IN RE: PETITION FOR ADMIN. VARIANCE E/S Ferguson Avenue, 320' N centerline of Morn Mist Court 11th Election District 5th Councilmanic District

(6 Morn Mist Court)

Melissa S. & Robert A. Diehl, Jr. **Petitioners** 

BEFORE THE

\* DEPUTY ZONING COMMISSIONER

¥ OF BALTIMORE COUNTY

\* CASE NO. 03-198-A

#### 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, Melissa S. and Robert A. Diehl, Jr. The variance request is for property located at 6 Morn Mist Court in the eastern area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory building (shed) to be located in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for "Ferguson Meadows". The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 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 Associated a variance from Section 400.1 of the B.C.Z.R., to permit an accessory building (shed) to be located in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for "Ferguson Meadows", be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

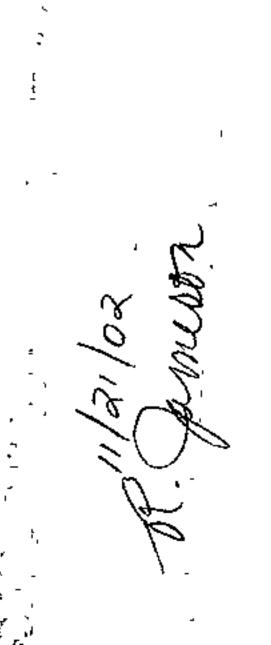
1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

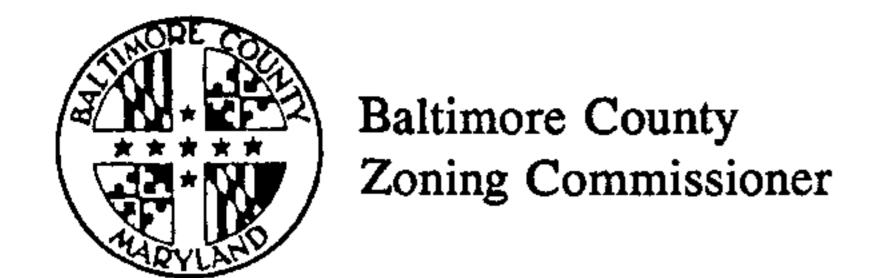
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj





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

Fax: 410-887-3468

November 21, 2002

Mr. & Mrs. Robert A. Diehl, Jr. 6 Morn Mist Court Baltimore, Maryland 21234

> Re: Petition for Administrative Variance Case No. 03-198-A Property: 6 Morn Mist Court

Dear Mr. & Mrs. Diehl:

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

Chuthy Hotroco

Deputy Zoning Commissioner

TMK:raj Enclosure



REU 9/15/98

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 6 Moin Mistlouf	<u>,</u>
which is presently zonedD /	23,5

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) 400.1, BCZR to permit an accessory building (shed) to be located in the side yard in lieu of the required rear yard, and to amend the latest final Development Plan for Ferguson Meadows

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 de perjury, that I/we are is the subject of this	eclare and affirm, under the the the legal owner(s) of the perition.	penalties of property which
Contract Purchaser	<u>/Lessee:</u>		<u>Legal Owner(s)</u>	<u>.</u>	
1 1 1			Robert	A. Diehla	
Name - Type or Print			Name - Type or Print		
Signature	· • • • • • • • • • • • • • • • • • • •	· <u>····</u>	Signature		
Address	<u> </u>	Telephone No.	Melissa- Name - Type or Print	Diehl .	<u> </u>
City	State	Zip Code	<u>Melissa</u> Signature	5. Diehel	110 704-30
Attorney For Petitio	ner:		6 Moin M	st Court (44/0	529-0472
!			Address Baltimore		Telephone No.
Name - Type or Print			City	State	Zip Code
Signature	<u></u>	· · · · · · · · · · · · · · · · · · ·	<u>Representative</u>	to be Contacted:	
Company	<u> </u>		Name	, ,	, t
Address	·	Telephone No.	Address		Telephone No.
City	State	Zip Code	City	State	Zip Code
A Public Hearing having be this day of egulations of Baltimore Cour	een formally deman th nty and that the prope	ded and/or found to be at the subject matter of the rty be reposted.	required, it is ordered by is petition be set for a public	the Zoning Commissioner of I c hearing, advertised, as requi	Baltimore County, red by the zoning
	2 / 2		Zoning Comr	nissioner of Baltimore County	
CASE NO	3-198-A	Revi	iewed ByNP	Date	4/02

# 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	Morn Mist Court
Addre 132 City	a Itimore, Maryland 21234 State Zip Code
That based upon personal knowledge, the following a Variance at the above address (indicate hardship or pro-	are the facts upon which I/we base the request for an Administrative ractical difficulty):
See Attached	
Due to severe	loping of backyord the
Side yard to the	loping of backyard the any viable option.
That the Affiant(s) acknowledge(s) that if a formal of advertising fee and may be required to provide addition	demand is filed, Affiant(s) will be required to pay a reposting and nal information.
Signature Signature	Melisia S Die III
Robert A. Diehl Jr Name - Type or Print	Melissa S. Diehl Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE,	
I HEREBY CERTIFY, this 27 day of of Maryland, in and for the County aforesaid, personal	before me, a Notary Public of the State الم <i>يريدي , کورند</i> ly appeared
the Affiant(s) herein personally known or satisfactoril	v identified to me as such Affiant(s), and made oath in due form o
law that the matters and facts hereinabove set forth ar	y identified to me as such Affiant(s), and made oath in due form of e true and correct to the best of his/her/their knowledge and belief.
AS WITNESS my hand and Notarial Seal	
9/21/2002	Wotary Public Jo Ann Butler
Date	Motary Public Jo Ann Butler

REV 09/15/98

03-198-A

**NOTARY PUBLIC** 

My Commission Expires 7/31/06

My Commission Expires Baltimore County, Maryland

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the perfollows: That the information herein given is competent to testify thereto in the event that a purpose.	within the i ublic hearin	personal knowledg g is scheduled in t	ge of the Affiar	nt(s) and that Affiant	ounty, as t(s) is/are
That the Affiant(s) does/do presently reside at	Address	Morn Mi Itimore	ist ct MD	21234	
That based upon personal knowledge, the follow Variance at the above address (indicate hardship	wing are the	e facts upon which al difficulty):	State h I/we base the	request for an Adm	Zip Code inistrative
Due to Severe 5 the side yard	10P12	79	the	backya	10/
the side yard	15	The o	n/4 1	1iab/c	
see attached					
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a	rmal dema additional in	nd is filed, Affian formation.	t(s) will be req	uired to pay a repo	sting and
Signature Robert A. Dieh/70			isa S, I or Print		
Name - Type or Print  STATE OF MARYLAND, COUNTY OF BALTIN	IORE. to w	. <b></b>	or Print		· • • • • • • • • • • • • • • • • • • •
I HEREBY CERTIFY, this ZH day of Scrool of Maryland, in and for the County aforesaid, per Robert A. and Me (cssa	Tomally app	peared , 21	<u>්ර</u> ්ථු, before m	e, a Notary Public of	the State
the Affiant(s) herein, personally known or satisfa	ctorily iden	tified to me as suc	h Affiant(s).	1 lo Aon But	
AS WITNESS my hand and Notarial Seal	•			Jo Ann Butt NOTARY PUE Battimore County, My Commission Expire	BLIC Maryland

My Commission Expires

REV 10/25/01



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

\ ior the pro	perty located at
	which is presently zoned
This Petition shall be filed with the Department owner(s) of the property situate in Baltimore County made a part hereof, hereby petition for a Variance fr	of Permits and Development Management. The undersigned, legation and plat attached hereto and section(s)
of the zoning regulations of Baltimore County, to the of this petition form.	zoning law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribe I, or we, agree to pay expenses of above Variance, advertised and restrictions of Baltimore County adopted property and restrictions of Baltimore County adopted property and restrictions.	tising posting etc. and further agree to and are to be bounded by the zoning
	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	Name - Type or Print
Signature	Signature
Address	No. Name - Type or Print
City State Zip (	Signature Signature
Attorney For Petitioner:	Address Telephone No.
Name - Type or Print	City State Zip Code
Signature	Representative to be Contacted:
Company	Name
Address Telephone	No. Address Telephone No.
City State Zip C	ode City State Zip Code
A Public Hearing having been formally demanded and/or for this that the subject regulations of Baltimore County and that the property be reposted	ind to be required, it is ordered by the Zoning Commissioner of Baltimore County, natter of this petition be set for a public hearing, advertised, as required by the zoning
de la constant de la contra and mat the property de reposted	
· · ·	Zoning Commissioner of Baltimore County
CASE NO.	Reviewed By Date
REV 10/25/01	Estimated Posting Date

### ZONING DESCRIPTION FOR: 6 MORN MIST COURT

Beginning at a point on the EAST side of Ferguson Avenue which is 52 feet wide at the distance of \$20 feet North of the centerline of the nearest improved intersecting street Morn Mist Court which is 50 feet wide. Being Lot #3 in the subdivision of Ferguson Meadows as recorded in Baltimore County Plat Book #60, page 100, containing 11,748 square feet. Also known as 6 Morn Mist Court and located in the 11<sup>th</sup> Election District, and the 5<sup>th</sup> Councilmanic.

BALTIMORE COU	NTY, MARYLAND
OFFICE OF BUDGET	
MISCELLANEOUS	RECEIPT
<b>,</b>	<b>,</b>

PINK - AGENCY

WHITE - CASHIER

No.18914

DATE	2/24/02 ACCOUNT K-CO/- NOE-6150
•	AMOUNT \$ $/CC,00$
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FOR:	Ellan Mist (ourt ( Wield)
	2-1917-A
DISTRIBUTION	N

YELLOW - CUSTOMER

PAUL PERFORMANCE OF THE PAUL PROPERTY OF THE PAUL P

Recot Tot \$100.00 100.00 CK .00 CA Paltimore Coumby, Maryland

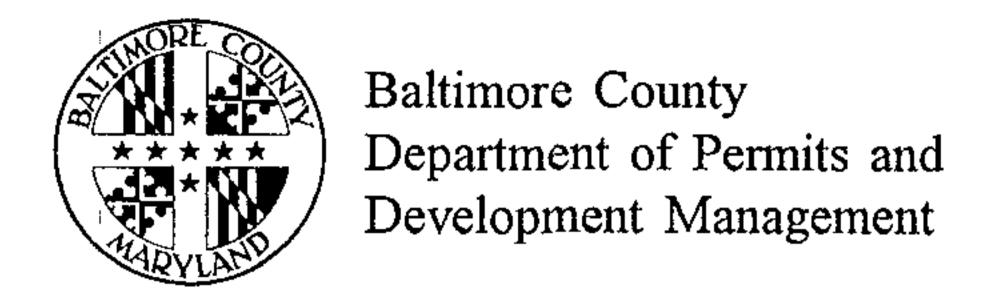
CASHIER'S VALIDATION

	RE: Case No.: 03-198-A
	Petitioner/Developer:
•	ROBERT DIETL
	Date of Hearing/Closing: 11/19/02
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, MD 21204	
Attention: "	
Ladies and Gentlemen:	•
were posted conspicuously on the propert	of perjury that the necessary sign(s) required by law y located at
The sign(s) were posted on	11/4/02 (Month, Day, Year)
ZONING NOTICE  VARIANCE  USS & 02-198-A  PUBLIC HEARING  FORMER SPEED AND CONTROL OF THE PUBLIC HEARING  FORMER SPEED AND CONTROL OF THE PUBLIC HEARING  FOR SHE OF THE PUBLIC HEARING  FOR SHE OF THE PUBLIC HEARING  AND RECORD OF THE PUBLIC HEAR	Sincerely,  Signature of Sign Poster and Date)  RICHARD E. HOFFMAN  (Printed Name)  904 DELLWOOD DR.  (Address)  I-ALLS TONI, MO 21047  (City, State, Zip Code)  (A10) 879-3127  (Telephone Number)
CO MORNI MIST. CT. POSTED 11/4/02 While Eddle 11/4/02	

ZONING REVIEW

## ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case	Number	03-	198	-A	Addre	ess <u>6</u>	Morn	Mist	Court	
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2	a forma	l req	uest for a	g date is the public hearing, the proc	ng Plea	se under	rstand t	that ever	n if there i	00 feet to file s no formal
	commiss order th (typically	sione at th with	r. He may e matter b in 7 to 10 d	. (a) grant	the reque: a public losing dat	sted relie hearing. te) as to v	ef; (b) d You whether	eny the will rece the peti	requested ive written tion has be	notification en granted
	(whether commiss changed	due sione givir certif	e to a neig r), notificati ng notice of	ARING AND hbor's formation will be to the hearing is change ar	al request forwarded date time	t or by c to you and loca	order of The s ation	f the zor sign on As when	ning or depote the proper the sign wi	puty zoning ty must be as originally
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			USE THE	ADMINISTR	RATIVE VA	ARIANCE	SIGN	FORMA	Γ	
Petition	lumber ( ner's Nan	ne	Diehl	A Add	ress 6	Morn			410-52	9-0472
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···			<del></del>	··		<del></del>	<del></del> .		<del>-</del>	



Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

November 18, 2002

Robert A. Diehl, Jr. Melissa S. Diehl 6 Morn Mist Court Baltimore, MD 21234

Dear Mr. and Mrs. Diehl:

RE: Case Number: 03-198-A, 6 Morn Mist Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 24, 2002.

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,

U. Call Rill D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: November 14, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

6 Morn Mist Court

**INFORMATION:** 

Item Number:

03-198

Petitioner:

Robert A. Diehl

Zoning:

Dr 3.5

Requested Action:

Administrative Variance

#### SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to permit an accessory structure to be located in the side yard in lieu of the required rear yard, and to amend the FDP for Ferguson Meadows.

Prepared by:

**Section Chief:** 

AFK/LL:MAC:



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

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 7, 2002

ATTENTION: George Zahner

Property Owner: Distribution Meeting of November 4, 2002

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

193-202 198

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: 11-4-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

**Baltimore County** 

Item No. 198

JMP

Dear. Mr. Zahner:

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,

L

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division

# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RE TET

DATE:

November 15, 2002

**Zoning Petitions** 

Zoning Advisory Committee Meeting of November 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

193-202

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

DATE: November 29, 2002

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

SUBJECT:

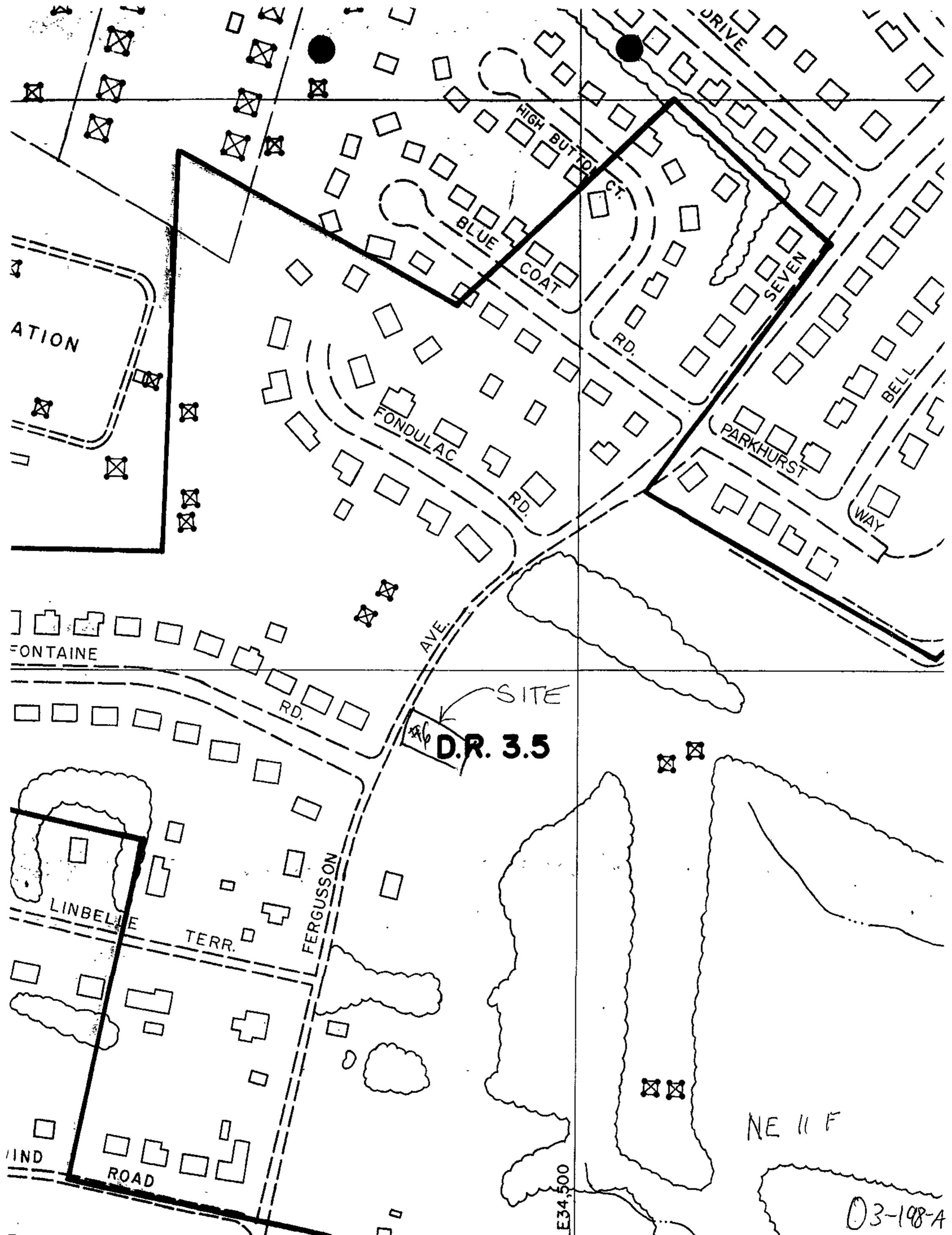
Zoning Advisory Committee Meeting

For November 12, 2002 Item Nos. 193, 194, 195, 196, 197, 198, 199, 200, 201, and 202

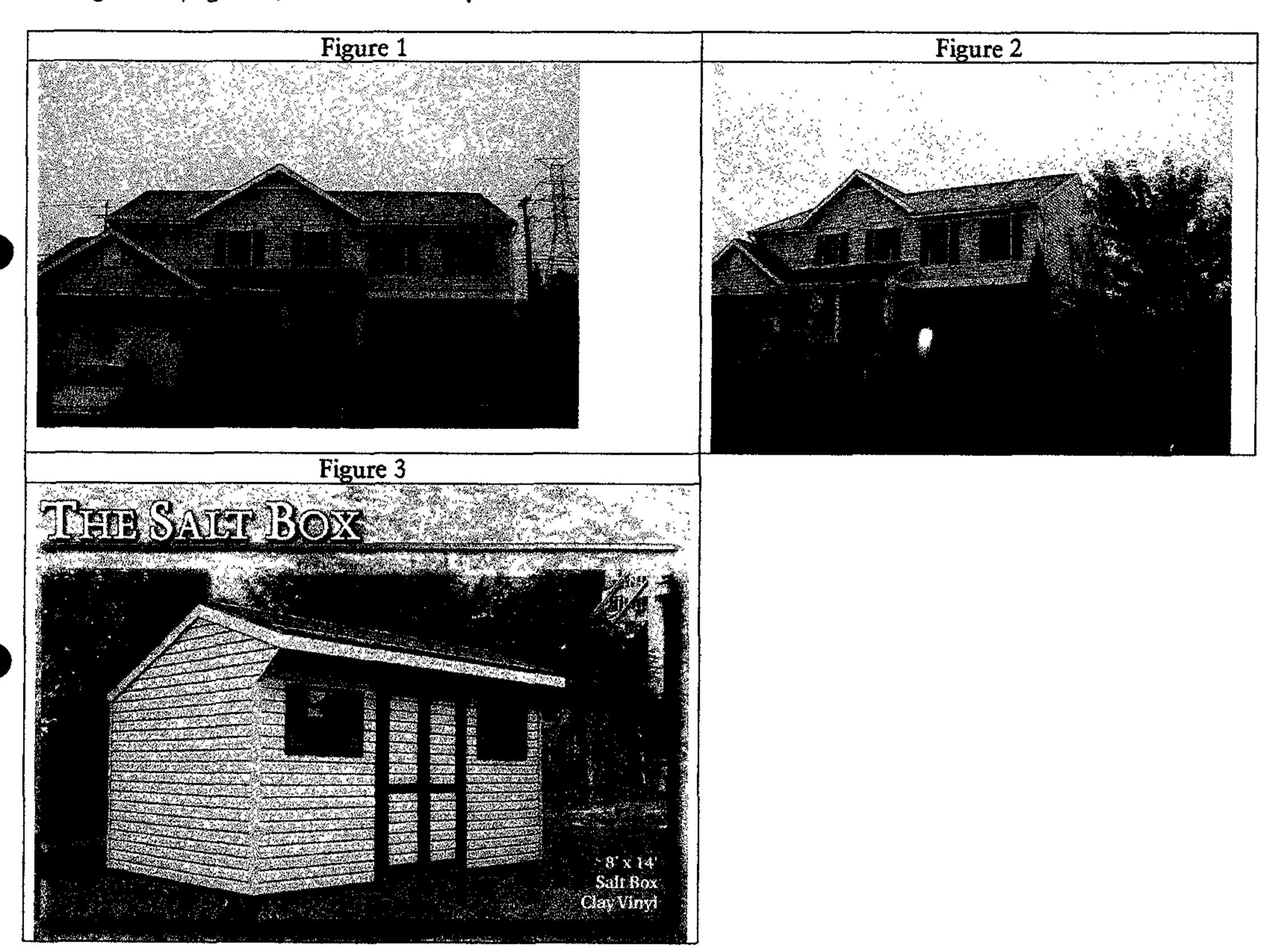
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File



The residents of 6 Morn Mist Court (Figures 1 and 2) in Baltimore Maryland 21234 are requesting permission to place a 10' x 16' storage shed (Figure 3) on the East side yard.



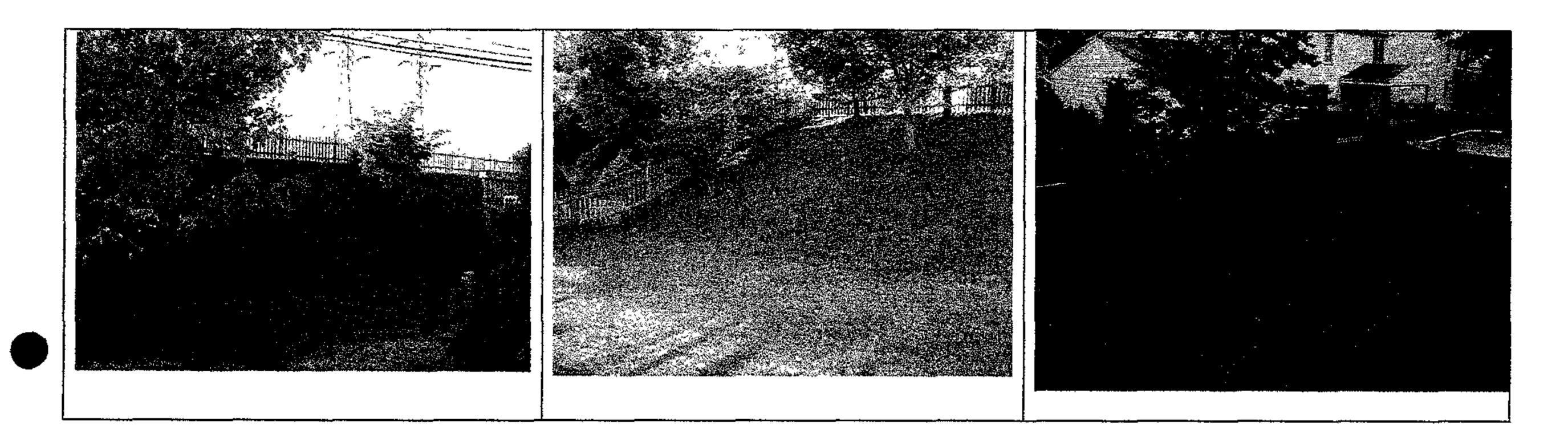
This variance is being submitted so that exceptions can be made to:

1. Place the structure in the side yard

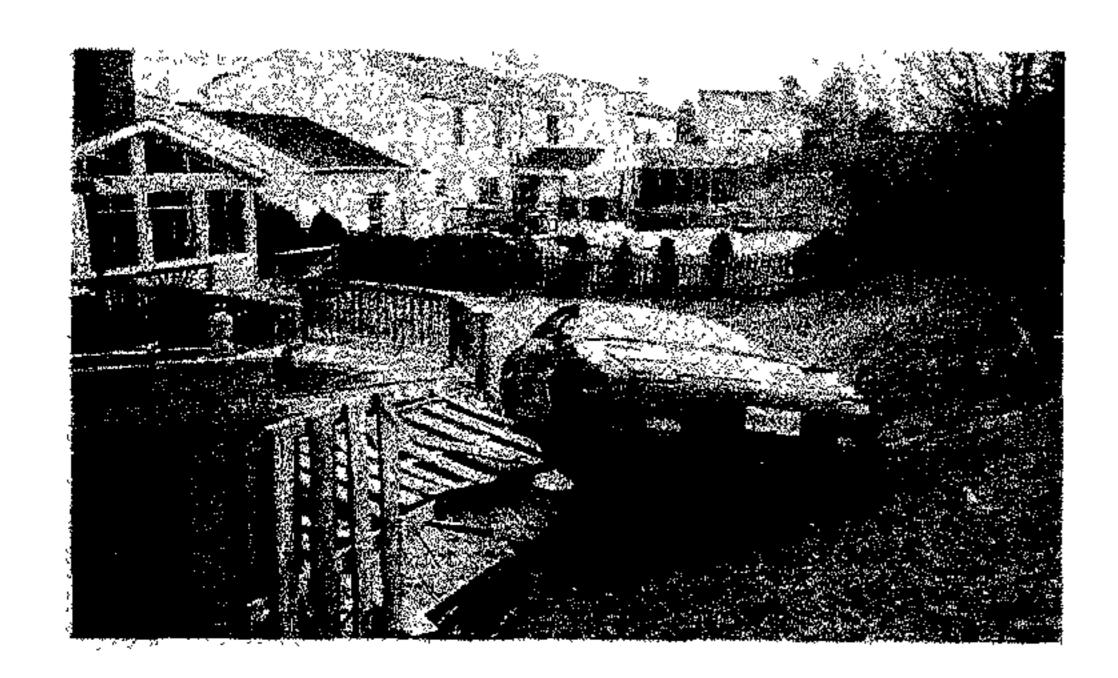
The following arguments support the justification for this request:

1. Quality of Life in the Available Area – Although the back yard is approximately 5,225 square feet, 55% of it consists of a steep hill which is virtually unusable for recreational activities or placement of a shed. Placing the shed in this area would occupy approximately 15% of the usable area. The following photos illustrate the limited back yard area available. In addition, the steep hill mentioned above can be seen. It becomes very evident that that placing the 10' x 16' shed in the area displayed greatly reduces the quality of life from a recreational, social and aesthetic perspective.

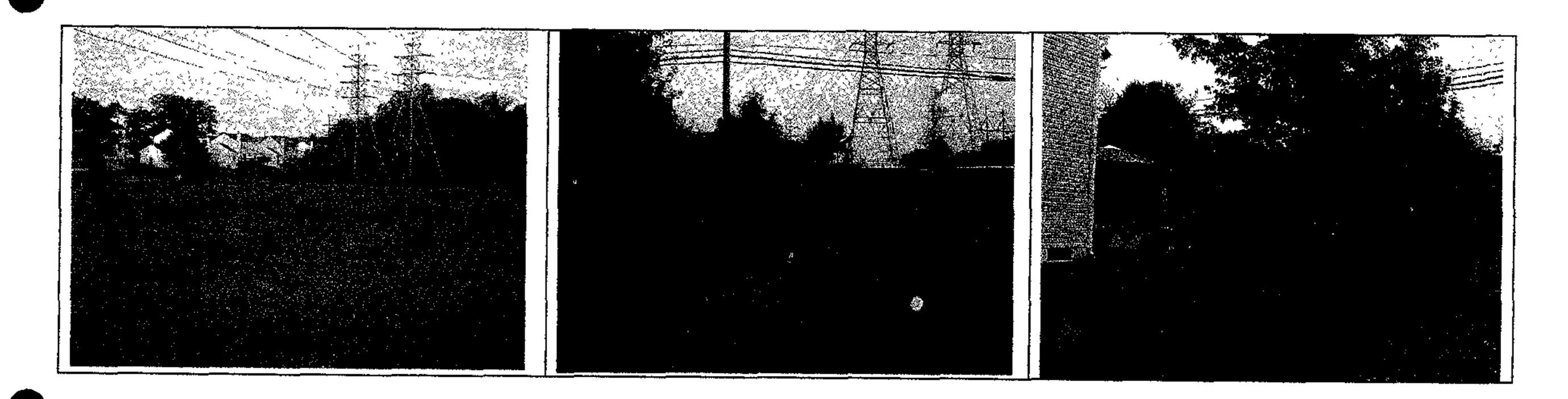




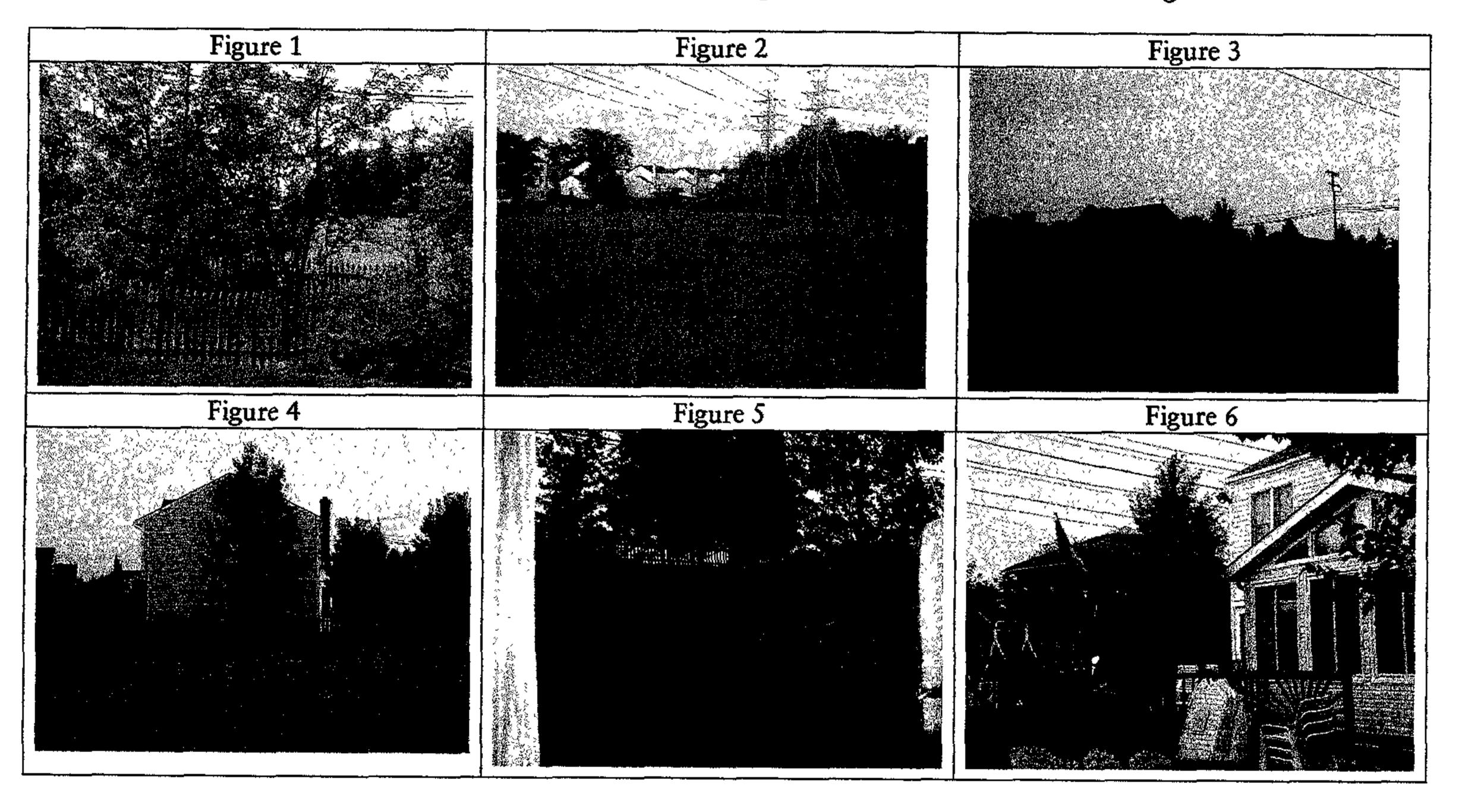
2. Minimizing Risk of Personal Injury and Property Damage – Over the passed year, we have experienced two vehicles entering our yard from the bordering Ferguseon Ave. Placement of the structure in the available back yard would potentially increase the risk of it incurring damage, in the event another vehicle experienced the same fate. The area depicted in item #1, is immediately behind the car below. Given the contents of a normal outdoor storage shed; gasoline, lawn mower and other potential flammables, the damage that may have occurred may have increased dramatically had the collision ignited these items. By not placing the shed in the back yard area depicted in items #1, we can greatly reduce the possibilities of incurring potentially life threatening injuries and extensive property damage.



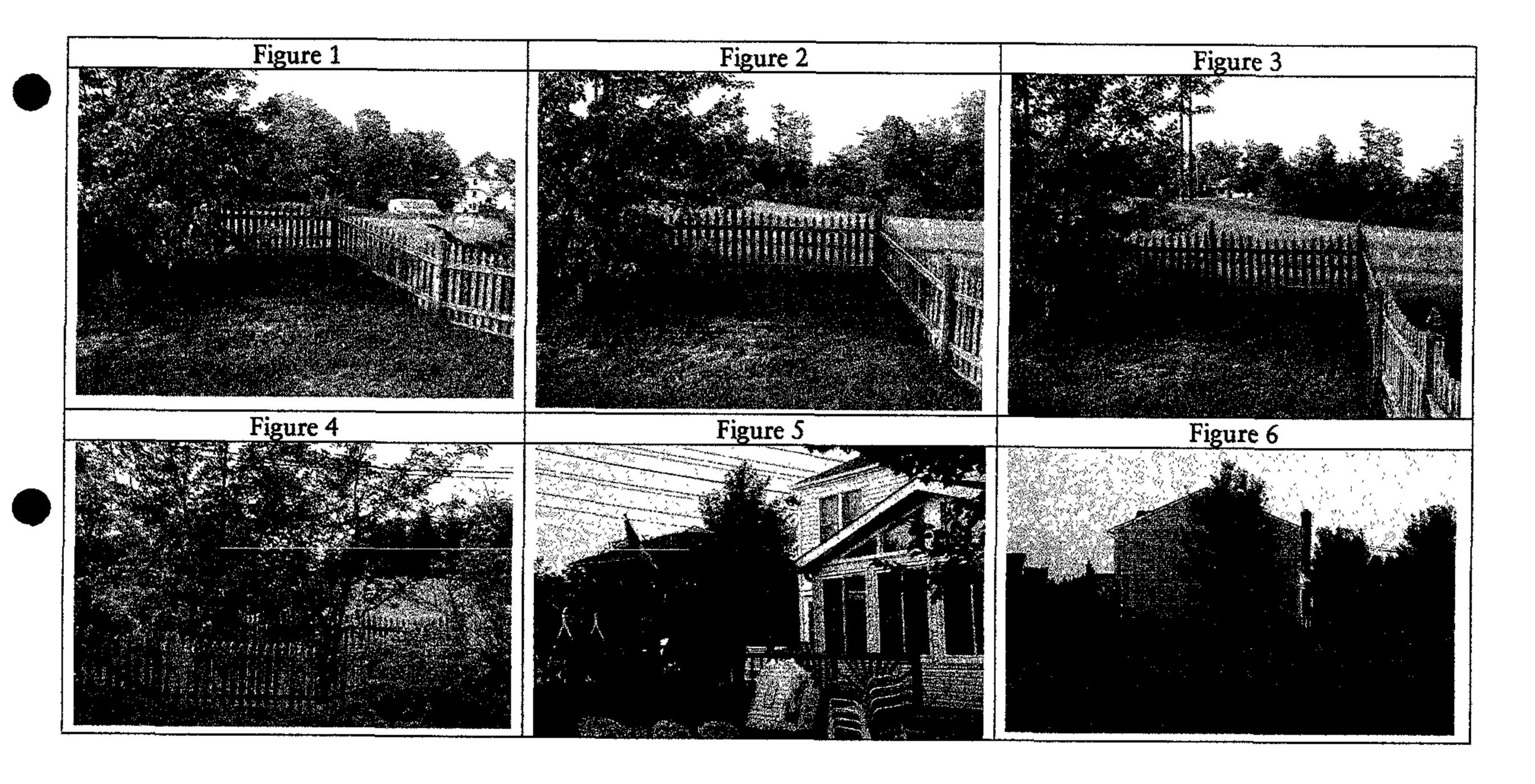
- 3. Alternative Access to Storm Water Management Facility As seen from the photos below, our home borders a BGE right of way that is approximately 150 feet wide. Trucks and equipment that were brought in to develop the storm water management facility utilized this area for access. In addition, the area immediately adjacent to our property was developed into an artificial streambed to handle the water runoff from properties above our neighborhood.
  - \*\* Please Note: The proposed structure will be delivered fully constructed and placed on-site. In the event the structure would need to be moved, arrangements could be made to move it.



4. Good Neighbor Policy - The following pictures illustrate views of the proposed location from the perspective adjacent neighbors. Figure #1 is the view from the neighbor's home across the driveway at 8 Morn Mist. As the photo indicates, the existing trees and shrubbery will minimize the view of the shed. Figures number 2, 3 and 4 illustrate the view of the proposed site from houses across the field. The field itself is 150 feet wide, thus resulting in very little if any impact to neighbors across the field. Figure 5 illustrates the view of the backyard site (Item #1) from the neighbors at 4 Morn Mist. Placing the shed in this location makes it very visible from the neighbor's perspective, which is used quite extensively for entertaining and swimming. Figure 6 illustrates the proposed location from the same neighbor's yard. This location, almost if not entirely shields the shed from their view, thus contributing to the overall aesthetics of the neighborhood.

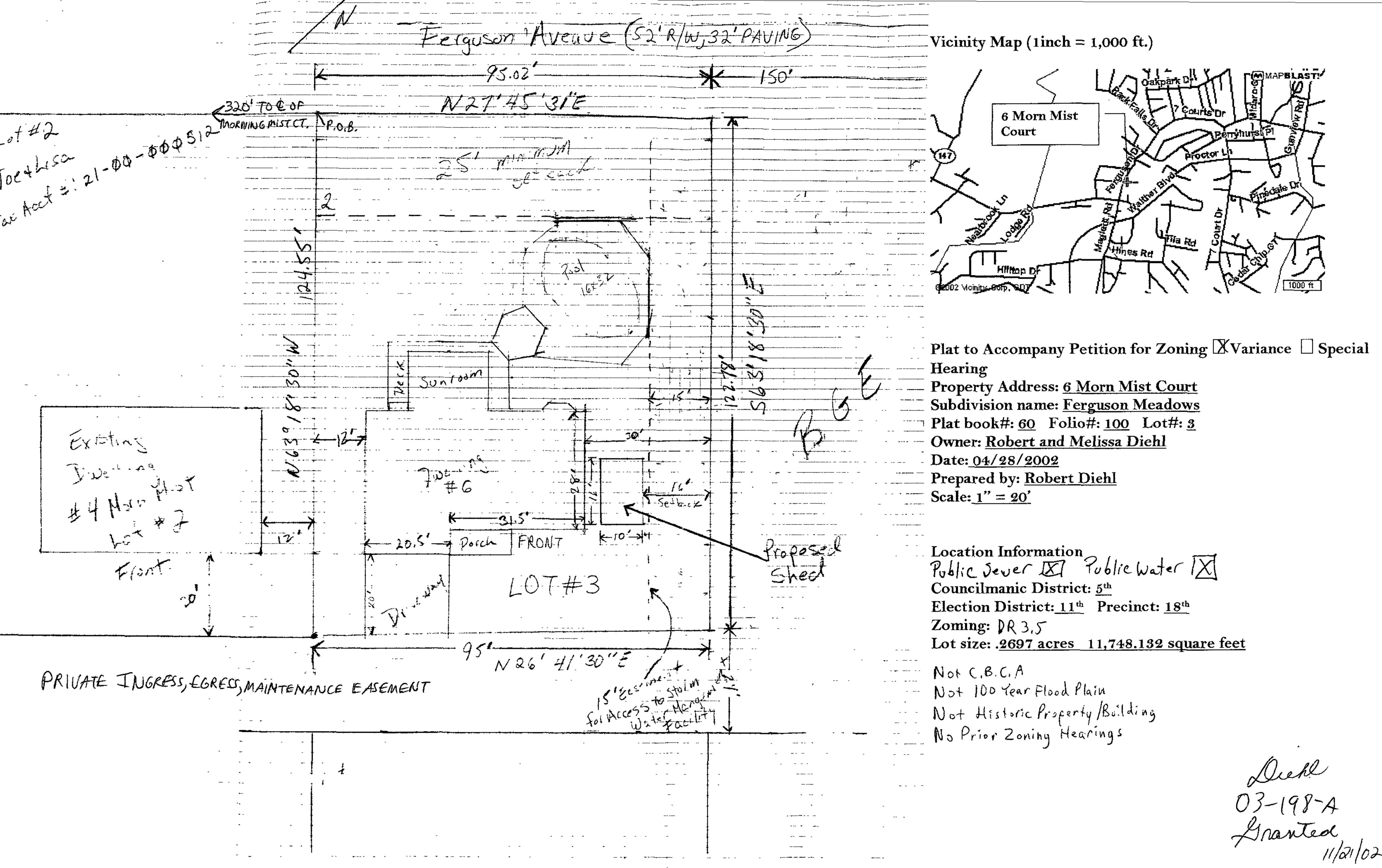



5. Remote and Concealed Proposed Site: Figures 1-3 illustrate the proposed site for the desired shed. In selecting this location, I tried to identify the most inconspicuous location on our property. Figures 4-6 illustrate the minimized impact as viewed from each of the neighbor's homes.



6. Sheds around the neighborhood: Although where other indivuals have chosen to place their sheds, is not a supporting argument for my request, it does illustrate that many home owners have selected to install their sheds in the side yards. The following collection of photos depict the wide array of configurations found around the area. Most of the photos were taken in the immediate vicinity.







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:01	40589.4160	34067.1775	141	40580.8510	34099.1090
102	40550.5549	34212.0563	303	40560.3591	34119.8850
103	40648.3917	34232.7452	305	40514.6173	34360.7679
104	40687.2528	34087.8664	307	40518.8193	34380.7431
105	40730.8487	34097.0854	366	40453.6620	34366.6373
106	40952.7069	34208.5076	310	40465.7494	34350.1885
107	40768.5425	34574.8108	312	40511.3743	34109.6633
106	40200.1178	34548.0045	313	40491.0310	34064.2343
109	40280.8395	34112.6328	318	40540.5981	34237.9720
110	40398.7480	34134.4936	320	40535.9117	34262.4053
130	A)40940.4800	A 34232.8269	321	40491.2838	34229.7197
132	(A)40818.8272	(A) 34168.7720	323	40487.0437	34251.826
134	A 40723.1058	A 34 131.73 14	324	40467.7759	34458.9822
135	40678.4096	34120.5050	325	40418.9079	34448.4026
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CURVE DATA							
NAME	AMOLE A	RADIUS	LENGTH	BEARING	CHORD (IN.)	TANGENT	
0,	2*42 55"	525.00	24.88	S 78°40'25" E	24.87	12.44	
C <sub>2</sub>	48*11'23"	25.00	21.03	# 78°07'14" E	20.41	11.18	
4	136"   123"	50.00	120.58	5 56°52'46" E	93.42	130.90	
4	48*11'23"	50.00	42.05	# 53°41'23" W	40.62	22.30	
es.	48*11'28"	25.00	21.03	N 53°41'23" W	20.41	11.10	
Ce	2"42'56"	475.00	22.51	₩ 79°06'53" ₩	22.51	11.20	
67	9*29.34	2144.56	18.45	₩ 14°07'25" E	18.45	9.2	
6	13-55,18,	440.00	A 102.82	N 21°03'52" E	A)102.58	A 51.64	

## GENERAL NOTES

PACILITY SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY MO AT NO COST.

2) RECORDING OF PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR ANY OTHER PUBLIC AREA SHOWN ON THIS PLAT.

3) THE PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68, BILL #56-82

4) THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

5) THE INFORMATION SHOWN HEREON MAY BE SUPERCEPED BY A SUBSEQUENT

OR AMENDED PLAT. ( G) ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE

OFFICE OF PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS.

7) DATE OF C.R.G. APPROVAL: 9-17-86.

8) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.

9) THE DRAINAGE RESERVATION AREAS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. CO. MD. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTO, CO., MP. AT NO COST.

10) GROSS AREA OF TRACT = 6.73 AC.

11) NET AREA OF TRACT = 641 AC.

12) DWELLING UNITS ALLOWED = 23 - (SEE NOTE 19)

13) DWELLING UNITS PROPOSED=21

14) PARKING SPACES REQUIRED= 42

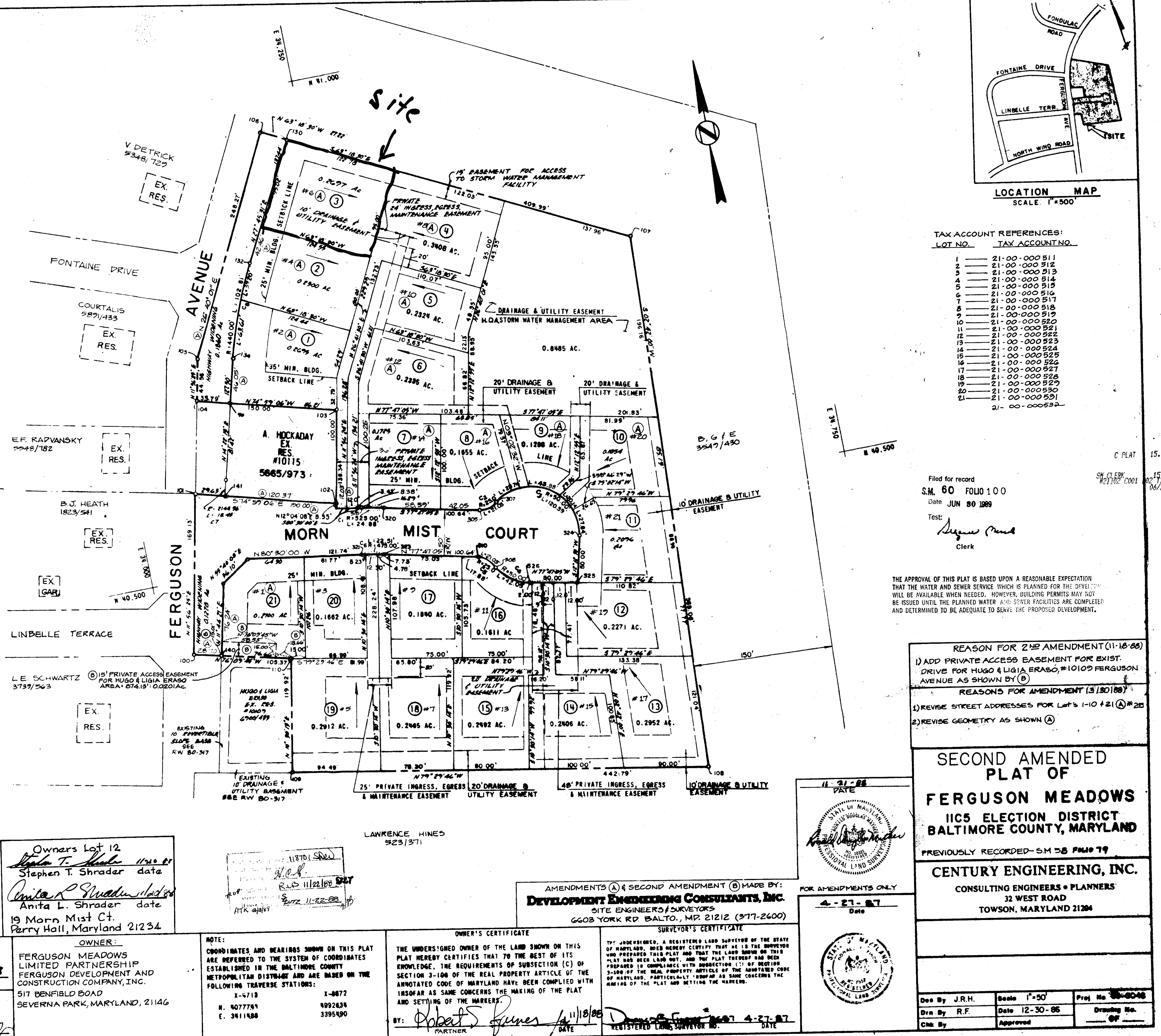
1 19) PARKING SPACES PROPOSED :42

16) OPEN SPACE REQUIRED = NONE

17) OPEN SPACE PROPOSED = NONE 18) A CREDIT OF 2 ADDITIONAL LOTS IS ADDED TO THE REMAINING LANDS OF ANN CLAPP LOCATED TO THE NORTH AND EAST OF THE EXISTING 150'B.G. E EASEMENT AS A RESULT OF THE DIFFERANCE BETWEEN DWELLING UNITS PROPOSED AN ALLOWED FOR THIS SUBDIVISION.

19.) THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS & ASSIGNS.

\* 20) COVENANTS WILL BE RECORDED TO PERMIT LOTS 1,2,43 TO CKOSS LAND OWNED BY LOTS 4,5,46 FOR THE SOLE PURPOSE OF ACCESS TO THE PAVED DRIVE SERVING LOTS 4,5,46. APPROVED DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT 11-37-38. DIRECTOR APPROVED DEPT. OF PUBLIC WORKS APPROVED- OFFICE OF PLANNING AND ZONING DIRECTOR DIRECTOR



(1)3-198-A