IN RE: PETITION FOR VARIANCE N/S Sparks Road, 134' E of the c/l Sparks Station Road (1432 Sparks Road) 10th Election District 6th Council District Dennis J. Psoras, et ux Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-339-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Dennis J. and Demetra A. Psoras. The Petitioners seek relief from Section 1A03.4.B.2.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 80 feet to an adjacent R.C.2 zone line in lieu of the minimum required 100 feet, and to amend the Final Development Plan for Sparks Look, Lot 2 thereof, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Dennis and Demetra Psoras, property owners, and Thomas Psoras. Also appearing were Geoffrey C. Schultz, the engineer who prepared the site plan for this property, Bruce Mitchell, adjacent property owner, and F. Vernon Boozer, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the north side of Sparks Road, across from its intersection with Sparks Station Road in northern Baltimore County. The property is also known as Lot 2 of Sparks Look, a subdivision that was approved on February 28, 2002 which resulted in the creation of four lots. A copy of the subdivision plan/Final Development Plan for Sparks Look was submitted into evidence as Petitioner's Exhibit 2. As shown thereon, the Sparks Look property is an irregular shaped

ORDER RECEIVED FOR FILING
Date 4/2/03
By

parcel, split zoned R.C.2 (24.923 acres) and R.C.4 (7.388 acres). As divided, the bulk of the property was retained by Lot 3, which features the original farmhouse, known as 1530 Sparks Road, and contains 21.185 acres, entirely zoned R.C.2. Lot 2, which is the subject of the instant request, contains 3.007 acres, in area, entirely zoned R.C.4. In fact, the zone line runs adjacent to the eastern property line of the subject lot and the western property line of Lot 4. Lot 1 is located to the west of Lot 2 and is also entirely zoned R.C.4. Lots 1 and 4 have been purchased by other parties and remain undeveloped at the present time.

As noted above, the Petitioners propose to develop Lot 2 with a single-family dwelling. However, due to the unique configuration of the Sparks Look subdivision, the requested variance relief is necessary in order to proceed. As shown on the site plan, there is an unusual grade, which limits the building envelope. In addition, the location of the zone line/property line creates a unique requirement for this property. Specifically, the Petitioner is required by Section 1A03.4.B.2.d to maintain a 100-foot setback to the R.C.2 zone line to the east adjacent to Lot 4; however, only a 25-foot setback is required to the west, adjacent to Lot 1. Thus, any proposed house on Lot 2 would not be centered on the property and would be inordinately close to Lot 1. Moreover, the grade of the property falls in that direction. Due to these site constraints, the Petitioners seek relief to locate the house in a more central portion of the lot. Under the proposal, an 80-foot setback will be maintained to the R.C.2 zone line/property line to the east, and a 50-foot setback to the west.

The Contract Purchasers of Lot 1 (Mr. & Mrs. Edgar H. Spilman, Jr.) appeared in support of the Petitioners' request. Additionally, Mr. Bruce Mitchell, who resides nearby, attended the hearing and asked several questions about the project. However, he appeared satisfied with the answers and did not object to the request.

Based upon the testimony and evidence offered, I am persuaded that relief should be granted. I find that the requirements of Section 307 of the B.C.Z.R. have been met and that relief can be granted without detrimental impact to the health, safety and general welfare of the surrounding locale.

PLEASE RECEIVED FOR FILING
4/26/93

Pursuant to the advertisement, posting of the property and public hearing on this Petition held and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 2nd day of April, 2003 that the Petition for Variance seeking relief from Section 1A03.4.B.2.d of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 80 feet to an adjacent R.C.2 zone line in lieu of the minimum required 100 feet for a proposed dwelling, and to amend the Final Development Plan for Sparks Look, Lot 2 thereof, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/2/03
By

Baltimore County
Zoning Commissioner

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

April 2, 2003

F. Vernon Boozer, Esquire
Covahey & Boozer
606 Baltimore Avenue, Suite 302
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
N/S Sparks Road, 134' E of the c/l Sparks Station Road
(1432 Sparks Road)
10th Election District – 6th Council District
Dennis J. Psoras, et ux - Petitioners
Case No. 03-339-A

Dear Mr. Boozer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Dennis J. Psoras
531 Woodbine Avenue, Towson, Md. 21204
Mr. Geoffrey Schultz, McKee & Assoc., Inc., 5 Shawan Road, Hunt Valley, Md. 21030
Mr. Bruce Mitchell, 1415 Sparks Road, Sparks, Md. 21152
Mr. & Mrs. Edgar H. Spilman, Jr., 10107 Charington Road, Cockeysville, Md. 21030
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1432 Sparks Road

which is presently zoned RC-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 hereof, hereby petition for a Variance from Section(s)

1A03.4B.2.d to allow an 80-foot setback (right side) to an adjacent RC-2 Zone line in-lieu-of the minimum required 100 feet and to amend the Final Development Plan.

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

For reasons to be introduced at the Zoning 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

Legal Owner(s):

Dennis J. Psoras
Name - Type or Print

X Dennis J. Psoras
Signature

Demetra A. Psoras
Name - Type or Print

X Demetra A. Psoras
Signature

531 Woodbine Avenue — (410) 828-5123
Address — Telephone No.

Towson, Maryland 21204-4248
City — State — Zip Code

Attorney For Petitioner:

Verman Boozer
Name - Type or Print

X
Signature

Covahey & Boozer, P.A.
Company

Suite 302, 606 Baltimore Avenue — (410) 828-5525
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee & Associates, Inc.
Name

5 Shawan Road, Suite 1 — (410) 527-1555
Address — Telephone No.

Cockeysville, Maryland 21030
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 03-339-A

Reviewed By JRF Date 1/22/03

ORDER RECEIVED FOR FILING
Date 1/23/03
By

BFK 07/15/98

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

January 22, 2003

STATE OF MARYLAND
JAMES WILLIAM MCKEE
NO. 9012
REGISTERED
PROFESSIONAL LAND SURVEYOR

ZONING DESCRIPTION OF
1432 SPARKS ROAD
10TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point on the north side of Sparks Road, said point being 134 feet east of the centerline of Sparks Station Road; thence running along the north side of Sparks Road, 1) North 81 degrees 00 minutes 03 seconds West, 230.00 feet; thence running, 2) North 10 degrees 44 minutes 13 seconds East, 582.61 feet, 3) South 80 degrees 51 minutes 41 seconds East, 220.00 feet, and 4) South 09 degrees 45 minutes 15 seconds West, 581.86 feet to the place of beginning.

CONTAINING 130,985 square feet or 3.007 acres.

BEING known as 1432 Sparks Road as recorded in Deed Liber 14749, folio 16.

ALSO BEING known as Lot 2 of a Minor Subdivision of "Sparks Look" and approved as Minor Subdivision No. 00-037-M.

339

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

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: #03-339-A
1432 Sparks Road
N/side of Sparks Road at the distance of 134 feet east of the centerline of Sparks Station Road
6th Election District
6th Councilmanic District
Legal Owner(s): Dennis Psoras
Variance: to permit an 80 foot right side setback to an adjacent RC-2 zone line in lieu of the minimum required 100 feet and to amend the Final Development Plan.
Hearing: Monday, March 24, 2003 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.

3/001 Mar. 6 C590716

CERTIFICATE OF PUBLICATION

3/6/, 2003

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 3/6/, 2003.

- [x] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

IORE COUNTY, MARYLAND
OF BUDGET & FINANCE
.LANEOUS RECEIPT

No. 20466

1-22-03 ACCOUNT 001-006-6150

AMOUNT $ 115.00

Douglas Press
422 Splits Rd.
Lutherville

ITEM # 339
Taken by: JRP

HIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VA

CERTIFICATE OF POSTING

Date: 3/6/03

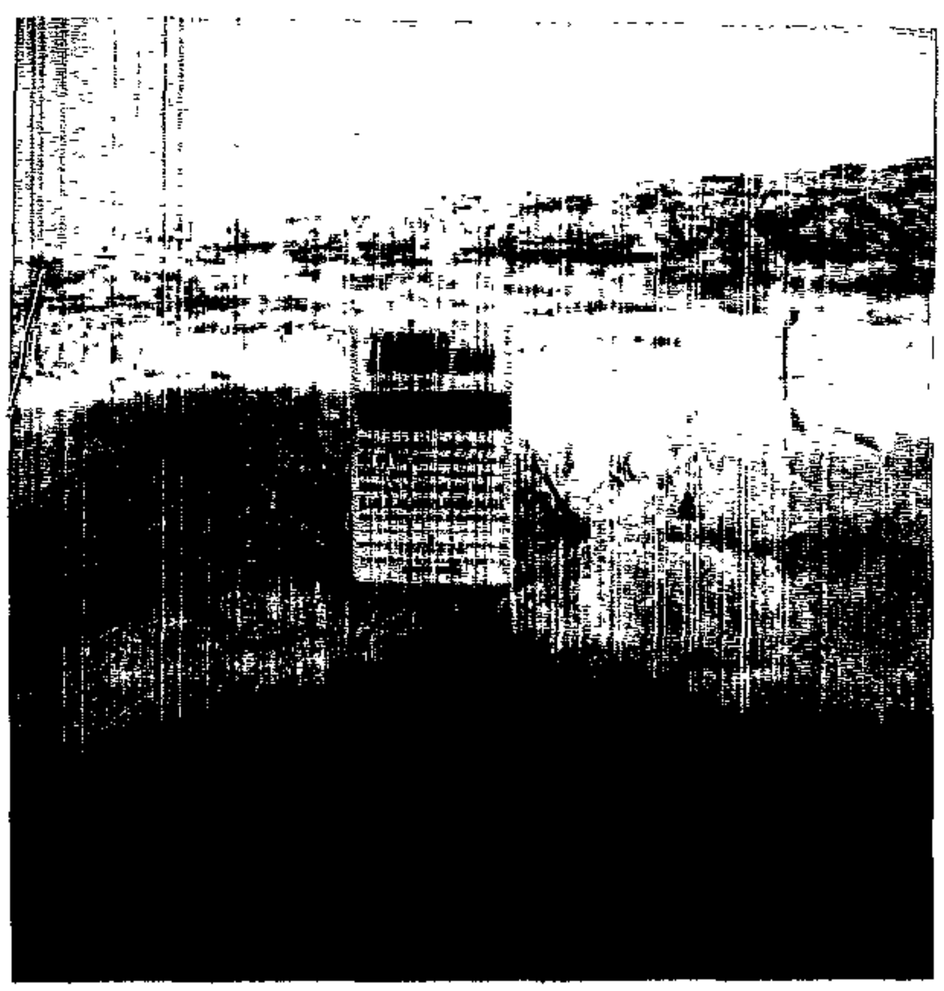
RE: Case Number 03-339A

Petitioner/Developer: Dennis Psoras

Date of Hearing/Closing: March 24, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1432 Sparks Road, Lot 2 Sparks Look

The sign(s) were posted on 3/6/03
(Month, Day, Year)



RECEIVED

J. Lawrence Wilson
(Signature of Sign Poster)

(Printed Name of Sign Poster)

5 Shawan Rd., Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

410-527-1555
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

RECEIVED
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

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

February 4, 2003

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: 03-339-A
1432 Sparks Road
N/side of Sparks Road at the distance of 134 feet east of the centerline of Sparks Station Road
6th Election District – 6th Councilmanic District
Legal Owner: Dennis Psoras

Variance to permit an 80 foot right side setback to an adjacent RC-2 zone line in lieu of the minimum require 100 feet and to amend the Final Development Plan.

Hearings: Monday, March 24, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Covahey & Boozer, P.A., 606 Baltimore Avenue, Suite 302, Towson 21204
Dennis J. Psoras, 531 Woodbine Avenue, Towson 21204
Geoffrey Schultz, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY MARCH 9, 2003.**
(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.

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on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Thursday, March 6, 2003 Issue - Jeffersonian

Please forward billing to:
Dennis Psoras 410-828-5123
531 Woodbine Avenue
Towson, MD 21204

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: 03-339-A
1432 Sparks Road
N/side of Sparks Road at the distance of 134 feet east of the centerline of Sparks Station Road
6th Election District – 6th Councilmanic District
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LAWRENCE E. SCHMIDT
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.

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: 03-339-A

Petitioner: DENNIS PSORAS

Address or Location: 1432 SPARKS RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: DENNIS PSORAS

Address: 531 WOODBINE AVE.
TOWSON MD 21204

Telephone Number: 410-828-5123

Revised 2/20/98 - SCJ

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

March 21, 2003

Vernon Boozer
Covahey & Boozer P.A.
606 Baltimore Avenue, Suite 606
Towson, Maryland 21204

Dear Mr. Boozer:

RE: Case Number: 03-399-A, 1432 Sparks Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 22, 2003.

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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Dennis and Demetra Psoras, 531 Woodbine Avenue, Towson 21204-4248
Geoffrey Schultz, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville 21030

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on Recycled Paper

State Highway Administration
Driven to Excel
MARYLAND DEPARTMENT OF TRANSPORTATION
Robert L. Ehrlich, Jr., *Governor* • Michael S. Steele, *Lt. Governor* • Trent M. Kittleman, *Acting Secretary*

Date: 2·4·03

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

RE: Baltimore County
Item No. 339 JRF

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,

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

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 29, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: February 3, 2003

Item No.: 339-347, 349

Dear Ms. Hart:

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.*

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

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS HRT

DATE: March 12, 2003

SUBJECT: Zoning Item 339
Address 1432 Sparks Drive

Zoning Advisory Committee Meeting of February 3, 2003

Please Add the agricultural Nuisance note.

Reviewer: Wally Lippincott Date: March 2, 2003

fp 3/24

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 3, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-223 & 03-339**

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: Lynn Lanham

AFK/LL:MAC

RECEIVED
FEB 5 2003
ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For February 10, 2003
Item Nos. 339, 340, 341, 342, 344,
345, 347, 348, 349, and 350

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

RWB:CEN:jrb

cc: File

RE:	PETITION FOR VARIANCE	*	BEFORE THE
	1432 Sparks Road; Nside Sparks Rd 134ft E		
	Ctrline of Sparks Station Rd	*	ZONING COMMISSIONER
	6th Election District		
	6th Councilmanic District	*	FOR
	Legal Owner(s):Dennis J & Demetra A Psoras		
	Petitioner(s)	*	BALTIMORE COUNTY
		*	03-339-A

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
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 February, 2003, a copy of the foregoing Entry of Appearance was mailed to, Geoffrey C. Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030 & Vernan Boozer, Esquire, Covahey & Boozer, P.A., 606 Baltimore Avenue, Suite 302, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: 3/6/03

TO: Baltimore County PADM

RE: 1432 Sparks Road
Lot 2 Sparks Look

ATTENTION: Becky Hart

( ) We are submitting ( ) We are returning ( ) We are forwarding

( ) Herewith ( ) Under separate cover

No.	Description
1	Certificate of Posting for Zoning Hearing 03-339A

( ) For processing (X) For your use ( ) For your review

( ) Please call when ready ( ) Please return to this office ( ) In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

J. Lawrence Pilson

J. Lawrence Pilson, R.S.

RECEIVED
MAR - 7 2003
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

Enclosures

Cc: McKee Files

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

Agricultural Note

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD(INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

February 4, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 W. Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda 02/10/03 re: case numbers 03-339-A, 03-340-A, 03-341-A, 03-342-SPHA, 03-343-A, 03-344-SPH, 03-345-A, 03-346-SPH. 03-347-A, 03-348-SPH, 03-349-A, 03-350-XA**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 02/04/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

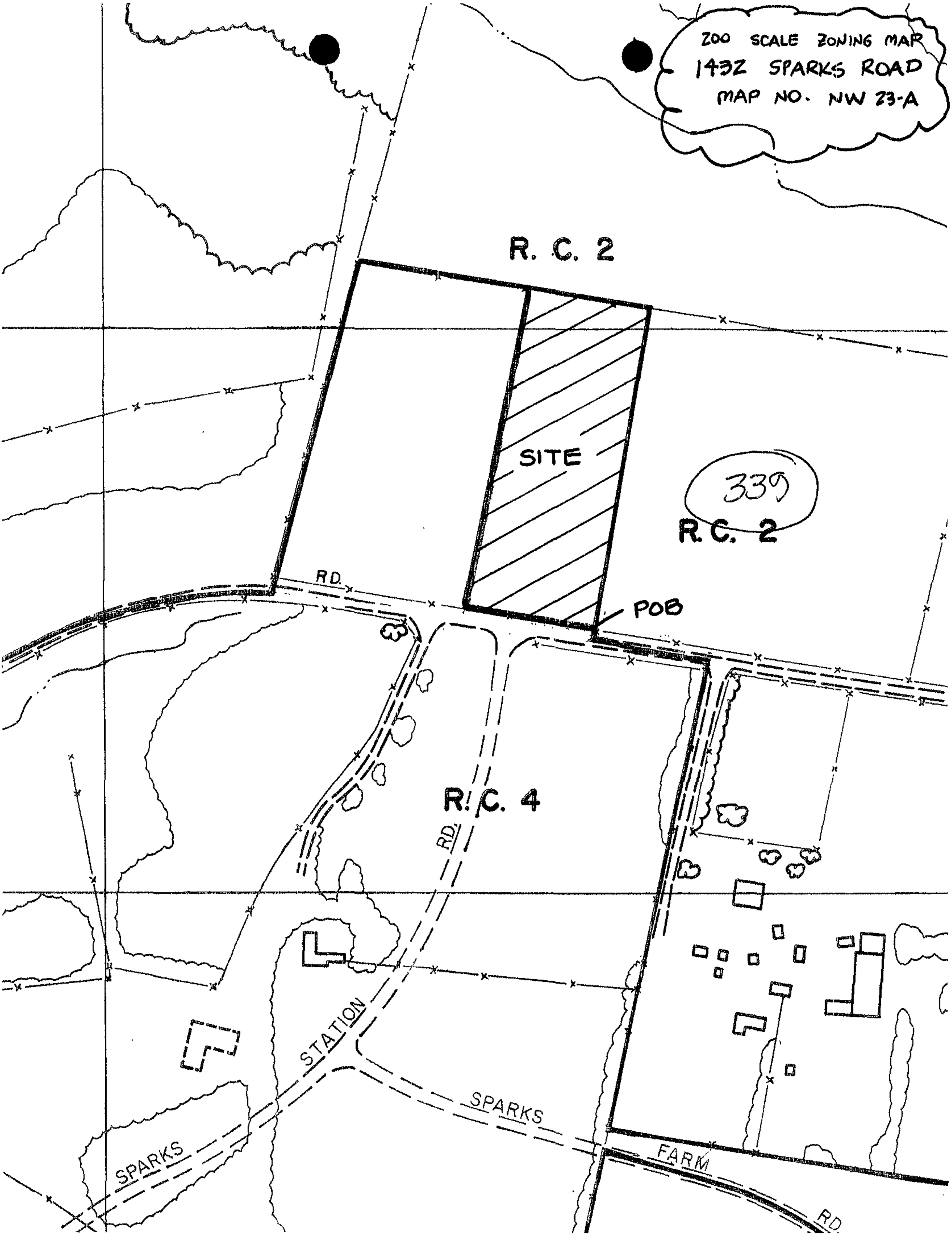
cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
GEOFFREY C SCHULTZ	5 SHAWAN ROAD	HUNT VALLEY, MD. 21030	
F. VERNON BOOLER	614 Bosley Ave.	towson, md 21204	
Dennis PSORAS	531 Woodbine Ave	Towson, MD 21204	
[illegible]tra PSORAS	531 Woodbine Ave	Towson, MD 21204	
Thomas PSORAS	531 Woodbine Ave	Towson, MD 21204	
Bruce Mitchell	1415 Sparks Rd	Sparks MD 21152	

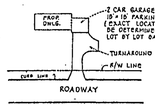

ZOO SCALE ZONING MAP
1432 SPARKS ROAD
MAP NO. NW 23-A
R. C. 2
SITE
339
R. C. 2
RD.
POB
R. C. 4
RD.
STATION
SPARKS
SPARKS
FARM
RD.

GENERAL NOTES

1. ALL LOTS SHOWN HEREON ARE FOR SINGLE-FAMILY USE ONLY, AND ARE FOR SALE.
2. EXISTING LAND IS AGRICULTURAL AND FOREST.
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON THIS SITE.
4. INDIVIDUAL LOT GRADING WILL BE ACCOMPLISHED BY THE INDIVIDUAL HOME BUILDING CONTRACTOR.
5. EXISTING TREES AND VEGETATION SHALL BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROAD, PANHANDLE, BUILDING AND UTILITY CONSTRUCTION.
6. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM TOPOGRAPHIC MAP NO. NW 23-A.
7. SOILS SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP 13.
8. LOTS SHOWN HEREON SHALL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
9. TOTAL AVERAGE DAILY TRIPS: 2 LOTS X 12 4 = 25 ADT'S
10. THERE ARE NO KNOWN EXISTING UNDERGROUND FUEL TANKS ON THIS SITE.
11. MITIGATING MEASURES FOR SOILS WITH LIMITATIONS DUE TO STEEP SLOPES:
    - A) WHEREVER POSSIBLE, GRADING OR DISTURBANCE OF STEEP SLOPES SHALL BE AVOIDED.
    - B) ALL LOTS AND ROADS SHALL BE GRADED SO AS TO DIRECT ANY CONCENTRATED STORM WATER FLOWS AWAY FROM AREAS OF STEEP SLOPES.
    - C) IF DISTURBED, ALL AREAS OF STEEP SLOPES SHALL BE PROPERLY VEGETATED TO ASSURE STABILITY AND PREVENT EROSION.
12. THERE ARE NO KNOWN WELLS OR SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY EXCEPT AS SHOWN.
13. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND/OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
14. ANY FOREST BUFFER AND/OR FOREST CONSERVATION EASEMENTS SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
15. ANY DWELLING LOCATED ON THIS PROPERTY MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, OPERATION OF MACHINERY, STORAGE OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS, AND ALL FEDERAL STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.
16. MAXIMUM PRINCIBLE BUILDING HEIGHT = 35 FEET.
17. COURSES AND COORDINATES SHOWN HEREON ARE BASED ON MCS AND NAVD 88.
18. A LANDSCAPE PLAN IS NOT REQUIRED FOR THIS SITE.
19. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF BCZR (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
20. THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PDM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSES OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
21. SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
22. THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
23. THE PROPERTY SHOWN HEREON IS DESIGNATED AS S-7, W-7 ON THE BALTIMORE COUNTY MASTER PLAN FOR METROPOLITAN WATER AND SEWER SERVICES.
24. PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, DATED 1977 FOR "TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB AND GUTTER".
25. THIS SITE IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS.
26. NO ACCESSORY STRUCTURES EXIST.
27. THE PROPERTY OWNERS SHALL HOLD FREE AND HARMLESS BALTIMORE COUNTY GOVERNMENT FROM ANY AND ALL DAMAGE THAT MAY RESULT FROM ITS USE OF THE 10 FOOT WIDE ACCESS EASEMENT TO THE FOREST BUFFER AND/OR FOREST CONSERVATION EASEMENT.
28. THIS SITE LIES ON 200 SCALE ZONING MAP NO. NW23-A.
29. DRIVEWAY LOCATIONS SHOWN HEREON ARE SAMPLE LOCATIONS. FINAL LOCATIONS ARE TO BE DETERMINED AT TIME OF INDIVIDUAL LOT BUILDING PERMITS.
30. MINOR SUBDIVISION NO. 00-037-M WAS APPROVED ON 10/04/00.
31. THIS SITE WAS THE SUBJECT OF ZONING CASE NO. 85-83-SPHA (SEE COMMISSIONER'S ORDER AND RESTRICTIONS SHOWN ON PLAN).
32. THERE ARE NO SIGNS PROPOSED FOR THIS SITE.
33. PER SECTION 1A03.4B.3 BCZR, NO MORE THAN 10% OF ANY LOT IN AN RC-4 ZONE MAY BE COVERED BY IMPERMEABLE SURFACES (SUCH AS STRUCTURES OR PAVEMENT). NO MORE THAN 25% OF THE NATURAL VEGETATION MAY BE REMOVED FROM ANY LOT IN AN RC-4 ZONE.
34. THE AREA BETWEEN THE SIGHT LINES AND EDGES OF THE PAVING MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
35. FOREST CONSERVATION EASEMENTS ARE TO BE DEDICATED TO BALTIMORE COUNTY.
36. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREA ON THE BASIC SERVICE MAPS, PURSUANT TO SECTION 4A02.BCZR.
37. **ALL DRIVEWAYS AND PARKING PADS ARE TO BE PAVED WITH A DURABLE AND DUSTLESS SURFACE.**

SITE DATA

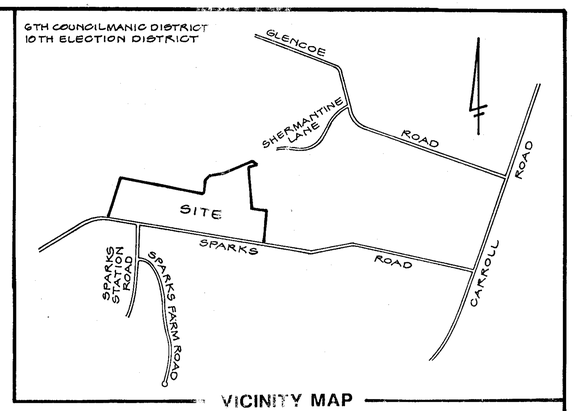
1. Councilmanic District - 6
2. Election District - 10
3. 2000 Census Tract – 410100
4. 2000 Census Block Group - 4101003
5. Land Management Area – AG Preservation Area
6. Elementary School District – Sparks Elementary
7. Middle School District – Hereford Middle School
8. High School District – Hereford High School
9. Regional Planning District – 305
10. Watershed – Loch Raven
11. Water Services Area – Non Service Area
12. Sewer Shed – None
13. Transportation Zone – 420
14. Zip Code – 21152
15. Existing Zoning – RC-2 and RC-4
16. Gross Area – RC-2 24.923
    RC-4 7.388
    Total 32.311 Ac.
17. No. of Lots Allowed
    RC-2 (2 to 100 Ac.) = 2 Lots
    RC-4 (6 to 10 Ac.) = 2 Lots
    Total 4 Lots
18. No. Lots Proposed – 4 *
    * Lots 1 and 2 previously approved under Minor Subdivision No. 00-037-M
19. Highway Widening Area – 0.485 Ac.
20. Net Area of Lots – 31.826
21. Parking Required (2 Spaces per Lot) = 8
22. Parking Provided – 8 plus spaces
23. Local Open Space Required
    650 S.F. Active and 350 S.F. Passive or a combination thereof as specified in Section III. D.3.
    Local Open Space Provided
    Waiver requested and Fee-in-Lieu to be paid
24. Zoning Note
    This property has been held in-tact since January 28, 1964 except for the transfer by gift of approximately 15.509 acres for the use solely as a recreational area (pond and three tennis courts approved previously as part of a sport and day camp) for Oldfields Sch. ol as approved by the Baltimore County Zoning Commissioner in Case No. 85-SPHA.



TYPICAL PARKING LAYOUT

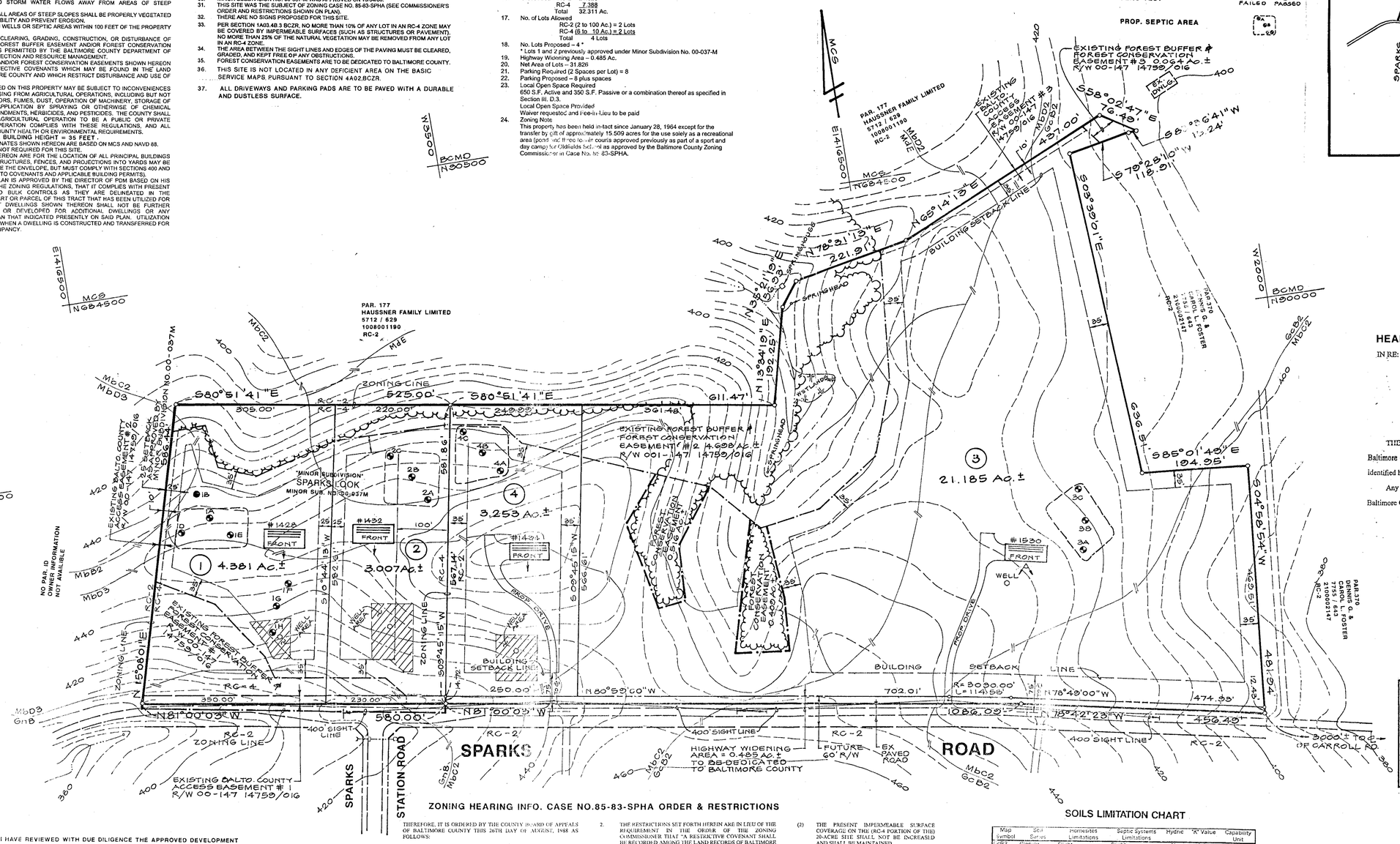
LEGEND

EXISTING CONTOUR — 800
SLOPES > 25 % — 25
EXISTING STREAM
EXISTING WOODS LINE
SOILS LINE — GcB2, GcC2
HOUSE SITE
WELL AREA — EX. PROP.
PERC TEST — FAILED, PASSED
PROP. SEPTIC AREA



VICINITY MAP

SCALE : 1" = 1000'



HEARING OFFICER'S ORDER

IN RE: DEVELOPMENT PLAN HEARING
N/S Sparks Road, W of Carroll Road
10th Election District
6th Councilmanic District
(Sparks Look – Resub Lot 3)

Sparks Look, LLC
Developer

- BEFORE THE
- HEARING OFFICER
- OF BALTIMORE COUNTY
- Case No. X-383

THEREFORE, IT IS ORDERED by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County this 27th day of February, 2002, that the Development Plan for "Sparks Look", identified herein as Developer's Exhibit 1, be and it is hereby APPROVED.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER/
HEARING OFFICER
FOR BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING
APPROVED BY :
DEPUTY DIRECTOR OF PLANNING — DATE
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE 4/22/02

ZONING HEARING INFO. CASE NO.85-83-SPHA ORDER & RESTRICTIONS

THEREFORE, IT IS ORDERED BY THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY THIS 26TH DAY OF AUGUST, 1988 AS FOLLOWS:

THE ORDER OF THE ZONING COMMISSIONER DATED OCTOBER 5, 1984 IS MODIFIED AS HEREIN SET FORTH AND, AS MODIFIED, IS AFFIRMED:

1. THE VARIANCE FROM THE 10% IMPERMEABLE SURFACE REQUIREMENT OF THE BCZR IS GRANTED BASED UPON SATISFACTION OF THE FOLLOWING CONDITIONS:

   (A) RESTRICTIONS SHALL BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY AFFECTING A 2.0-ACRE PARCEL AND 18.7-ACRE PARCEL OWNED BY THE HAUSSNER FAMILY LIMITED PARTNERSHIP AND A 1.75-ACRE PARCEL AND A 0.396-ACRE PARCEL OWNED BY OLDFIELDS SCHOOL, INC., AS SPECIFICALLY SHOWN ON EXHIBIT 1 FILED IN THESE PROCEEDINGS WHICH SHALL PROVIDE THAT THE RECORDED LAND SHALL NOT BE CONSIDERED IN DETERMINING THE PERCENTAGE OF IMPERMEABLE SURFACE ON ANY OTHER LAND EXCEPT THE 23.2-ACRE PARCEL; THE RESTRICTIONS SHALL RUN WITH THE LAND IN PERPETUITY UNLESS TERMINATED OR MODIFIED BY LATER ORDER OF THE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY, AND THE RESTRICTIONS SHALL BE ENFORCEABLE BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY OR THE PEOPLE'S COUNSEL OF BALTIMORE COUNTY;

2. THE RESTRICTIONS SET FORTH HEREIN ARE IN LIEU OF THE REQUIREMENT IN THE ORDER OF THE ZONING COMMISSIONER THAT "A RESTRICTIVE COVENANT SHALL BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY STATING THAT THE 20-ACRE PARCEL DONATED BY THE PETITIONERS TO THE OLDFIELDS SCHOOL SHALL BE CONSIDERED A PART OF OLDFIELD'S PROPERTY FOR PURPOSE OF DETERMINING THE IMPERMEABLE SURFACE COVERAGE AS REQUIRED BY THE BCZR NOW IN EFFECT".

3. THE PORTION OF THE ORDER OF THE ZONING COMMISSIONER HEREINAFTER SET FORTH, AS CLARIFIED BY THE PHRASE IN PARENTHESIS IN RESTRICTION 2, IS AFFIRMED:

   "IT IS FURTHER ORDERED THAT THE AMENDMENT TO CASE NO. 73-162-X TO REDUCE THE AREA PREVIOUSLY GRANTED A SPECIAL EXCEPTION FOR A DAY CAMP TO APPROXIMATELY 20 ACRES AND TO ALLOW RENOVATION OF THE EXISTING BARN FOR TWO CARETAKER DWELLINGS SHOULD BE APPROVED AND, AS SUCH, THE PETITION FOR SPECIAL HEARING IS HEREBY GRANTED AND, ADDITIONALLY, THE VARIANCE TO PERMIT EXISTING STRUCTURES, TENNIS COURTS, AND SHEDS TO BE SET BACK AS CLOSE AS EIGHT FEET IN LIEU OF THE REQUIRED 50 FEET IS HEREBY GRANTED FROM AND AFTER THE DATE OF THIS ORDER, SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS:

   (2) THE PRESENT IMPERMEABLE SURFACE COVERAGE ON THE (RC-4 PORTION OF THE) 20-ACRE SITE SHALL NOT BE INCREASED AND SHALL BE MAINTAINED.

   (3) THE HOURS OF OPERATION FOR USE OF THE 20-ACRE PARCEL SHALL BE LIMITED TO DAYLIGHT HOURS, MONDAY THROUGH SATURDAY, AND 10:00 AM TO 4:00 PM, SUNDAY.

   (4) ALL OTHER CONDITIONS ESTABLISHED BY THE ORDER IN CASE NO. 73-162-X SHALL REMAIN IN EFFECT.

   (5) THE PARKING AS SHOWN ON THE SITE PLAN IS SUFFICIENT; HOWEVER, IF A PARKING PROBLEM DEVELOPS, A SPECIAL HEARING WILL BE REQUIRED TO DETERMINE THE NEED FOR ADDITIONAL PARKING SPACES."

SOILS LIMITATION CHART

Map Symbol	Soil Series	Homesites Limitations	Septic Systems Limitations	Hydric	"K" Value	Capability Unit
GcB2	Glenville	Slight	Slight	No	0.32	IIe-4
GnB	Glenville	Severe: water	Severe: water	No	0.32	IIe-16
MbB2	Manor	Minor	Slight	No	0.37	IIe-25
MbC2	Manor	Moderate: slope	Moderate: slope	No	0.37	IIIe-25
MbD2	Manor	Severe: slope	Severe: slope	No	0.37	IVe-25
MbD3	Manor	Severe: slope	Severe: slope	No	0.37	VIe-3
MdE	Manor	Severe: slope	Severe: slope	No	0.37	VIe-3

OWNER / DEVELOPER

SPARKS LOOK, LLC
C/O HOWARD ALDERMAN,JR.
LEVIN & GANN, PA
NOTTINGHAM CENTRE, 8TH FLOOR
502 WASHINGTON AVENUE
TOWSON, MD 21204-2801
(410) 321-0600

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 03/05/2002, AND HAVE PREPARED WITH DUE DILIGENCE THIS FINAL DEVELOPMENT PLAN PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD COCKEYSVILLE, MARYLAND 21030
(410) 527-1555

Computed by: G.C.S.
Drawn by: W.D.G.
Checked by: G.C.S.
Job Number: 01-129

3/5/02
JAMES W. McKEE DATE
MARYLAND REGISTRATION NO. 9012

STATE OF MARYLAND — JAMES WILLIAM McKEE — NO. 9012 — PROFESSIONAL LAND SURVEYOR

FINAL DEVELOPMENT PLAN
SPARKS LOOK

RESUBDIVISION OF
MINOR SUB. NO. 00-037M
PDM NO. X-383

DEED REF.: 14539/572
TAX ACCT. NO. 1008001193
TAX MAP 34 GRID 6 PAR.252

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

Red No2

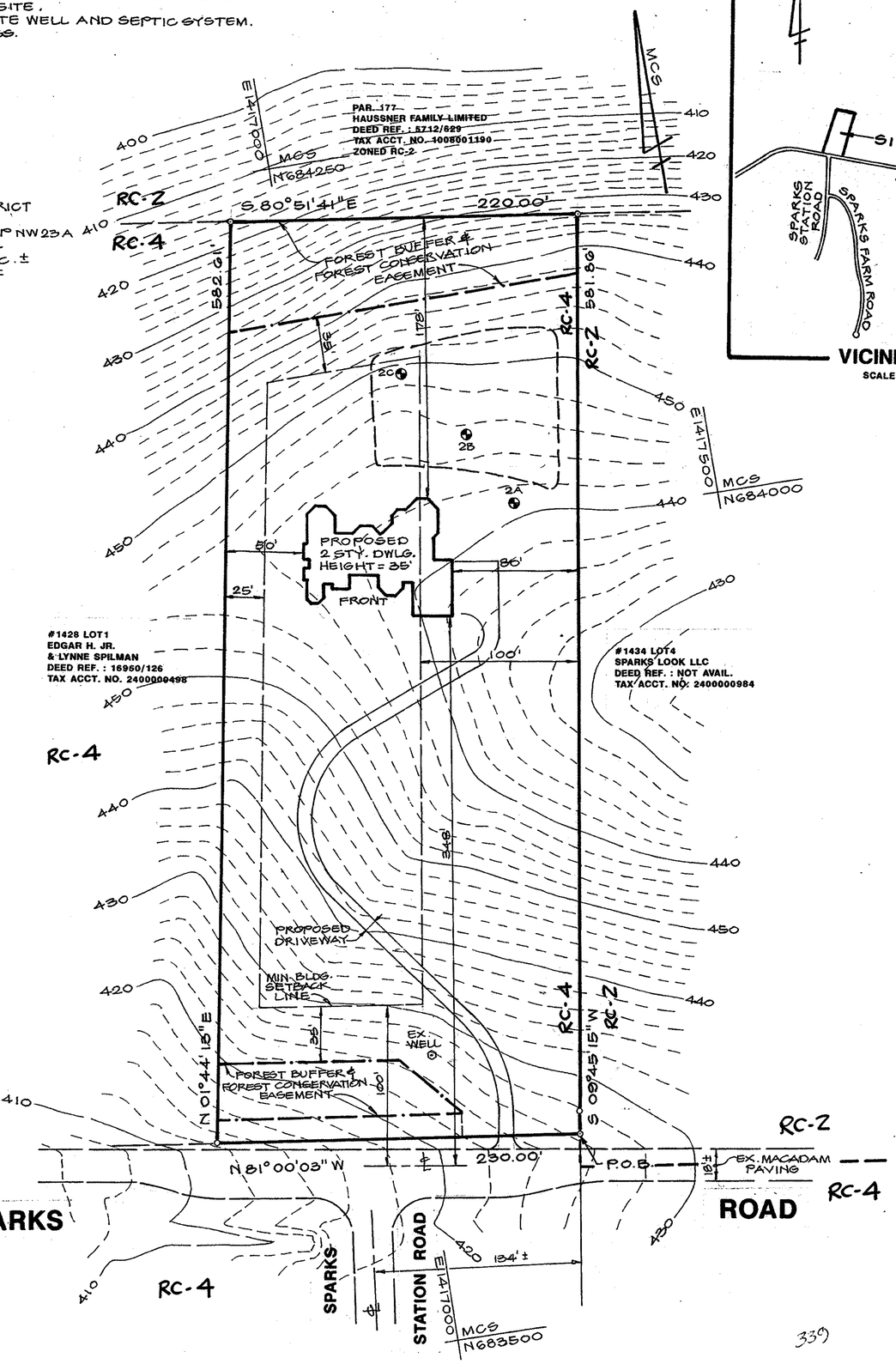
10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
DATE : 03/05/2002 SCALE : 1" = 100'
REV. 04/09/2001

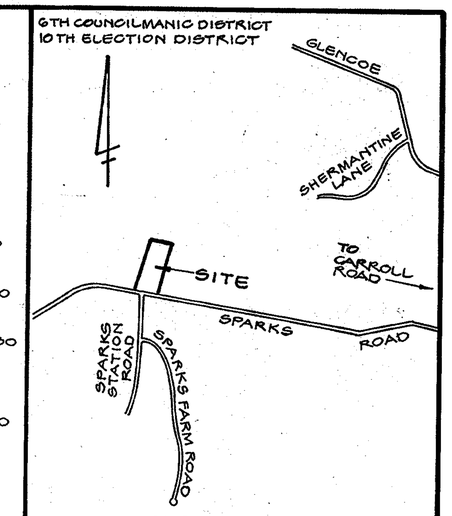
GENERAL NOTES

1. THIS PROPERTY IS NOT HISTORIC.
2. THIS SITE DOES NOT CONTAIN A 100 YEAR FLOODPLAIN.
3. THIS PROPERTY IS NOT IN THE CBCA.
4. THERE ARE NO STORMWATER MANAGEMENT SYSTEMS WITHIN 100 FEET OF THIS SITE.
5. LOT OPERATES ON PRIVATE WELL AND SEPTIC SYSTEM.
6. NO PRIOR ZONING HEARINGS.

SITE TABULATION

1. 6TH COUNCILMANIC DISTRICT
2. 10TH ELECTION DISTRICT
3. 200 SCALE ZONING MAP NW23A
4. EXISTING ZONING: RC-4
5. GROSS AREA : 3.007 AC.±
6. NET AREA : 3.007 AC.±





VICINITY MAP
SCALE : 1" = 1000'

339

OWNER
DENNIS J. PSORAS
DEMETRA A. PSORAS
531 WOODBINE AVENUE
TOWSON, MD 21204-4248
DEED REF. : 14749/16
TAX ACCT. NO. 24-00-000499

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE
1432 SPARKS ROAD
LOT 2
"SPARKS LOOK"
MINOR SUB. NO. 00-37M

PDM NO. X-383
DEED REF. : 14539/572
TAX ACCT. NO. 2400000499
TAX MAP 34 GRID 6 PAR. 425

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

6TH ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE : 1' = 50' DATE : 01/15/2003

Pd No1

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD COCKEYSVILLE, MARYLAND 21030
(410) 527-1555

Computed by: GCS
Drawn by: WDG
Checked by: GCS
Job Number: 03-002

1/21/03
JAMES W. McKEE DATE
MARYLAND REGISTRATION NO. 9012

STATE OF MARYLAND · JAMES W. McKEE · No. 9012 · REGISTERED PROFESSIONAL LAND SURVEYOR