacq@co.ba.md.us

August 24, 2001

Paul Amirault
Maryland Landmark 2001, LLC
P O Box 216
Kingsville MD 21087

Dear Mr. Amirault:

RE: Case Number: 02-002-A, 19901 Bentley Ridge Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 2, 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. G D Z
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Richard E Matz PE, Colbert Matz Rosenfelt Inc, 2835 Smith Avenue
Suite G, Baltimore 21209
People's Counsel



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink

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

ju
8/28

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For August 6, 2001
Item Nos. 514, 001, 002, 003, 005, 006,
007, 008, 010, 011, 012, and 015

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

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

August 7, 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 July 30, 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:

001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012,
013, 014, and 015

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



John
8/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 07, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 01-514, 02 001, 02-002, 02-008, 02-010,
and 02-012

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.

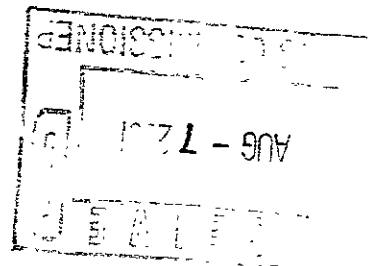
Prepared by:

Mark A. Cunningham

Section Chief:

Gayle L. Kern

AFK/JL:MAC





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 8.6.01

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

RE: Baltimore County
Item No. 002 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,

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 VARIANCE
19901 Bentley Ridge Court, E/S Bentley Ridge Ct,
30' N of c/l Cameron Ridge Ct
7th Election District, 3rd Councilmanic

Legal Owner: Maryland Landmark 2001 LLC
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-2-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 17th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, Colbert, Matz, Rosenfelt, Inc., 2835 G Smith Avenue, Baltimore, MD 21209, representative for Petitioners.



PETER MAX ZIMMERMAN

Ref Ex 4

**Quiet Valley, LLC
5 Shawan Road
Cockeysville, MD 21030**

Mr. Paul Amirault
Vice President
Maryland Landmark, Inc.
PO Box 216
11836 Belair Road
Kingsville, MD 21087

RE: Zoning Hearing – Case # 02-002-A, 19901 Bentley Ridge Court, Lot 11

Dear Mr. Amirault:

On behalf of Quiet Valley, LLC, I am writing to you concerning the above Zoning Hearing regarding your request for a "Variance to allow a principal building setback to a lot line other than a street line of 43 feet in lieu of 50 feet required."

As the owner of the adjacent property and as the developer of the entire Quiet Valley project, we approve of your variance request and we do not object in any manner whatsoever to the aforementioned variance request.

We would agree to place a 57' side setback restriction on Lot 10 (side adjoining Lot 11), should the Zoning Officer place such a requirement on the granting of the variance for Lot 11.

Please contact me with any questions you may have at 410-329-8040 .

Sincerely yours,

By: **Quiet Valley, LLC**

 member.

Randolph H. Shelley
Authorized Person

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 19901 BENTLEY RIDGE CT.

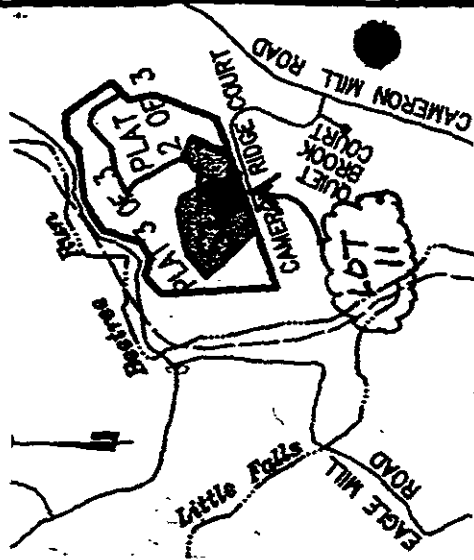
Subdivision name: QUIET VALLEY AT CAMERON MILL

plat book # 12, folio # 37, lot # 11, section #

#2300010921, LLC

#2300010925, LLC

OWNER: MARYLAND LANDMARK 2001, LLC (8) QUIET VALLEY, LLC



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Councilman District: 3

Election District: 7

1"=200' scale map#: NW-34C, 35C

Zoning: R.C.-4 & R.C.-5

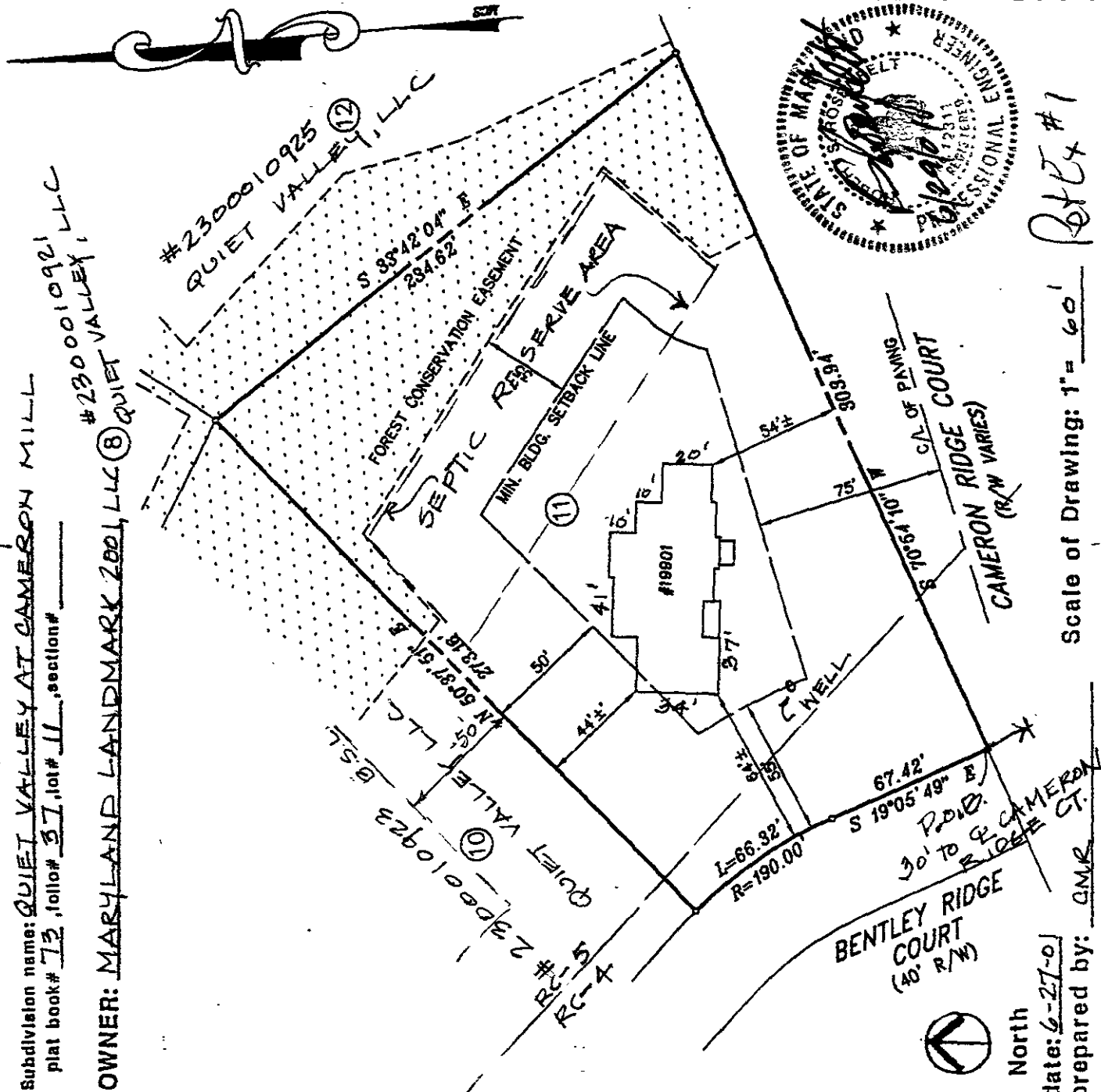
Lot sizes: 1.182 acreage 51,488 square feet

SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ Yes ☒ No
Prior Zoning Hearings: NONE

Zoning Office USE ONLY

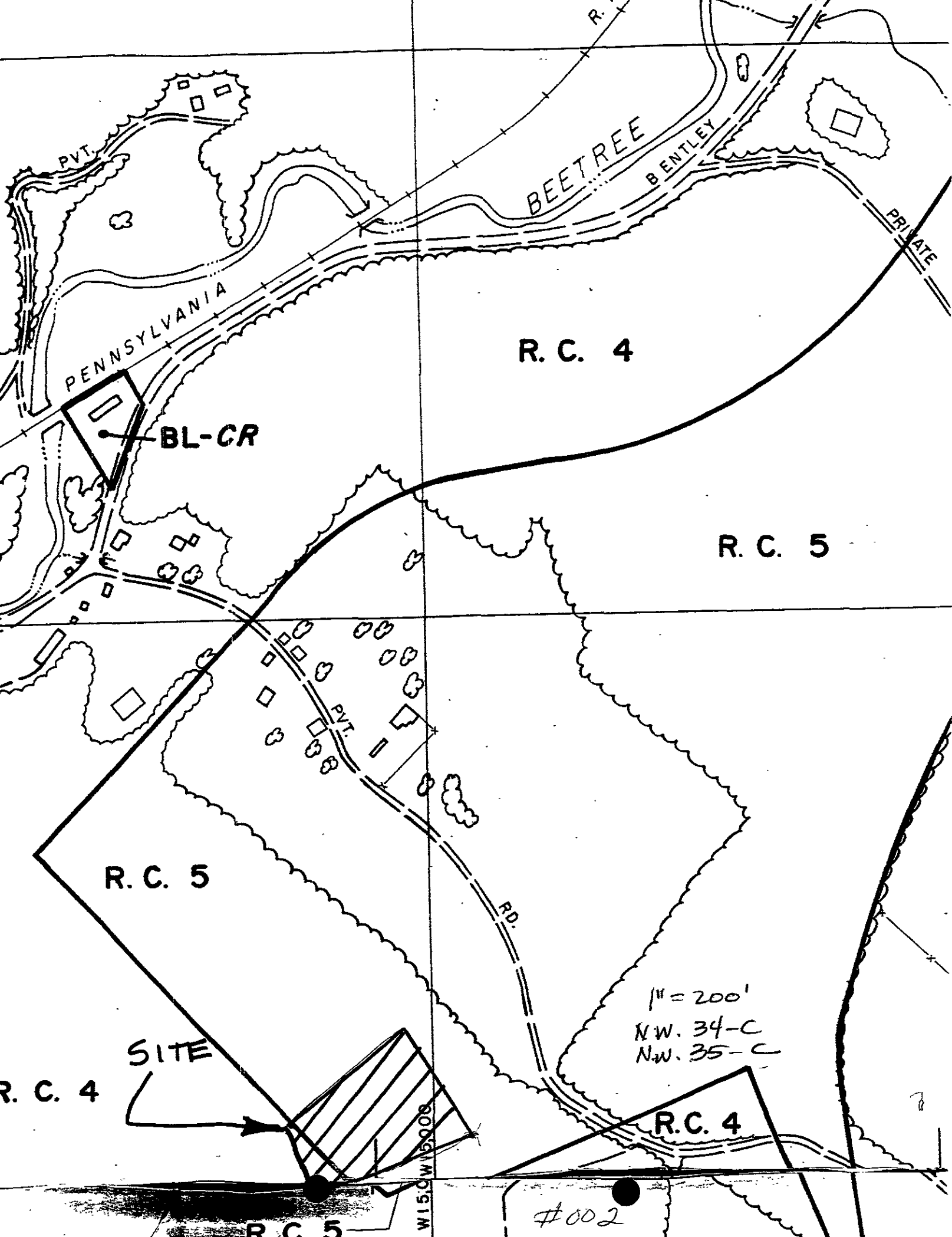
reviewed by: ITEM #: CASE#:

3/2 002 02-002-A



Scale of Drawing: 1"= 60' Plat # 1

date: 6-27-01
prepared by: AMR



R. C. 4

R. C. 5

R. C. 5

R.C. 4

SITE

1" = 200'
NW. 34-C
NW. 35-C

W150W15008

#002

PENNSYLVANIA

BEETREE

BENTLEY

PRIVATE

BL-CR

PVT.

RD.

R. C. 4

R. C. 5

LEFT FRONT VIEW AFFECTED LOT

Lot Cx 3A



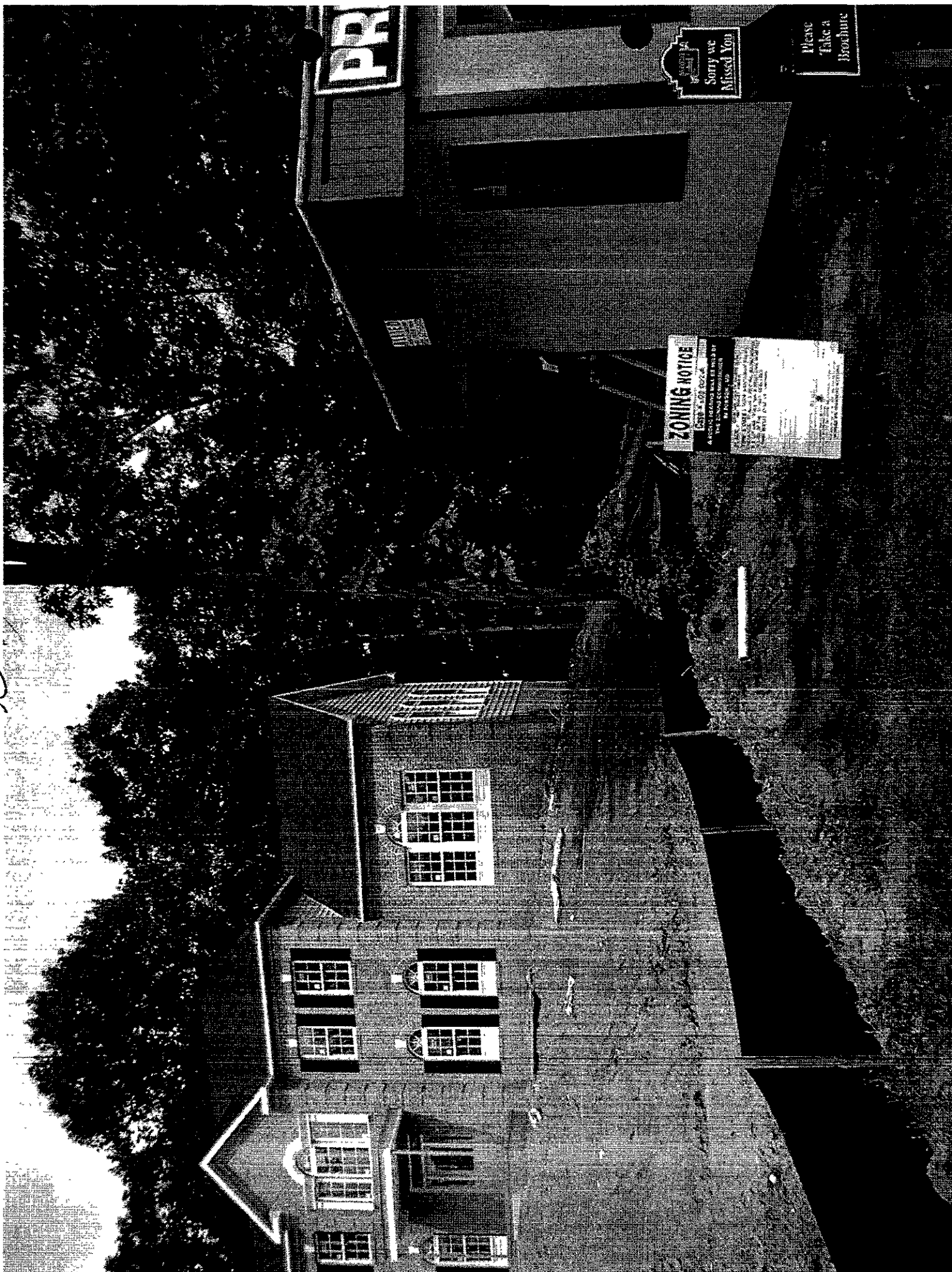
LEFT SIDE VIEW AFFECTED LOT

3B



RIGHT SIDE VIEW AFFECTED LOT

3C



WELL LOCATION FRONT-VIEW



2D