IN RE: PETITION FOR ADMIN. VARIANCE N/S Luiss Deane Drive, 413.50 E centerline of Old Harford Road 9th Election District 6th Councilmanic District (2612 Luiss Deane Drive) Mary E. & Mark G. Carter *Petitioners*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-462-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, Mary E. & Mark G. Carter. The variance request is for property located at 2612 Luiss Deane Drive in the Carney area of Baltimore County. The variance request is from Section 1B01.2.C.1.B (Chart) of the Baltimore County Zoning Regulations, to permit a rear yard setback of 22 ft. in lieu of the required 30 ft. and to amend the Final Development Plan to permit a portion of the principal building to be built outside the envelope. 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

5/3/03 J. Gnesotto

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 3rd day of May, 2003, that a variance 1B01.2.C.1.B (Chart) of the Baltimore County Zoning Regulations, to permit a rear yard setback of 22 ft. in lieu of the required 30 ft. and to amend the Final Development Plan to permit a portion of the principal building to be built outside the envelope, 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 Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

Date 5/3/03
By R. Jameson

Baltimore County
Zoning Commissioner

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

May 3, 2003

Mr. & Mrs. Mark G. Carter
2612 Luiss Deane Drive
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 03-462-A
Property: 2612 Luiss Deane Drive

Dear Mr. & Mrs. Carter:

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 Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2612 Luiss Deane Dr.
which is presently zoned D.R. 5.5.

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) 1 B01, 2.C.1.B (CHART) TO PERMIT A REAR YARD SETBACK OF 22 FT. IN LIEU OF THE REQUIRED 30 FT. AND TO AMEND THE DEVELOPMENT PLAN TO PERMIT A PORTION OF THE PRINCIPAL BUILDING TO BE BUILT OUTSIDE THE ENVELOPE.

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 declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Mark Gregory Carter
Name - Type or Print
Mark Gregory Carter
Signature
Mary Elizabeth Carter
Name - Type or Print
Mary Elizabeth Carter
Signature
410-661-5476 (H)
2612 Luiss Deane Dr 410-637-8970 (W)
Address — Telephone No.
Baltimore MD 21234
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 03-462-SPHA

Reviewed By ____ **Date** 04-04-03

Estimated Posting Date 04-13-03.

REV 10/25/01

Date 5/16/03
By

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 2612 Luiss Deane Dr.
Address

Baltimore MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

1) Family is expanding and family room as configured is not sufficient to accomodate a larger family.
2) To enable us to utilize sloped rear yard by providing storage area under the addition resulting in removal of shed that is currently in level area of the yard
3) Area under bay window is not usable because of current height.
4) Rear yard is only 30ft wide and due to slope, area is not fully used as configured and small addition will not impact other homeowners property, easements or sightlines.
5) Rear yard is only 30ft wide requiring a variance to construct addition.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature: Mark Gregory Carter
Name - Type or Print: Mark Gregory Carter

Signature: Mary Elizabeth Carter
Name - Type or Print: Mary Elizabeth Carter

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of March, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Mark Carter & Mary Carter the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public: Vincent Stevenson
VINCENT STEVENSON
NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires My Commission Expires Feb. 06, 2007

REV 10/25/01

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.

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Baltimore MD 21234
City State Zip Code

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3). Area under bay window is not usable because of current height.
4) Rear yard is only 30ft wide and due to slope, area is not fully used as configured and small addition will not impact other homeowners property, easements or sight lines.
5) Rear yard is only 30ft wide requiring a variance to construct addition

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mark Gregory Carter
Signature

Mary Elizabeth Carter
Signature

MARK Gregory Carter
Name - Type or Print

Mary Elizabeth Carter
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 25 day of MARCH, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

MARK CARTER & MARY CARTER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Vincent Stevenson
Notary Public

VINCENT STEVENSON
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires Feb. 06, 2007

My Commission Expires

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2612 Luiss Deane Dr.
which is presently zoned D.R. 5.5

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) 1B01.2.c.1.B (CHART.) TO PERMIT A REAR YARD SETBACK OF 22 FT. IN LIEU OF THE REQUIRED 30 FT. AND TO AMEND THE DEVELOPMENT PLAN TO PERMIT A PORTION OF THE PRINCIPAL BUILDING TO BE BUILT OUTSIDE THE ENVELOPE.

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 declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

MARK Gregory CARTER
Name - Type or Print

Mark Gregory Carter
Signature

MARY Elizabeth CARTER
Name - Type or Print

Mary Elizabeth Carter
Signature

410-637-8970 (W)
2612 Luiss Deane Dr. 410-661-5476 (H)
Address — Telephone No

Baltimore MD 21234
City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No

City — State — Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

CASE NO. 03-462-SPHA

Reviewed By SM **Date** 04-04-03

Estimated Posting Date 04-13-03

REV 10/25/01

ZONING DESCRIPTION FOR 2612 LUISS DEANE DRIVE

Beginning at a point on the north side of Luiss Deane Drive which is 40 feet wide at the distance of 413.50 east of the centerline of the nearest improved intersecting street Old Harford Road which is 60 feet wide. Being lot #7, in the subdivision of Pine Grove as recorded in Baltimore County Plat Book #0068, Folio #0124, containing 5,000 square feet. Also known as 2612 Luiss Deane Drive and located in the 9th Election District, 6th Councilmanic District.

03-467-SPHA

CS-462-SPFD

RE COUNTY, MARYLAND
BUDGET & FINANCE
ANEOUS RECEIPT

No. 23663

4.04.03 ACCOUNT [illegible]

AMOUNT $ 130.00

MARK CARTER
KES. UAL. 65.00
AMEND DEV. PLAN 65.00
2 LOUISDEAN DR. TOTAL 130.00

R PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALI

CERTIFICATE OF POSTING

Date: 4/13/03

RE: Case Number 03-462-A

Petitioner/Developer: MARK CARTER

Date of Hearing/Closing: 4/28/03

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 2612 LUISS DEAN DRIVE

The sign(s) were posted on APRIL 13, 2003
(Month, Day, Year)

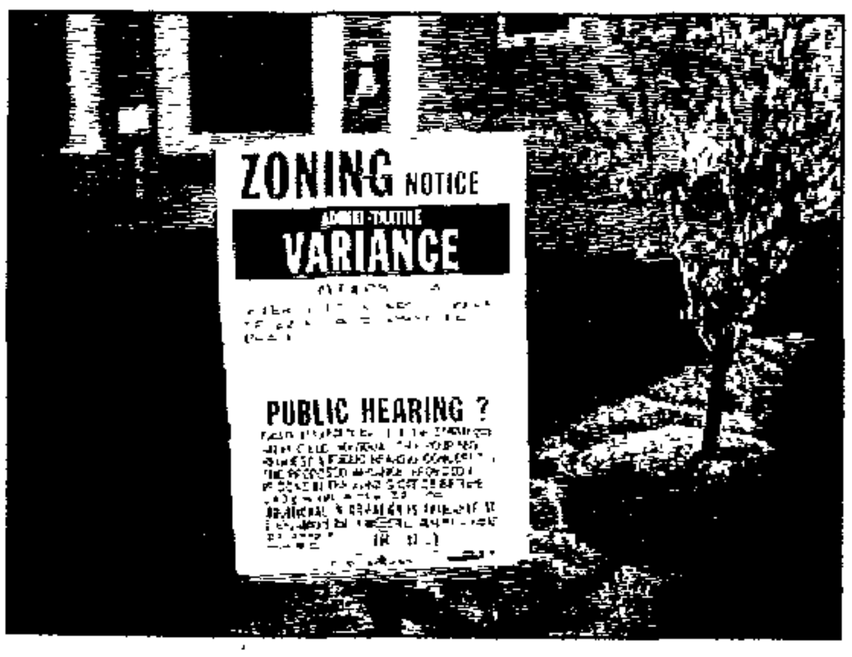
(Signature of Sign Poster)

CHARLES E. MERRITT
(Printed Name of Sign Poster)

9831 MAGLEDT RD
(Street Address of Sign Poster)

BALTIMORE MD 21234
(City, State, Zip Code of Sign Poster)

410 665-5562
(Telephone Number of Sign Poster)



CASE # 03-462-A

TO PERMIT REAR YARD SETBACK of 22 FT AND AMEND DEV. PLAN

Revised 3/1/01 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 03-462 -A Address 2612 Luiss Dean Dr.

Contact Person: Sonia Rhodanner Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 04-04-03 **Posting Date:** 04-13-03 **Closing Date:** 04-28-03

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number

1. POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. *The zoning notice sign must be visible on the* property on or before the posting date noted above. It should remain there through the closing date.

2. DEADLINE: The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.

3 ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.

4 POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

Detach Along Dotted Line

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 03-462 -A Address 2612 Luiss Dean Dr.

Petitioner's Name Mark Cantlay Telephone 410-661-5476

Posting Date: 04-13-03 **Closing Date:** 04-28-03

Wording for Sign: *To Permit* Rear Yard Setback of 22 ft. and a new Dev. Plan

03-462 SPHA

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: 03-462-A

Petitioner: MARK G. CARTER

Address or Location: 2612 Luiss Deane Dr. Balto MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

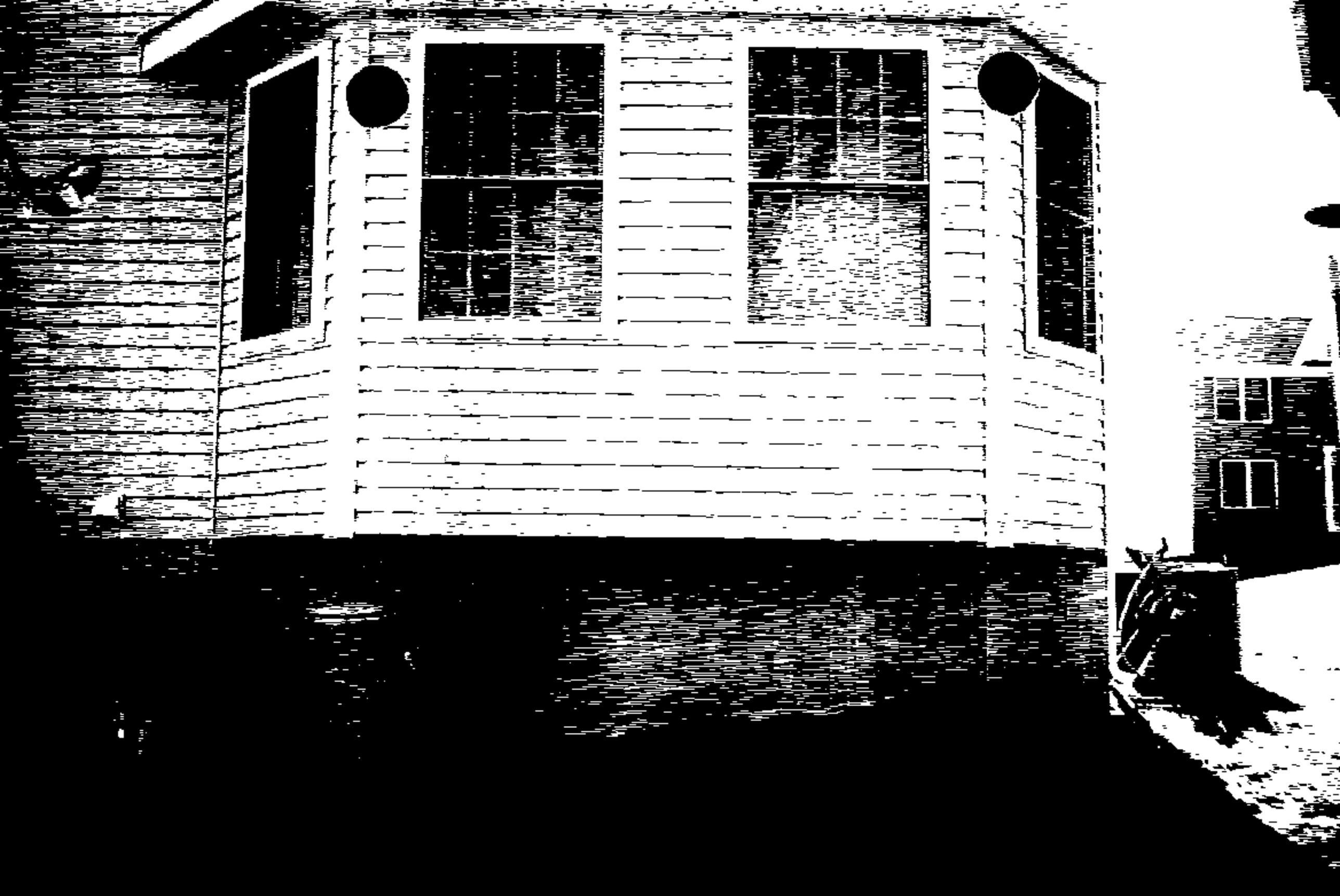
Name: Mark G. CARTER

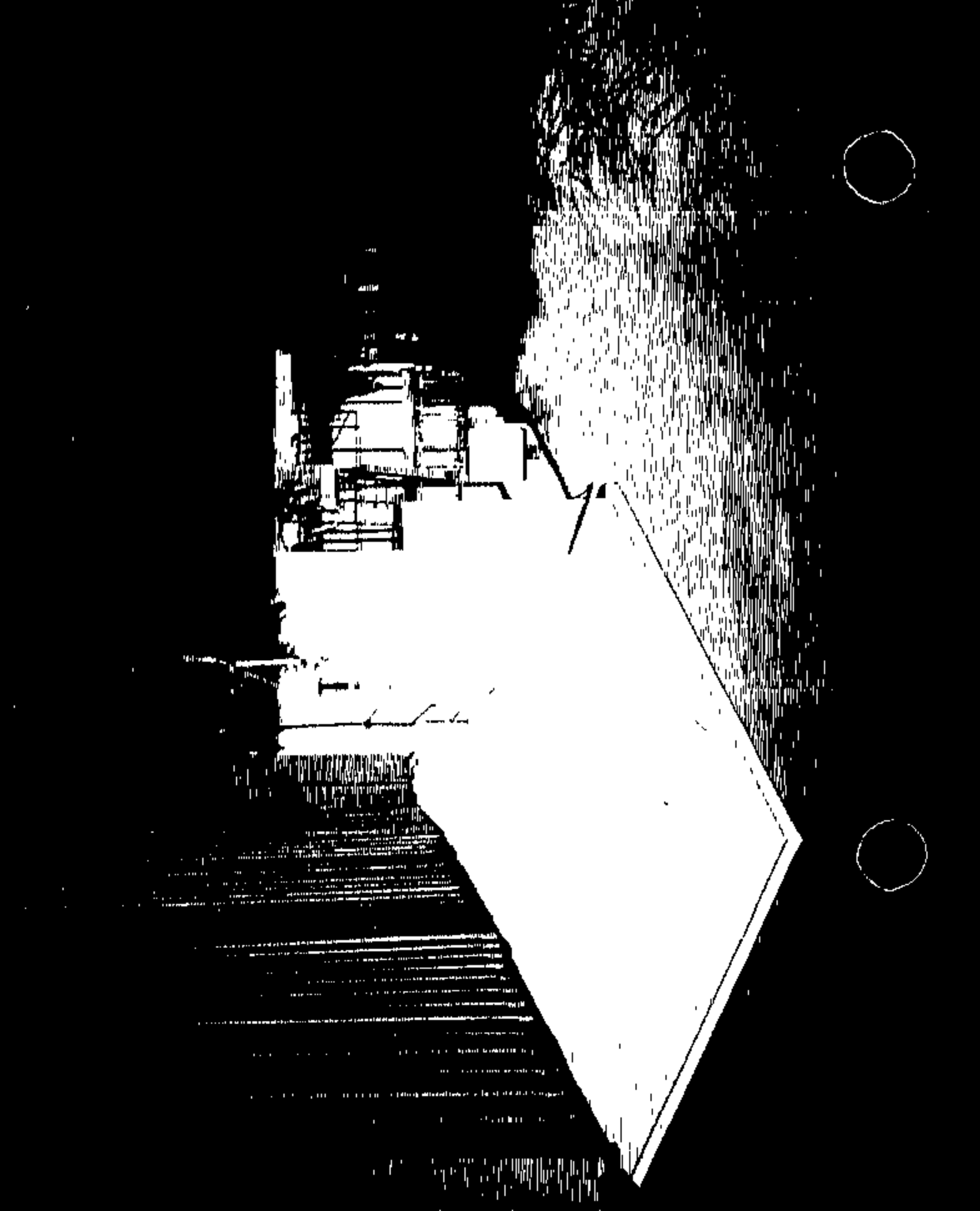
Address: 2612 Luiss Deane Dr.
Balto MD 21234

Telephone Number: 410-661-5476

Revised 2/20/98 - SCJ

03-462-SPHA





Looking at rear of subject property
at area of proposed addition
also to the rear of Le Robin Ridge Ct.

03.462-7

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

May 1, 2003

Mr. and Mrs. Mark Carter
2612 Luiss Deane Drive
Baltimore, MD 21234

Dear Mr. and Mrs. Carter:

RE: *Case Number: 03-462-A, 2612 Luiss Deane Drive*

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 4, 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.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

Printed with Soybean Ink
on Recycled Paper

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

April 17, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: April 14, 2003

Item No.: 456 - 464 462

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 29, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 21, 2003
Item Nos. 456, 458, 460, 461, 462,
463, and 464

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 18, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-464, 03-462**

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: _____

Section Chief: _____

AFK/LL:MAC

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4·11·03

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

RE: Baltimore County
Item No. 462 JRA

Dear. Ms. Hart:

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

PLAT TO ACCOMPANY PETITION FOR ZONING [X] VARIANCE [ ] SPECIAL HEARING

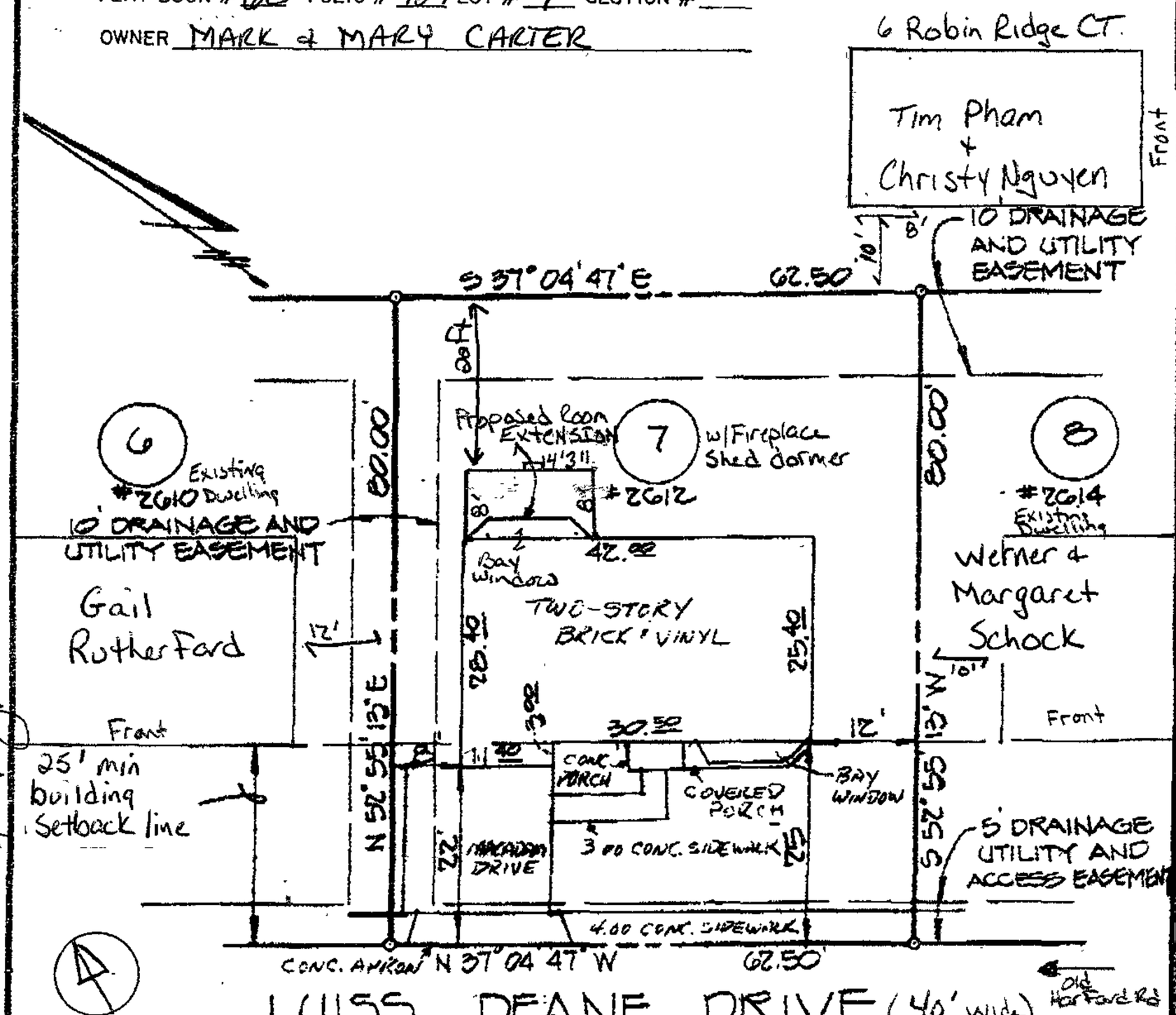
PROPERTY ADDRESS 2612 Luiss Deane Dr.

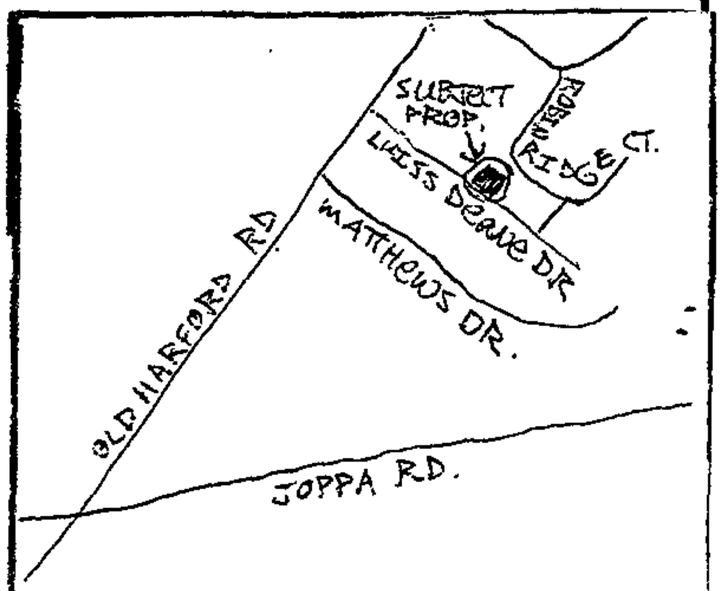
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Pine Grove

PLAT BOOK # 68 FOLIO # 124 LOT # 7 SECTION # ____

OWNER MARK & MARY CARTER





VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 5

1"=200' SCALE MAP # NE, 10-E

ZONING D.R. 5.5

LOT SIZE .11 ACREAGE 5000 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	[X]	[ ]
WATER	[X]	[ ]

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	[ ]	[X]
100 YEAR FLOOD PLAIN	[ ]	[X]
HISTORIC PROPERTY/ BUILDING	[ ]	[X]
PRIOR ZONING HEARING		

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JOA		03-462-SPHA

PREPARED BY Developement Engineering Consultants Inc.

SCALE OF DRAWING: 1" = 20'

-15-

Garage

15'

Existing

8'6"

Family Room

8'6"

10'

10'

14' 3"

Bay Window

2412 Luiss Deane Dr 21234

Proposed
Addition

8'

8'

5' beyond rear of bay window
by approx 14' 3" wide
to make existing Family room square

Window

Window

Window

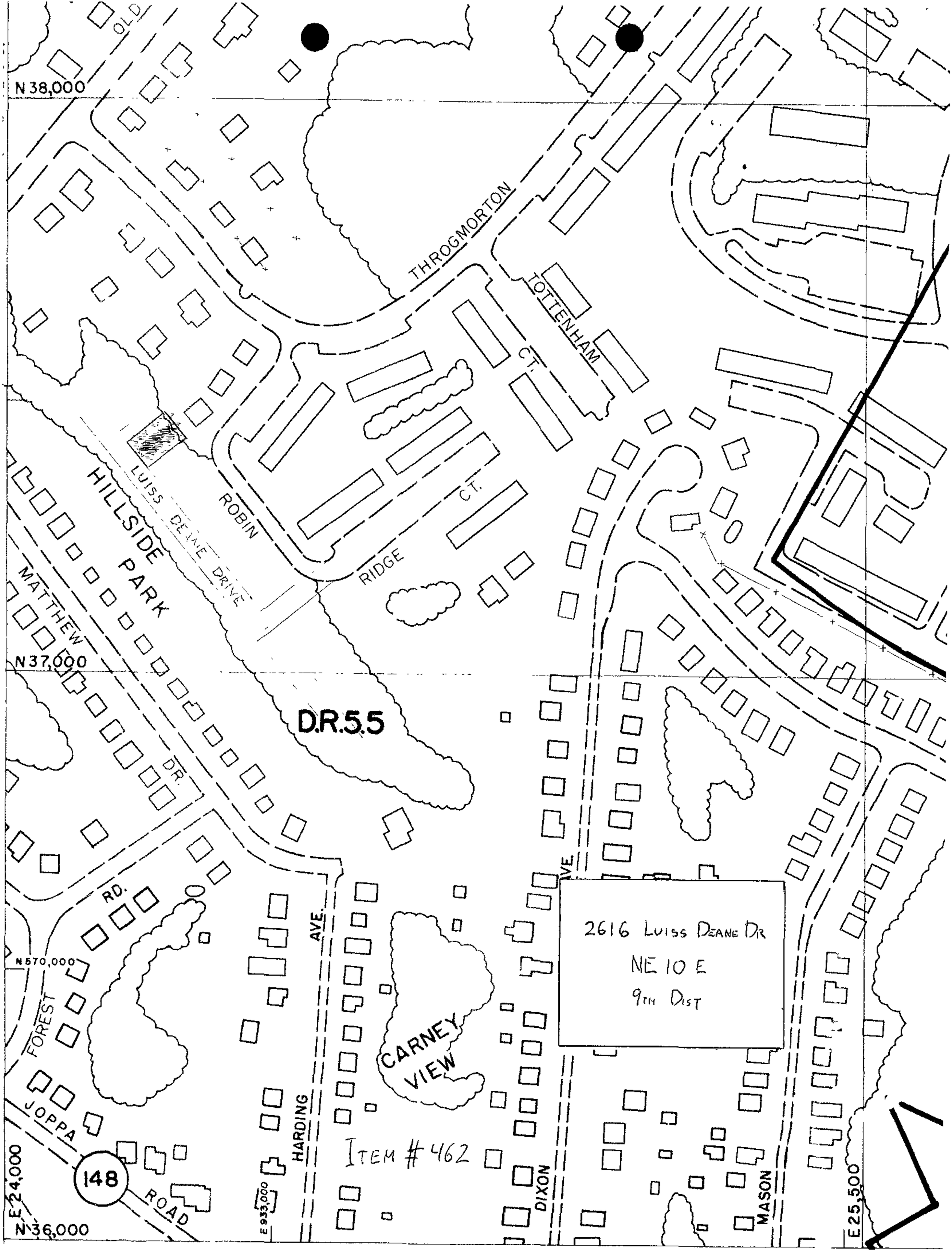
Window

14' 3"

N Fireplace Shed dormer
2' x 4'
4'

Block Foundation w/ Storage area.

Rear Yard


N 38,000
OLD
THROGMORTON
TOTTENHAM
CT.
ROBIN
CT.
RIDGE
LUISS DEANE DRIVE
HILLSIDE
PARK
MATTHEW
N 37,000
D.R.5.5
DR.
RD.
N 570,000
FOREST
JOPPA
148
ROAD
E 24,000
N 36,000
E 933,000
HARDING
AVE.
CARNEY
VIEW
ITEM # 462
DIXON
AVE
MASON
E 25,500
2616 LUISS DEANE DR
NE 10 E
9TH DIST

BLESSING CT.

ARROWS GLEN
△ 54/40
EXIST. SINGLE FAM.

Mr and Mrs Kevin A Parks
2 Blessing Court
Baltimore Maryland 21234

Mr and Mrs George H McCrea
9122 Old Harford Road
Baltimore, Maryland 21234

Mr and Mrs James W Henderson, Sr
9128 Old Harford Road
Baltimore Maryland 21234

Mr and Mrs Gary L Jewell
9137 Old Harford Road
Baltimore, Maryland 21234

Mr Andrea S Evanger
Ms Barbara A Hyland
9007 Thrugmorton Road
Baltimore, Maryland 21234

Mr and Mrs Charles E
9009 Throgmorton Road
Baltimore, Maryland 21234

Mr Te[illegible]onway
Ms. Nancy Falconer
6 Robin Ridge Court
Baltimore, Maryland 21234

9031 Old Harford Road
Baltimore, Maryland 21234

HARFORD

OLD

MATTHEWS DRIVE

EX. 60' R/W

EX. 40' PAV.

EX. 12" W

EX. 8" W

EX. 24" W

4' SIDEWALKS

EXIST. GRAVEL DRIVE

D.&U. EASEMENT

EXIST. HOUSE

5' D.U. ACCESS ESMNT.

DEANE

N 57°04'47"W 1157.95'

Mr and Mrs Howard P Nelson
2612 Matthews Drive
Baltimore, Maryland 21234

Ms Ann Louise Fortunato
2614 Matthews Drive
Baltimore, Maryland 21234

Mr and Mrs Michael B Raymer
2606 Matthews Drive
Baltimore, Maryland 21234

Mr and Mrs James C Gonzalez
2608 Matthews Drive
Baltimore, Maryland 21234

Mr and Mrs Bruce A Swartzenruiner
2610 Matthews Drive
Baltimore, Maryland 21234

Mr and Mrs Brett L Sands
2612 Matthews Drive
Baltimore, Maryland 21234

Ms Catherine R Kaufman
2614 Matthews Drive
Baltimore Maryland 21234

STORI

VATER MANAGEMENT DATA

SOIL GROUPS: "B" & "C", but mainl

EXISTING CONDITION:

D.A. = 4.94 Ac
RCN = 66

GENERAL NOTES

1. SITE AREA - NET = 5.382 AC.+/-
GROSS = 5.682 AC.+/- (0.30 AC.+/- R/W OF OLD HAR
ROAD AND ROBIN RIDGE COURT)

2. EXISTING ZONING - DR-5.5

03-462-Spe

3. EXISTING USE - 1 SINGLE FAMILY DWELLING

DENSITY NOTES:

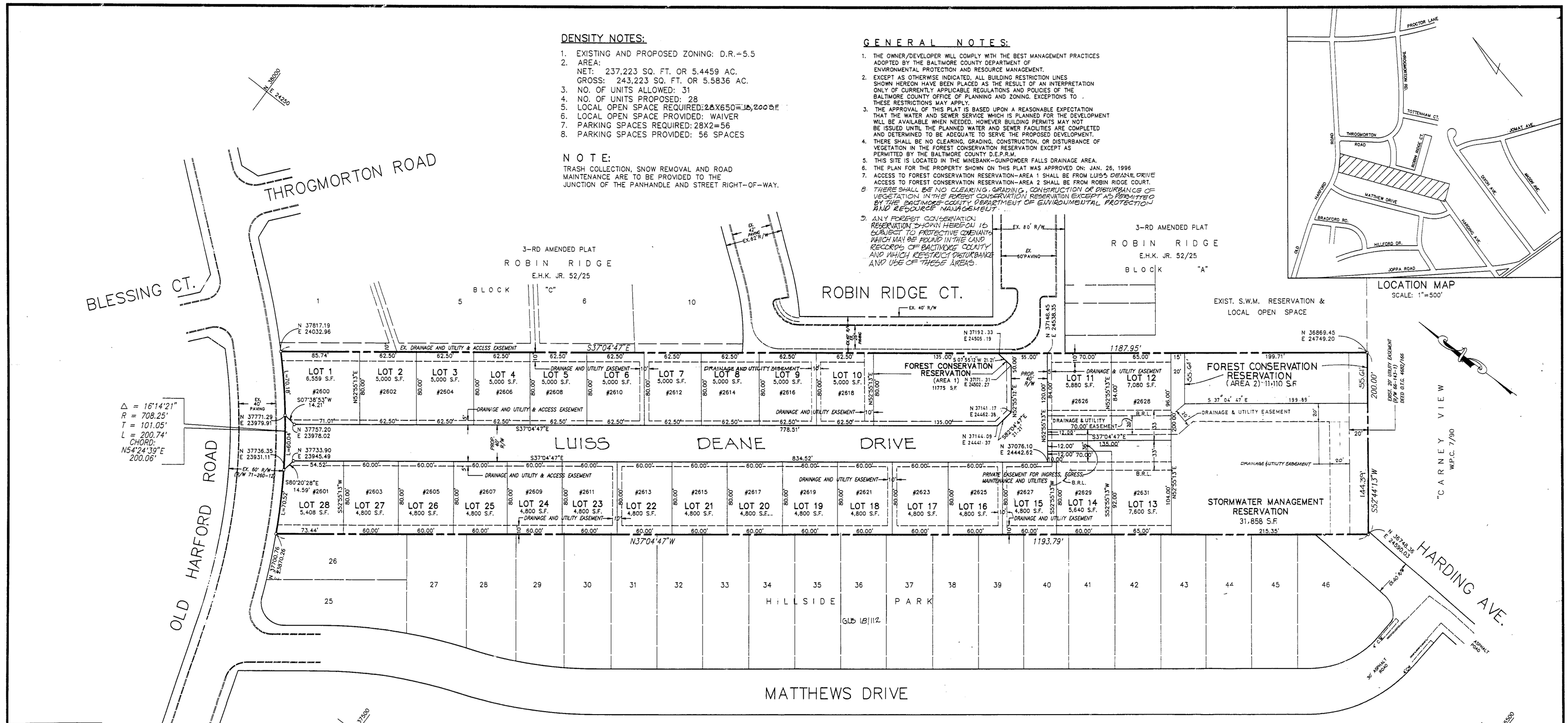
1. EXISTING AND PROPOSED ZONING: D.R.-5.5
2. AREA:
   NET: 237,223 SQ. FT. OR 5.4459 AC.
   GROSS: 243,223 SQ. FT. OR 5.5836 AC.
3. NO. OF UNITS ALLOWED: 31
4. NO. OF UNITS PROPOSED: 28
5. LOCAL OPEN SPACE REQUIRED: 28X650=18,200 S.F.
6. LOCAL OPEN SPACE PROVIDED: WAIVER
7. PARKING SPACES REQUIRED: 28X2=56
8. PARKING SPACES PROVIDED: 56 SPACES

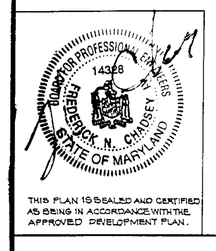
N O T E:

TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.

G E N E R A L N O T E S:

1. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
2. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
3. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
4. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION RESERVATION EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY D.E.P.R.M.
5. THIS SITE IS LOCATED IN THE MINEBANK-GUNPOWDER FALLS DRAINAGE AREA.
6. THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON: JAN. 26, 1996
7. ACCESS TO FOREST CONSERVATION RESERVATION-AREA 1 SHALL BE FROM LUISS DEANE DRIVE
   ACCESS TO FOREST CONSERVATION RESERVATION-AREA 2 SHALL BE FROM ROBIN RIDGE COURT.
8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION RESERVATION EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. ANY FOREST CONSERVATION RESERVATION SHOWN HEREON IS SUBJECT TO RESTRICTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

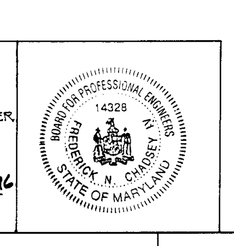




THIS PLAN IS SEALED AND CERTIFIED AS BEING IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN.

THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.

June 3, 1996



S.M. 68-124
Filed for record
S.M. 68 FOLIO 124
Date SEP 25 1996
Test:
Clerk

PLAT RECORDING TOTAL 15.00 15.00
Receipt DABI Rec # 21134
SP BC Rec # 2963
Sep 25, 1996 09:46 am

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(c), BALTIMORE COUNTY CODE

9/24/96
DATE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

9-23-96
DATE DIRECTOR OF D.E.P.R.M.

PLAT NOTES:

1. FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
2. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTO COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.

SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

#9695 — REG. NO.
JUNE 3, 1996 — DATE

OWNERS CERTIFICATE:
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

OWNER:
BY: M. RONALD REY
4/2/96 — DATE

COORDINATES AND BEARINGS
SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-19170	N 37,668.780	E 23,777.860
X-19171	N 37,564.440	E 23,403.670

P.W.A. COMPLETED 99605 TEG 9-23-96
FINAL PLAT CHECKED:
PLANNING P.D.M. 9/24/96
ENGINEERING 9/6/96
STREET NAMES: 9/11/96
HOUSE NO.'S: 9/10/96

HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND EXCEPT FOR THOSE INDICATED AS PRIVATE ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST, UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES & FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES.

STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES 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 AND ASSIGNS.

SUBDIVISION PLAT OF
....PINE GROVE....

BALTIMORE COUNTY, MD. — DISTRICT: 9C6
SCALE: 1"=50' — PROJ. NO.96-110 — DATE: JUNE 3,1996

DEVELOPER:
ARCADIA DEVELOPMENT CORPORATION
104 CHURCH LANE, SUITE 204, BALTO., MD 21208
OWNER: M. RONALD REY
DEED REF.: L-5974 F-373
TAX ACCT. NO.:09-11-770510

MAISTE & WATTS, INC.
SURVEYORS AND ENGINEERS
2923 CHENOAK AVENUE
BALTIMORE, MARYLAND 21234
PHONE (301) 882-0321

JURI MAISTE REG.NO.9695

68-124