

IN RE: PETITION FOR VARIANCE
634' NW intersection of Franklin
Square Drive & Castle Creek Circle
14th Election District
6th Councilmanic District
(Castle Creek Apts., White Marsh)

Northwestern Mutual, *Legal Owner* and
The Bozzuto Group, *Builder/Operator*
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-172-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 owners of the subject property, Northwestern Mutual and the builder/operator of the site, The Bozzuto Group. The Petitioners are requesting a variance for property located at Castle Creek Circle in the White Marsh area of Baltimore County. The subject property is zoned D.R. 10.5. The variance request is from Section 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.3, Figure 5.2 of the Comprehensive Manual of Development Policies (C.M.D.P.), to permit a building to building setback of 20 ft. in lieu of the required 40 ft. for buildings with a height of 39 feet.

Appearing at the hearing on behalf of the variance request were David Bucher, representing The Bozzuto Group, Rick Chadsey, professional engineer and G. Scott Barhight, attorney at law. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, is located within a project known as "The Castle Creek Apartments" at White Marsh. The site is situated on the east side of I-95, north of Franklin Square Drive. The property is currently being developed with a larger group of upscale apartments which also provide garage parking for residents. One of the apartment buildings located within the development known as

Date 1/4/02

By R. General

ORIGINAL FILED IN 02-172-A

"Building 16" contains two garage buildings which provide garage parking for residents. Those garage buildings are situated 20 ft. from the apartment building itself. As the zoning office has determined the apartment building, as well as the garage buildings, to be principal structures, the minimum setback for these structures has been determined to be 40 ft. Therefore, in order for the garage buildings to be located in close proximity to the apartment building, a variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to 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).

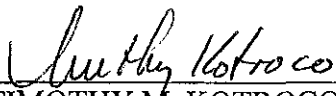
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of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

ORDER RECOMMENDING VARIANCE
Date 1/4/82
By J. J. [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 Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 4th day of January, 2002, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 504.2 of the B.C.Z.R. and Section V.B.3, Figure 5.2 of the C.M.D.P., to permit a building to building setback of 20 ft. in lieu of the required 40 ft. for buildings with a height of 39 feet., 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 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

DATE 1/4/02
BY R. G. [Signature]



Baltimore County
Zoning Commissioner

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

January 4, 2002

G. Scott Barhight, Esquire
Jennifer R. Busse, Esquire
Whiteford, Taylor & Preston, L.L.P.
210 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 02-172-A
Property: Castle Creek Circle, White Marsh

Dear Mr. Barhight & Ms. Busse:

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 Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

David C. Bucher
Bozzuto Development Co.
6401 Golden Triangle Drive, #200
Greenbelt, MD 20770

Rick Chadsey, P.E.
George W. Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road
Baltimore, MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at Cash Creek Circle, White Marsh
which is presently zoned DR 10.5

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

Please see attached.

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

Reasons to be provided at 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.

Developer/Operator:
~~Contract Purchaser/Leasee~~

David Bucher, Development Analyst

Name - Type or Print

Signature

The Bozzuto Group 410-832-2077

Address Telephone No.

Suite 200, 6401 Golden Triangle Dr.

City State MD 20770 Zip Code

Attorney For Petitioner:

G. S. Barhight/Jennifer Busse

Name - Type or Print

Signature

Whiteford, Taylor & Preston

Company
210 W. Pennsylvania Ave. 410-832-2000

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Case No. 02-172-A

10/22/98

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.

Legal Owner(s):

Eric Ekeroth, General Member

Name - Type or Print

Signature

Northwestern Mutual

Name - Type or Print

Signature

Same as developer/operator 410-832-2077

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Jennifer Busse

Name 410-832-

Whiteford, Taylor & Preston 2077

Address 210 W. Pennsylvania Ave. Telephone No.

Towson Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By JNP Date 10/29/01

COPIES OF PETITION FOR HEARING

1/4/02

J. P. Jensen

ATTACHMENT TO PETITION FOR VARIANCE
Castle Creek Circle
The Bozzuto Group

A Variance from Section 504.2 of the B.C.Z.R. and Section V.B.3 Figure 5.2 of the related Comprehensive Manual of Development Policies to Permit a Building to Building Setback of 20' In Lieu of the Required 40' for Buildings 39' in Height.

02-172-A

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Description to Accompany
Petition for Variance
Castle Creek Apartments at Whitemarsh

Date: October 29, 2001

Beginning at a point at the centerline intersection of Franklin Square Drive, 80' wide and Castle Creek Circle 88' wide thence North 53 degrees 38 minutes 04 seconds East, 634 feet more or less, to a point of beginning, thence the following courses:

North 69 degrees 02 minutes 32" seconds West, 186 feet, thence
North 20 degrees 57 minutes 28 seconds East, 293 feet, thence
South 69 degrees 02 minutes 32" seconds East, 186 feet, thence
South 20 degrees 57 minutes 28 seconds West, 293 feet, back to the Point of Beginning

Containing 1.25 Acres (54,389 S.F.) of land more or less

Note: The above description is for zoning purposes only and is not to be used for contracts, conveyances or agreements.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06656

DATE 10/29/01 ACCOUNT R-001-006-6150
AMOUNT \$ 250.00

RECEIVED FROM: Whitford, Taylor & Preston LLP

FOR: Variance - D2-172-A (Northwest Mutual)

Castle Creek Circle (Castle Creek Apts @ White Marsh)

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
10/30/2001	10/29/2001	15:33:20
PER M001	CASHIER JRIC JNR	DRAWER 1
>>> RECEIPT # 069716 OFLN		
DEPT 5	528 ZONING VERIFICATION	
CR NO. 006626		

Recpt Tot 250.00
250.00 CK .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: #02-172-A
Castle Creek Apartments
634 NW intersection of Franklin
Square Drive & Castle Creek Dr.
14th Election District
6th Councilmanic District
Legal Owner(s): Eric Ekeroth,
Northwestern Mutual
Contract Purchaser: David
Buchter, The Bozzuto Group

Variance: to permit a
building to building setback
of 20 feet in lieu of the re-
quired 40 feet for buildings
39 feet in height.

Hearing: Friday, January
4, 2002 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.

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

12/114 Dec. 20 0511725

CERTIFICATE OF PUBLICATION

12/20, 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 12/20, 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.: 02-172-A

Petitioner/Developer: _____

Castle Creek Apts.

Date of Hearing/Closing: 1-4-02

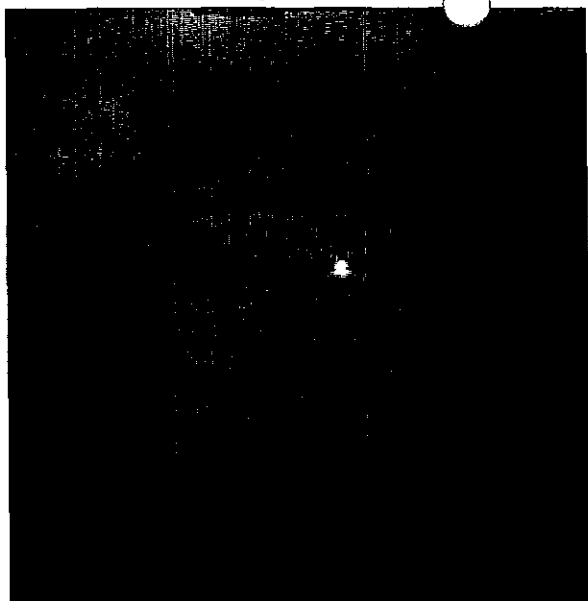
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 intersection of Franklin Square Drive & Castle Creek Drive. Rosedale, MD 21237

The sign(s) were posted on December 12, 2001
(Month, Day, Year)



Sincerely,

Stacy Gardner 12/12/01
(Signature of Sign Poster and Date)

Stacy Gardner
(Printed Name)

SHANNON-BAUM SIGNS INC.
(Address)
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784
(City, State, Zip Code)

410-781-4000
(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/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: 02-172-A
Petitioner: Northwestern Mutual
Address or Location: Castle Creek Apartments @ Whitmarsh
Castle Creek Circle, White Marsh

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer Busse
Address: Whiteford, Taylor & Preston
210 West Pennsylvania Avenue
Towson, MD 21204
Telephone Number: 410 - 832 - 2077

TO: PATUXENT PUBLISHING COMPANY
Thursday December 20, 2001 Issue – Jeffersonian

Please forward billing to:

Jennifer Busse
Whiteford Taylor & Preston
210 W Pennsylvania Avenue
Towson MD 21294

410 832-2077

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: 02-172-A

Castle Creek Apartments

634' NW intersection of Franklin Square Drive & Castle Creek Drive

14th Election District – 6th Councilmanic District

Legal Owner: Eric Ekeroth, Northwestern Mutual

Contract Purchaser: David Bucher, The Bozzuto Group

Variance to permit a building to building setback of 20 feet in lieu of the required 40 feet for buildings 39 feet in height.

HEARING: Friday, January 4, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G72
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

December 3, 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: 02-172-A

Castle Creek Apartments

634' NW intersection of Franklin Square Drive & Castle Creek Drive

14th Election District – 6th Councilmanic District

Legal Owner: Eric Ekeroth, Northwestern Mutual

Contract Purchaser: David Bucher, The Bozzuto Group

Variance to permit a building to building setback of 20 feet in lieu of the required 40 feet for buildings 39 feet in height.

HEARING: Friday, January 4, 2002 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: G. S. Barhight, Whiteford Taylor & Preston, 210 W Pennsylvania Avenue,
Towson 21204
Eric Ekeroth, Northwestern Mutual, 210 W Pennsylvania Avenue, Towson 21204
David Bucher, The Bozzuto Group, Suite 200, 6401 Golden Triangle Drive,
Greenbelt 20770
Jennifer Busse, Whiteford Taylor & Preston

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, DECEMBER 20, 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

December 28, 2001

G. Scott Barhight
Jennifer Busse
Whiteford Taylor & Preston
210 W Pennsylvania Avenue
Towson MD 21204

Dear Mr. Barhight & Ms Busse:

RE: Case Number: 02-172-A, Castle Creek Circle

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 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: David Bucher, The Bozzuto Group, 6401 Golden Triangle Drive,
Suite 200, Greenbelt 20770
People's Counsel

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



Imh
1/4

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2001
Item Nos.* 151, 152, 155, 157, 161, 164,
165, 167, 168, 170, 171, 172, 173, 174,
and 175

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

*Items number 153 and 154 were not designated.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

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

December 10, 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 November 26, 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:

151, 152, 155, 156, 157, 159, 161, 164, 165, 166, 167, 168, 169,
170, 171, ~~172~~ 173, 174, and 175

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



Jim
1/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 02-151 & 02-172**

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

RE: PETITION FOR VARIANCE
Castle Creek Apartments, 634' NW of intersection
Franklin Sq Dr & Castle Creek Dr
14th Election District, 6th Councilmanic

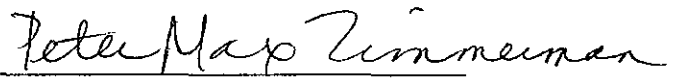
Legal Owner: Northwestern Mutual
Contract Purchaser: The Bozzuto Group
Petitioner(s)

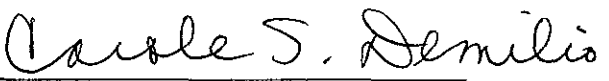
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-172-A

* * * * *

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 10th day of December, 2001 a copy of the foregoing Entry of Appearance was mailed to Jennifer R. Busse, Esq., Whiteford, Taylor & Preston, 210 W. Pennsylvania Avenue, Suite 400, Towson, MD 21204, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID C. BUCHER

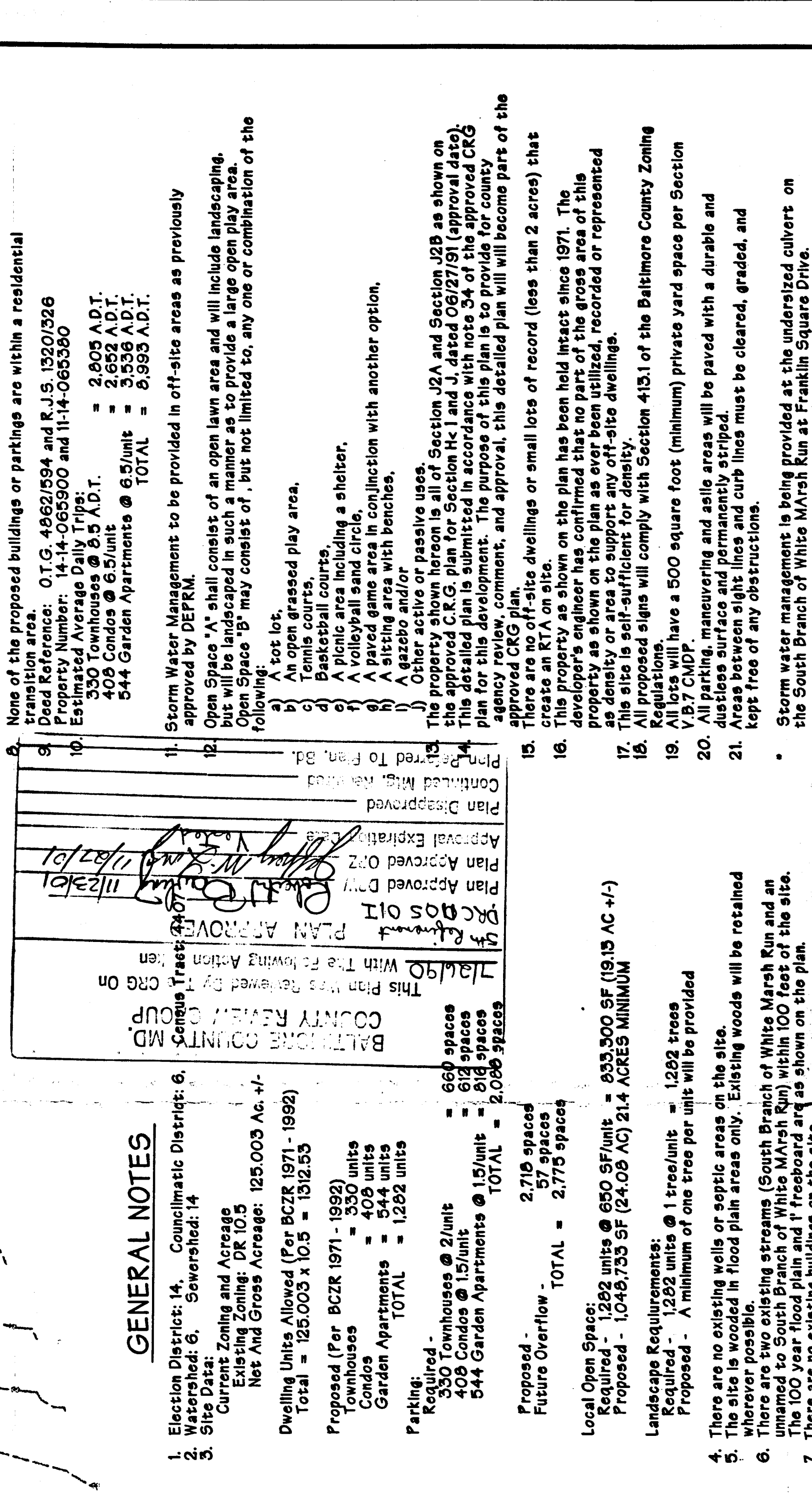
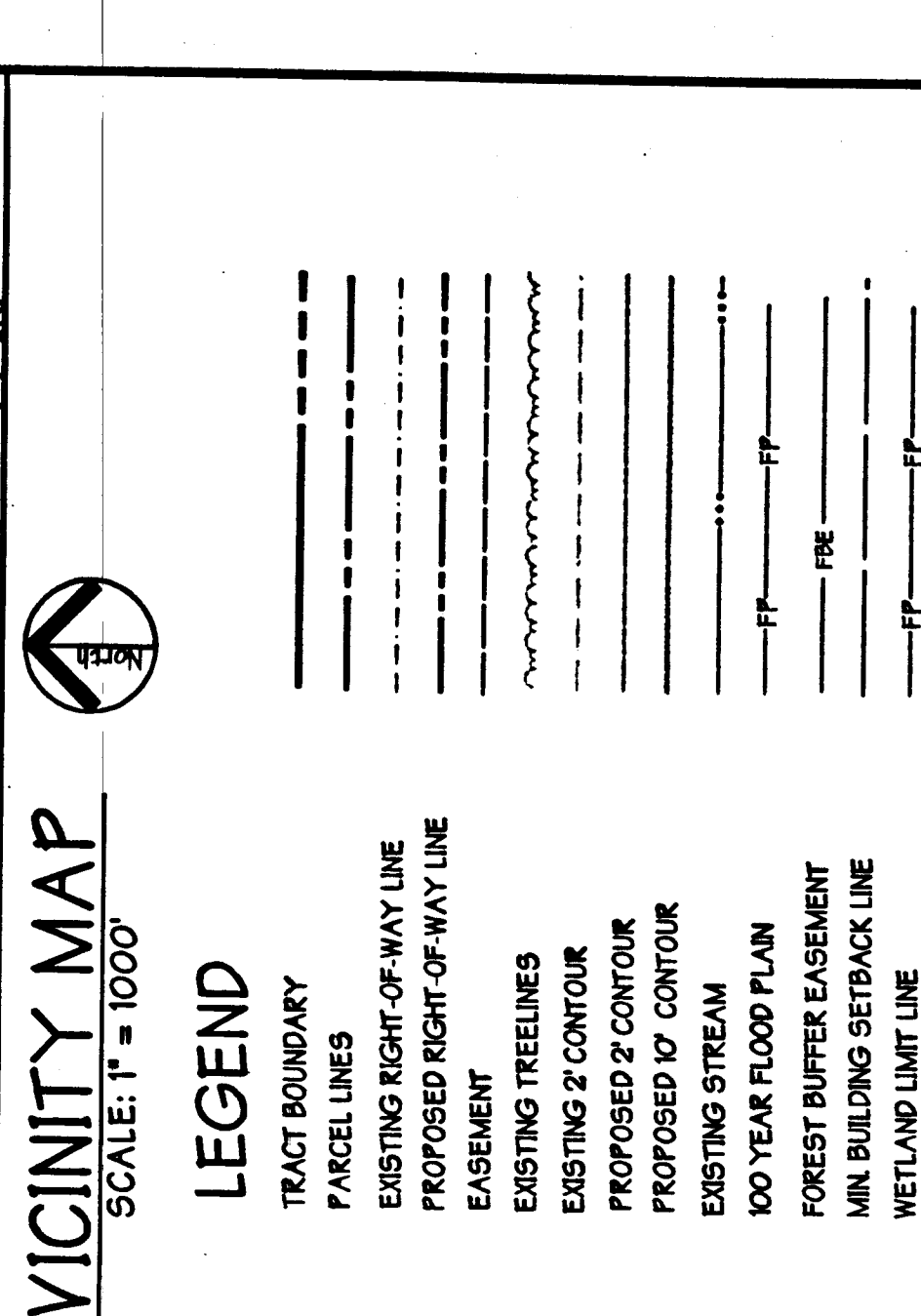
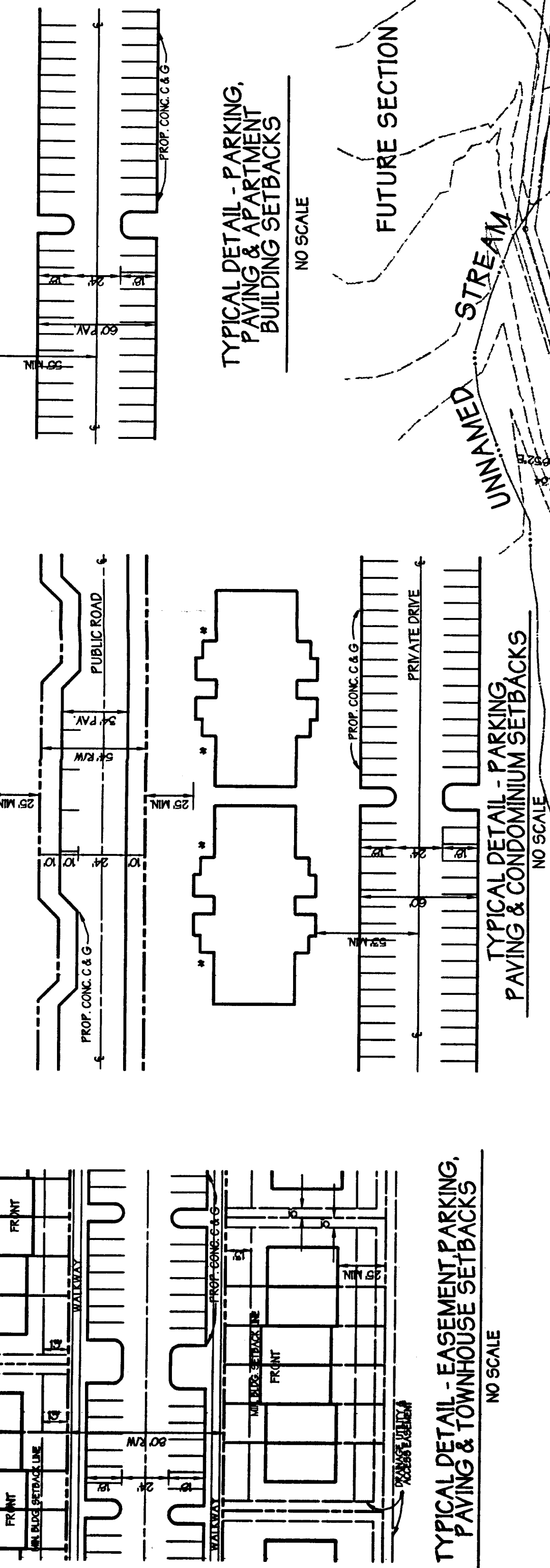
BOZZUTO DEVELOPMENT CO.
6401 GOLDEN TRIANGLE DR. #200
GREENBELT, MD. 20770
1020 CROMWELL BRIDGE Rd BALTO 21286

RICK CHADSEY

G. Scott Barkish

210 W Penn Ave
Towson, MD 21204





DETAILED PLAN
 TO
 ACCOMPANY CRG PLAN
 ALTERNATIVE "A"
 5 TH. AMENDMENT
 SECTION J2
 WHITE MARSH COMMUNITY
 BALTIMORE COUNTY, MARYLAND
 SCALE 1" = 100'
 ELECTION DISTRICT 14, C-8
 DATE: NOVEMBER 19, 2001

PDM NO. XIV-302
 PUBLIC SERVICES, C.R.G. NO. 91139
 PLANNING NO. AP-541

OFFICE OF PLANNING AND ZONING
 APPROVED BY:

DATE _____
 DIRECTOR OF PLANNING

OWNER/DEVELOPER
 NOTTINGHAM VILLAGE INC.
 WEST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21204
 PHONE (410) 825-0545

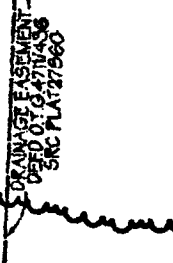
NOV 27 1980

F O R E S T B U F F E R E A S E M E N T

1. **Standard Non-Disruptive Notice:**
This Forest Buffer Easement Notice is given to inform you that the construction or disturbance of vegetation in the forest buffer easement area as permitted by the Department of Environmental Protection and Planning is required by the Department of Environmental Protection and Planning.

2. **Prescriptive Covenants Notice:**
Any forest buffer easements along the parcel are subject to these provisions. The Department of Environmental Protection and Planning will restrict disturbance and use of these areas.

3. **Standard Non-Disruptive Notice:**
This Forest Buffer Easement Notice is given to inform you that the construction, soil compaction, or excavation, introduction of toxic chemicals, or other disturbance to the soil or vegetation in the forest buffer easement area is prohibited by the Department of Environmental Protection and Planning. The Department of Environmental Protection and Planning will restrict disturbance and use of these areas.

[illegible]

GEORGE WILLIAM
AND ASSOCIATES
CIVIL ENGINEERS &
SURVEYORS
1505 CROMWELL ST.
TOWSON, MARYLAND
(410) 595-
4400

GWS

