IN RE: PETITION FOR SPECIAL HEARING E/S Mace Avenue, 240' NE of the c/l Hilmer Avenue (1115 Mace Avenue) 15th Election District 5th Council District H. P. Squitieri and Robert L. Heisler Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-518-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, H. P. Squitieri and Robert L. Heisler. The Petitioners request a special hearing to approve a fourth amendment to the Final Development Plan of Oak Hill Estates to correct the second amended F.D.P. for Oak Hill Estates, which was erroneously submitted and approved on November 8, 2000. The subject property and requested relief are more particularly described on the plat submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 5.

Appearing at the requisite public hearing in support of the request were H. P. Squitieri, property owner, and Vincent J. Moskunas, on behalf of Site Rite Surveying, Inc. Appearing as an interested citizen was Clinton R. Purkey, Jr., adjacent property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Mace Avenue, just north of Hilmer Avenue in Essex. The property is part of the Oak Hill Estates subdivision, which was approved for residential development on or about February 7, 1994. At that time, the overall tract contained approximately 5.7 acres in area zoned D.R.5.5, and was approved for residential development with 19 single-family dwelling lots (see Petitioner's Exhibit 1). The subject property, then known as Lot 19 thereof, is improved with a single-family dwelling known as 1115 Mace Avenue.

ORDER RECEIVED FOR FILING
Date 8/14/03
By

Since its original approval in 1994, there have been several amendments to the plan. In October 1994, the Petitioners sought approval of an amendment to the original plat to subdivide Lot 1 to create two lots, and to renumber the lots accordingly. (See the First Amended Final Development Plan for Oak Hill Estates, marked as Petitioner's Exhibit 2). At that time, the subject lot was known as Lot 19; however, upon the subdivision of Lot 1, Lot 19 then became Lot 20. Thereafter, M&H Development Engineers, Inc. submitted a second amendment to the plan to allow the subdivision of Lot 20 to create two lots, to be known as Lots 20 and 21. That plan was approved on June 19, 1997. (See the "first" Second Amended Final Development Plan for Oak Hill Estates, marked as Petitioner's Exhibit 3.) In November 2000, the Development Review Committee (DRC) approved a "second" Second Amended Final Development Plan for Oak Hill Estates. In that instance, a revised plan was submitted by BPS/land technologies, inc. for the purpose of correcting the renumbering of the lots that occurred when Lot 1 was subdivided in 1994. This amendment essentially constituted a third amendment to the original plan; however, did not show the subdivision of Lot 20 that was approved under the "first" second amended plan. Apparently, those who prepared the plan on behalf of BPS were unaware of the plan that had been submitted several months before by M&H. The Petitioners now come before me seeking approval of the current proposal, which has been accepted as a fourth amendment, to correct the error. As shown on the Fourth Amended Plan, marked as Petitioner's Exhibit 5, the Oak Hill Estates subdivision contains 21 lots total. This plan shows the subdivision of Lots 1 and 19 and corrects the numbering of those lots to agree with the tax records. The subject lot, which was originally shown as Lot 19, is now known as Lot 21. As shown on Petitioner's Exhibit 5, the existing dwelling on that lot, known as 1115 Mace Avenue, is to be razed and a new house will be constructed within the building envelope shown thereon. No variance relief is necessary; the special hearing is requested only to correct the technical error.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing. The proposed "fourth" amendment is necessary to "clean" up and clarify

CASE FILE
3/14/03

the prior amendments made to the original plan and will correctly identify each lot with its tax account number. The relief requested is appropriate and should therefore be granted.

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 14th day of August 2003 that the Petition for Special Hearing to approve a fourth amendment to the Final Development Plan of Oak Hill Estates, in accordance with Petitioner's Exhibit 5, be and is hereby GRANTED.

IT IS FURTHER ORDERED that any appeal of this decision must be entered with thirty (30) days of the date hereof.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

8/14/03

Baltimore County
Zoning Commissioner

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

August 14, 2003

Messrs. H. P. Squitieri and
Robert L. Heisler
2622 Lord Baltimore Drive
Baltimore, Maryland 21286

RE: PETITION FOR SPECIAL HEARING
E/S Mace Avenue, 240' NE of the c/l Hilmer Avenue
(1115 Mace Avenue)
15th Election District – 5th Council District
H. P. Squitieri & Robert L. Heisler - Petitioners
Case No. 03-518-SPH

Dear Messrs. Squitieri & Heisler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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. Vincent J. Moskunas, Site Rite Surveying, Inc.
200 E. Joppa Road, Towson, Md. 21286
Mr. Clinton R. Purkey, Jr., 1113 Mace Avenue, Baltimore, Md. 21221
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #1115 Mau Avenue

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

THE FOURTH AMENDED FINAL DEVELOPMENT PLAN OF OAK HILL ESTATES (TO CORRECT THE SECOND (2nd AMENDED F.D.P. ERRANEOUSLY SUBMITTED AND APPROVED NOV. 8, 2000).

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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):

H. P. Iannitrini

Name - Type or Print

Signature

Robert A. Heisler

Name - Type or Print

Signature

Smith H

2622 Lord Baltimore 443-436-6000

Address Telephone No.

Balt MD 21286

City State Zip Code

Representative to be Contacted:

Site Rite Surveying Inc.

Name

200 E. Joppa Road Room 101 410 828 9060

Address Telephone No.

Towson, MD 21286

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2:00 hrs

UNAVAILABLE FOR HEARING

Reviewed By Date 5-01-03

ORDER RECEIVED FOR FILING
Date 5/14/03
By

Case No. 03-518-SPH

REV 9/15/98

ZONING DESCRIPTION FOR "OAK HILL ESTATES"/#1115 MACE AVENUE

BEGINNING AT A POINT ON THE EAST SIDE OF MACE AVENUE WHICH IS 60 FEET WIDE AT THE DISTANCE OF 240 FEET NORTHEAST OF THE CENTERLINE OF HILMER AVENUE WHICH IS 30 FEET WIDE. BEING ALL THOSE LOTS AS SHOWN ON THE SUBDIVISION PLAN OF "OAK HILL ESTATES" AS RECORDED IN BALTIMORE COUNTY PLAT BOOK NO. 66, FOLIO NO. 120, CONTAINING 5.7249 ACRES. ALSO KNOWN AS "OAK HILL ESTATES" AND LOCATED IN THE 15TH. ELECTION DISTRICT, 5TH. COUNCILMANIC DISTRICT.

STATE OF MARYLAND
J. TILGHMAN DOWNEY, JR.
No. 114
REGISTERED
PROPERTY LINE SURVEYOR

J. TILGHMAN DOWNEY, JR.

SITE RITE SURVEYING, INC.
200 E. JOPPA ROAD
SUITE 101
TOWSON, MD 21286
(410)828-9060

518

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 23525
03-518 - SPH

DATE 5-01-03 ACCOUNT R-001-006-6150

AMOUNT $ 130.00

RECEIVED FROM: Autumn Associates, LLC

FOR: Residential ~~Variance~~ Special Hearing filing fee
L.P. NOS. 19 and 19A (65.00 each)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
[illegible] 5/01/2003 10:16:45 1
[illegible]
[illegible] 5/01/2003 [illegible]
[illegible]
[illegible] 0765
Paid In $130.00
[illegible] .00 CR
Baltimore County, Maryland

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: #03-518-SPH
1115 Mace Avenue
E/side Mace Avenue, 240 feet northeast of centerline of Hilmer Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): H.P. Squitieri and Robert L. Heisler

Special Hearing: to permit the fourth amended Final Development Plan of Oak Hill Estates (to correct the second (2nd) amended F.D.P. erroneously submitted and approved November 8, 2002).

Hearing: Wednesday, June 18, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake 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.

JT/6/623 June 3 C607487

CERTIFICATE OF PUBLICATION

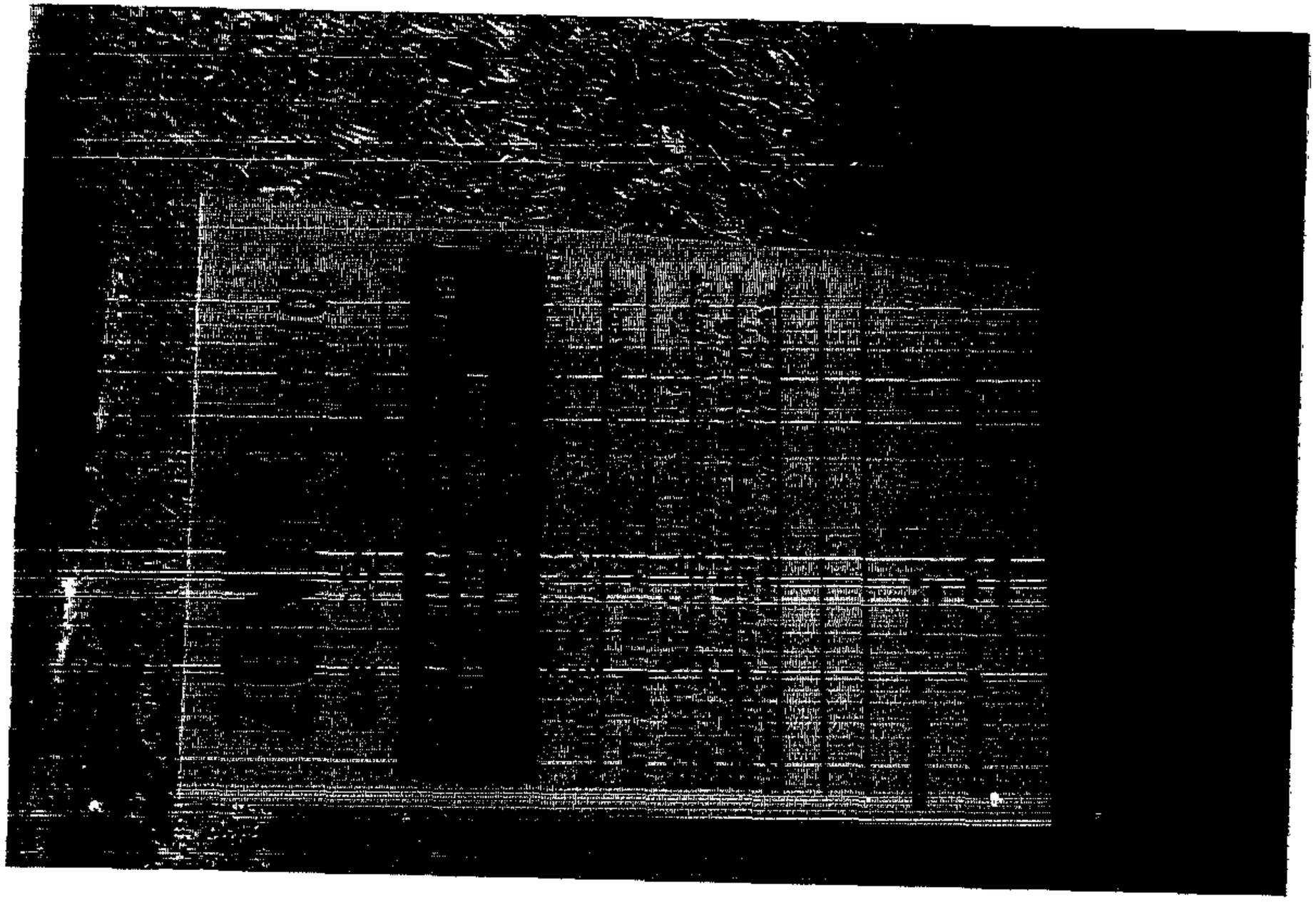
6/5/, 2003

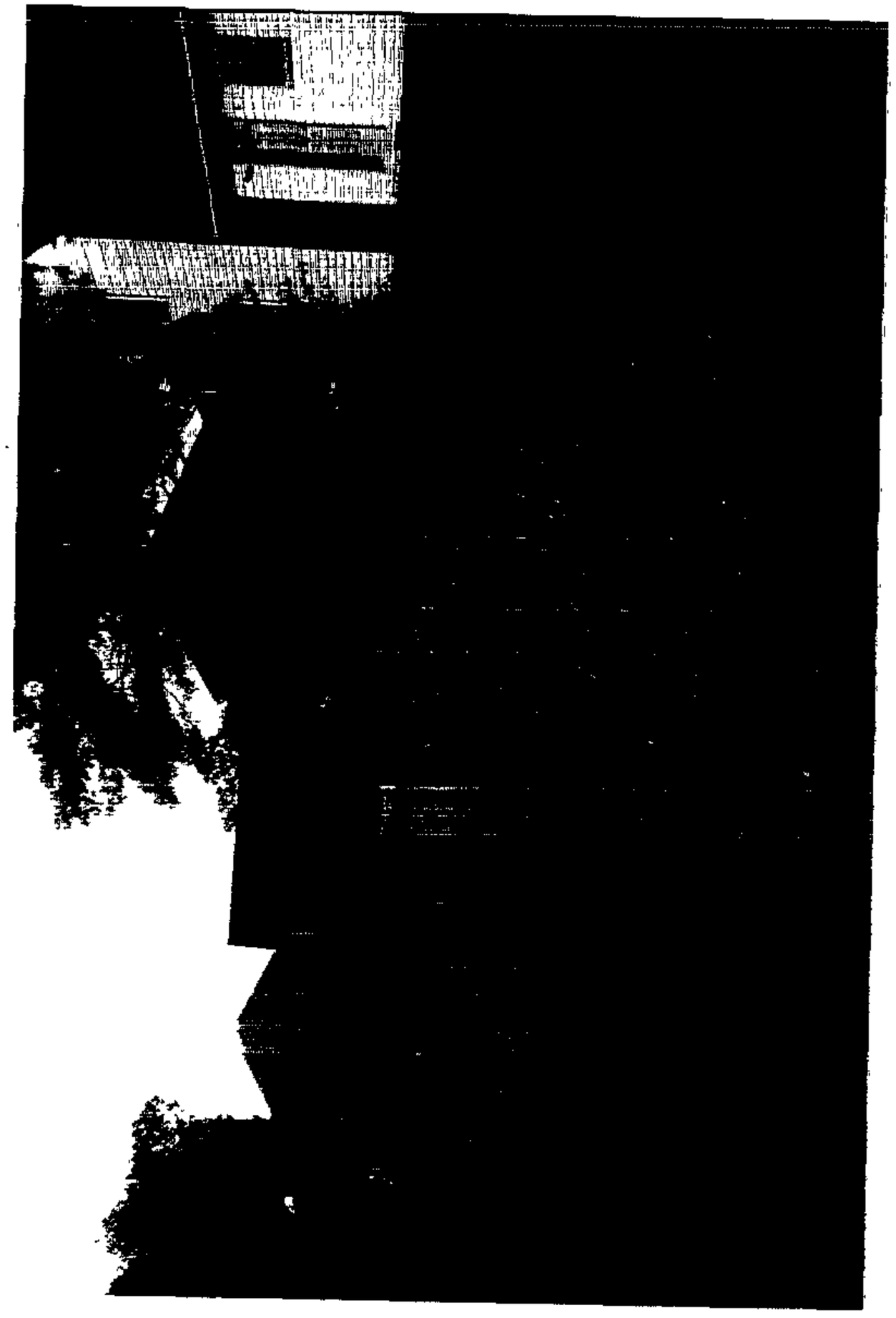
THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/3/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING





CERTIFICATE OF POSTING

RE: Case No.: 03-518-SPH
Petitioner/Developer: H.P. SQUITIERI AND ROBERT L. HEISLER
Date of Hearing/ Closing: JUNE 18, 2003

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

Attention: BECKY HART

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at #1115 MACE AVENUE

The sign(s) were posted on JUNE 2ND 2003
(Month, Day, Year)

Sincerely,

Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)

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

May 9, 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: 03-518-SPH
1115 Mace Avenue
E/side Mace Avenue, 240 feet northeast of centerline of Hilmer Avenue
15th Election District – 7th Councilmanic District
Legal Owners: H.P. Squitieri and Robert L. Heisler

Special Hearing to permit the fourth amended Final Development Plan of Oak Hill Estates (to correct the second (2nd) amended F.D.P. erroneously submitted and approved November 8, 2002).

Hearings: Wednesday, June 18, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C: H.P. Squitieri and Robert L. Heisler, 2622 Lord Baltimore Drive, Baltimore 21286
Site Rite Surveying, 200 E. Joppa Road, Room 101, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 3, 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.

Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 3, 2003 Issue - Jeffersonian

Please forward billing to:
Rick Squitieri 443-436-6000
2622 Lord Baltimore Drive, Suite H
Baltimore, MD 21244

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: 03-518-SPH
1115 Mace Avenue
E/side Mace Avenue, 240 feet northeast of centerline of Hilmer Avenue
15th Election District – 7th Councilmanic District
Legal Owners: H.P. Squitieri and Robert L. Heisler

Special Hearing to permit the fourth amended Final Development Plan of Oak Hill Estates (to correct the second (2nd) amended F.D.P. erroneously submitted and approved November 8, 2002).

Hearings: Wednesday, June 18, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

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: 03-578-SPH

Petitioner: Rick Squitieri

Address or Location: #1115 Mace Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Rick Squitieri

Address: 2622 Lord Baltimore Drive Suite H
Baltimore, MD 21244

Telephone Number: 443-436-6000

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

June 13, 2003

H.P. Squitieri
Robert Heisler
2622 Lord Baltimore Drive, Ste. H
Baltimore, MD 21244

To Whom It May Concern:

RE: Case Number: 03-518-SPH, 1115 Mace Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 1, 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
Site Rite Surveying, Inc., 200 E. Joppa Rd., Rm. 101, Towson 21286

Printed with Soybean Ink
on Recycled Paper

6/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 16, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 03-518 – Special Hearing**

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
JUN 17 2003
ZONING COMMISSIONER

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

May 12, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: May 12, 2003

Item No.: 512, 514-516, 518-526, 528-531

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

Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info

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

SHA
State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 5·9·03

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

RE: Baltimore County
Item No. 518 JJS

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 23, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For May 19, 2003
Item Nos. 512, 514, 515, 516, 517, 518,
520, 521, 522, 524, 525, 526, 527,
528, 529, 530, and 531

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 SPECIAL HEARING	*	BEFORE THE
	1115 Mace Ave; E/side Mace Ave, 240' NE c/line of Hilmer Avenue	*	ZONING COMMISSIONER
	15th Election & 7th Councilmanic Districts		
	Legal Owner(s): H.P. Squitieri & Robert I. Heisler	*	FOR
	Petitioner(s)	*	BALTIMORE COUNTY
		*	03-518-SPH

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

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 21st day of May, 2003, a copy of the foregoing Entry of Appearance was mailed to Site Rite Surveying, Inc, 200 E Joppa Road, Room 101, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

PLEASE PRINT CLEARLY

CASE NAME #1115 MACE AVE.
CASE NUMBER 03-318-SPH
DATE 6/18/03

PETITIONER'S SIGN-IN SHEET

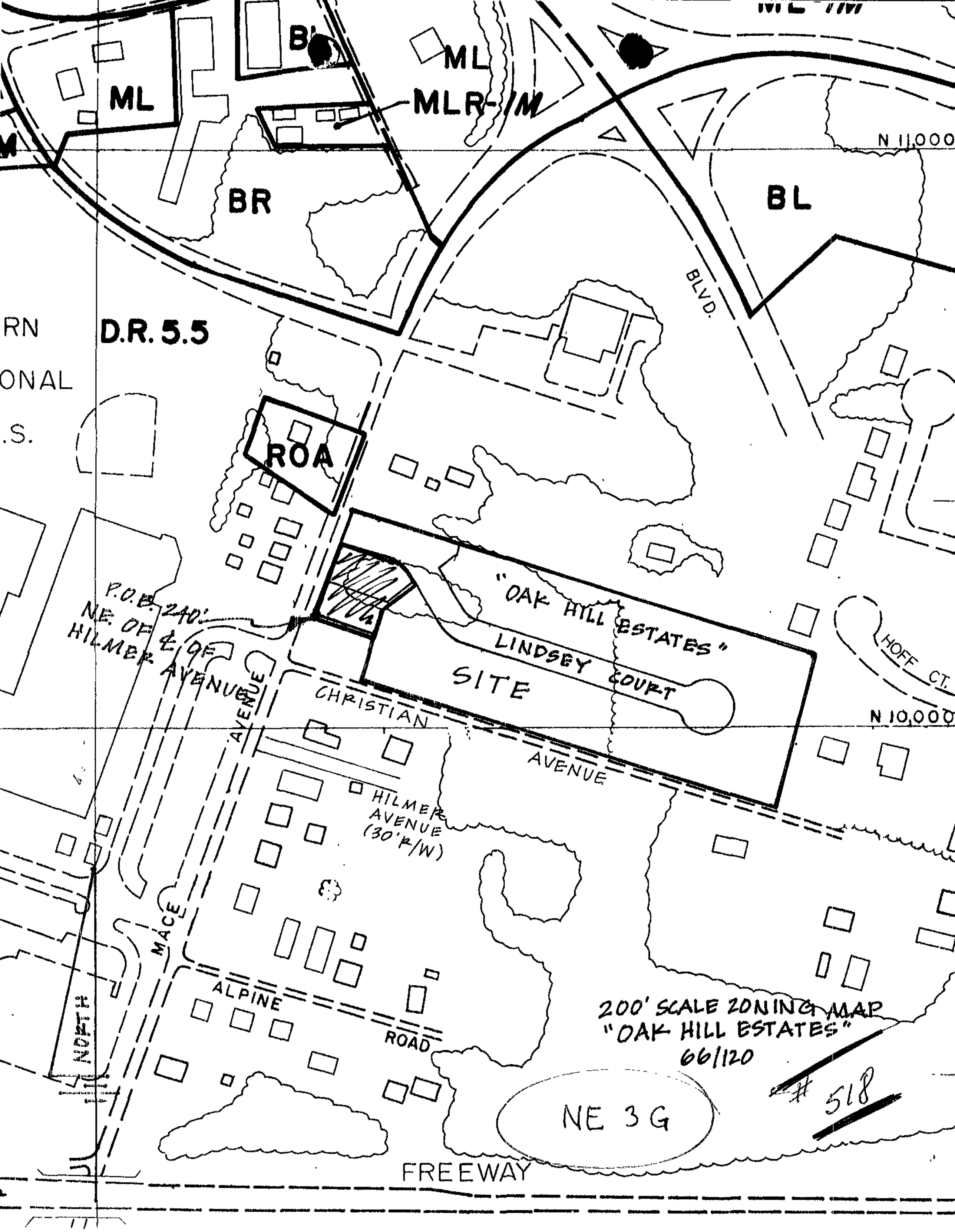
NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
VINCENT MOSKUNAS SITE RITE SURVEYING, INC	2006 JOPPA Rd.	TOWSON, MD. 21286	VJMNVM@AOL.COM.
H.P. Squiggs	2622 Cond BALT MD	Balt MD 21286	Squiggjt@cs.com

PLEASE PRINT CLEARLY

CASE NAME 1115 Mace Ave
CASE NUMBER 03-318-SPH
DATE 6/18/03

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Clinton R. Purkey JR	1113 MACE AVE.	BALTO. MD 21221	


ML
ML
MLR-M
BR
BL
N 11,000
D.R. 5.5
RN
ONAL
.S.
ROA
BLVD.
"OAK HILL ESTATES"
LINDSEY COURT
SITE
P.O.B. 240' NE. OF ℄ OF HILMER AVENUE
CHRISTIAN
AVENUE
AVENUE
HOFF CT.
N 10,000
HILMER AVENUE (30' R/W)
MACE
ALPINE
ROAD
NORTH
200' SCALE ZONING MAP
"OAK HILL ESTATES"
66/120
518
NE 3 G
FREEWAY

DRC Information Form

DRC No.: 09264C
PDM_NO: 15-585
PLAN_TYPE: REFINEMENT
ELEC_DIST: 15

Antenna:
ACTION_DAT: 09/26/1994
COUNC_DIST: 5

PROJECT: OAK HILL ESTATES
ACREAGE: 5.5

LOCATION: 1115 MACE AVENUE
ZIP CODE:

PROPOSAL: RESUBDIVISION OF LOT 1 ON FINAL DEVELOPMENT PLAN.

COMMENTS: NO REVIEW

Applicant:
Applicant Address:
Applicant Telephone #:
Engineer:
Engineer Address:
Engineer Telephone #:

TAX NUMBER:
Old Bus Date:

Find Record | Add Record | Save Record | Print Record

"2-A"

DRC UPDATE

PDM NO: 15-585
PROJECT: OAK HILL ESTATES
ACREAGE: 5.5

DRC No.: 09264C
LOCATION: 1115 MACE AVENUE
ELEC. DIST.: 15

PLAN TYPE: REFINEMENT
ACTION DAT: 09/26/1994
COUNC. DIST.: 5

DRC ACTION: GRANTED REFINEMENT

Refinement Review by DPW: No
Refinement Review by SWM: No
Refinement Review by RP: No
Refinement Review by OP: No
Refinement Review by ZON: No
Refinement Review by SHA: No
Refinement Review by DEPRM: No
Refinement Review by DPR: No

COMMENTS: NO REVIEW

Find Record | Print Form | Delete Record | Save Record

DRC Information Form

DRC No: 06167E
PDM NO: XV-585
PLAN TYPE: LTD. EXEMPTION
ELEC DIST: 15
Antenna:
ACTION DAT: 06/16/1997
COUNC DIST: 5
PROJECT: OAK HILL ESTATES
ACREAGE: 0.485
LOCATION: 1115 MACE AVENUE
ZIP CODE:
PROPOSAL: RESUBDIVIDE LOT 20 INTO 2 LOTS.
COMMENTS:
Applicant: M & H DEVELOPMENT ENGINEERS, INC.
Applicant Address: 200 E. JOPPA ROAD TOWSON,, MD 21286
Applicant Telephone #: (410) 828-9060
Engineer:
Engineer Address:
Engineer Telephone #:
TAX NUMBER:
Old Bus Date:

Find Record | Add Record | Save Record | Print Record

EXHIBIT "3-A"

DRC UPDATE

PDM_NO: XV-585
PROJECT: OAK HILL ESTATES
ACREAGE: 0.485
DRC No: 06167E
LOCATION: 1115 MACE AVENUE
ELEC_DIST: 15
PLAN_TYPE: LTD. EXEMPTION
ACTION_DAT: 06/16/1997
COUNC_DIST: 5
DRC_ACTION: REFINEMENT TO DEVELOPMENT PL

Refinement Review by DPW: No
Refinement Review by SWM: No
Refinement Review by RP: No
Refinement Review by OP: No
Refinement Review by ZON: No
Refinement Review by SHA: No
Refinement Review by DEPRM: No
Refinement Review by DPR: No

COMMENTS:

Find Record | Print Form | Delete Record | Save Record

Baltimore County Government
Department of Permits and
Development Management

111 West Chesapeake Avenue
Towson, Md. 21204

(410) 887-3335

June 18, 1997

M & H Development Engineers, Inc.
200 E. Joppa Road
Towson, MD 21286

RE: Oak Hill Estates
PDM #XV-585
Number 06167E, Dist.15C5

Dear Sir:

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland and as provided in Section 602 (d) of the Baltimore County Charter and Section 26-132 of the Baltimore County Code, this letter constitutes an administrative order and decision on the request for issuance, renewal or modification of a license, permit, approval, exemption, waiver or other form of permission you filed with this department.

Your request has been submitted for careful review and consideration to the Development Review Committee (DRC), which is composed of representatives from each of those departments involved in land use decisions. These representatives are designees of the directors of these departments. The purpose of the DRC is to insure compliance with Section 26-171 and Section 26-211 of the Baltimore County Code and to make recommendations to the Director, Department of Permits and Development Management.

The DRC has in fact met in an open meeting on June 16, 1997, and made the following recommendations:

The Development Review Committee (DRC) has determined that your project meets the requirements of a refinement to the development plan under Section 26-211.

"3-B"

P. 1364

Dev PLAN.
11-08-00

Purchased

James Toland
#21 Lindsey 11/8/2000 14796/480 Lot 10
Lt. 2001 22000 20384

#20 Lind.	Michael Wms	2480/283	built 1997	11/6/1997	"	20383	9
#19	Winfred Guth	2574/330	1997	12/30/97	"	20385	11
#18	Gregory Zacharko	2536/22	1997	12/8/97	"	20382	8
17	Charles Knisky	16738/176	2002	8/22/02	"	20386	12 ✓
16	Rajenarg Patel	13690/683	1998	4/22/99	"	20381	7
15	David Szymanik	12872/336	1998	5/20/98	22000	20387	13
14	Kerri Hopkins	15765/163	2001	11/14/2001	22000	20380	6 ✓
13	Thomas Brozhowicz	12667/87	1997	2/17/98	22000	20388	14
12	Denise Thaenter	15647/85	2001	10/11/01	22000	20379	5 ✓
11	Gregory Green	16346/507	2002	4/24/02	22000	20389	15 ✓
10	Thomas Drzewiecki	16604/241	2002	7/11/02	22000	20378	4
4		~~16277/737~~	~~2001~~	~~4/3/02~~			~~5~~
9	James Morin	16277/737	2001	4/3/02	22000	20377	3 ✓
7	Charles Prescimone	12511/284	1997	11/21/97	22000	20390	16
6	J.D. Clark	13937/256	1997	8/4/99	22000	20376	2
5	Robert Ratajczak	4871/595	2000	12/19/2000	22000	20391	17 ✓
4	Seneca H.D	16102/319	2002	2/13/02	2300011161		1A ✓
3	"	0000	0000	2/13/02 (3/2000)	22000 20392		18 ✓
2	Autumn Assoc.	15562/320	0000	9/12/01	2300011160		1 ✓
1	Hasler	17093/397	1909	11/14/02	22000 20393		19 ✓

SWM Res. 8/1999 13937/256 22000 20394
James Daniel Clark, Jr.

EXHIBIT "3-D"

SITE RITE SURVEYING, INC.
200 E. JOPPA ROAD
SUITE 101
TOWSON, MD 21286

March 25,2003

Baltimore County Department of Permits
and Development Management
Attention: Mr. Arnold Jablon
111 W. Chesapeake Avenue
Towson, MD 21204

RE: 2nd Amended Final Development Plan
Oak Hill Estates/PDM No. XV-585

Dear Mr. Jablon,

This firm is acting as agent for the owners of Lot 19 as shown on a plat entitled "Oak Hill Estates" and recorded among the Land Records of Baltimore County in Plat Book No. S.M. 66, folio 120. There appears to be discrepancies with the County records for the correct Final Development Plan. Enclosed you will find a record plat for the 1st. Amended Plat for Oak Hill Estates, for the resubdivision of Lot 1 into two (2) lots. This plat shows that lot 1 was subdivided into lots 1 and 1A. The 2nd. Amended Final Development Plan was approved June 19,1997 and had a DRC filed in June,1997 (DRC No. 06167E) which was approved as an amendment to the plan, see enclosed. At this time there were no lots sold within 300 feet of the revision as stated on the plan. This shows the lot which was subdivided out of lot 1 as lot 2, recorded on the Record Plat as lot 1A. The density was changed on the Final Development Plan to allow lot 20 to be subdivided into two (2) lots, lot 20 and 21; sheet 2 of 2 shows that the area would support thirty (30) density units. The second sheet also has the Hearing Officer's Hearing Order attached, as signed on October 14,1994 by Joe Maranto. The plan at that time was a combined Development Plan/Final Development Plan.

We understand from a meeting with Carl Richards, that the only interest Zoning had with the combined plan was that of density and lot line configuration. This 2nd. Amended Plan reflects the correct lot lines for the 1st. Amended Record Plat and that of the configuration of a Record Plat your department will not sign. The reason, from what we can understand is that there is a second 2nd. Amended Plan, which was approved November 8,2000 as a non-material change. This approved plan did not have signatures of adjacent lot owners in the development, nor did it shown the previously approved resubdivision of lot 20 into two (2) lots, as it was shown on the first 2nd. Amended Final Development Plan.

We are requesting that the second 2nd. Amended Plan be considered null and void and allowed to be removed from the files so the original 2nd Amended Plan is the only file on record under DPW No.923032 and PDM No. XV-585. The original 2nd. Amended Plan contains the correct density calculations and lot configurations for lots 1 and 20.

We hope that upon review of this file, the evidence presented will support our request and the amended record plat for lot 19 can move forward though recordation. The owner has lost valuable time due to this oversight and would greatly appreciate your attention to this matter. If you need any further information regarding the above, please do not hesitate to call. Thank you in advance for your time and efforts involved and we look forward to hearing from you.

Best regards,

Vincent J. Moskunas

Vincent J. Moskunas
President

EXHIBIT "5-A"

cc: Mr. Don Rascoe
Mr. Rick Squitieri
Enclosures

Phone (410)828-9060 Fax (410)828-9066

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

April 11, 2003

Mr. Vincent J. Moskunas, President
Site Rite Surveying, Inc.
200 E. Joppa Road, Suite 101
Towson, MD 21204

Dear Mr. Moskunas:

Re: Oak Hill Estates, Current Record Plat (mylar) approval, 15th Election District

Your letter to Arnold Jablon was referred to Mr. W. Carl Richards, Mr. Donald T. Rascoe and myself for reply. A meeting was held with the aforementioned as well as Mr. John L. Lewis.

The end result of the meeting was that the second 2nd Amended Final Development submitted by BPS Land Technology approved by Mr. Lewis of this office on Nov. 8, 2000 as a nonmaterial change was in error as it did contain a material change. This would appear to render it Null and Void. However, the fact remains that that plan was a public record which has been used since the time it was approved.

As such there are two options to obtain zoning approval of the new proposed record plat:

1. Amend the Final Development Plan (FDP) for a 4th Amended Plan as originally discussed with you in Mr. Richards office and/or

2. Petition for a Special Hearing to declare the Second 2nd Amended FDP Null and Void.

If you have any questions you may call me at 410-887-3391.

Sincerely,

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:klm

c: Donald Rascoe
W. Carl Richards, Jr.
John L. Lewis

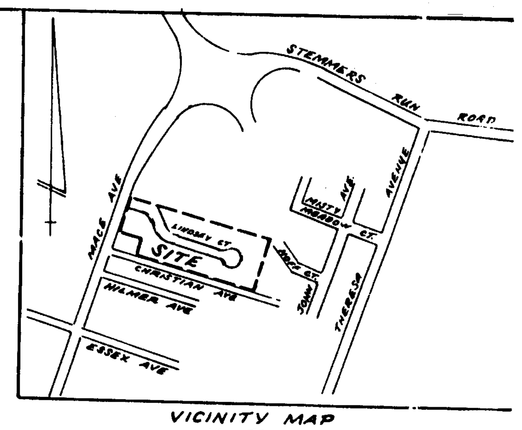
EXHIBIT "5-B"

Printed with Soybean Ink
on Recycled Paper

COORDINATE TABLE		
NO	NORTHING	EASTING
1	10386 496	40957 087
2	10136 286	41767 689
3	9853 577	41676 669
4	10070 248	40974 497
5	10150 111	41003 798
6	10186 970	40889 368
7	10387 563	41147 987
8	10299 742	41139 010
9	10290 912	41126.452
10	10209 108	41185 969
11	10171 073	41236 279
12	10085 516	41313 468
13	10087 706	41348 755
14	10016 092	41336 635
15	10037 740	41498 781
16	10123 298	41321 572
17	10180 550	41143 067
18	10242 154	41085 550
19	10300 188	41055 240
20	10327 098	40946 058
21	10320 643	40933 063

CURVE TABLE						
FROM	TO		RADIUS	LENGTH	TANGENT	CHORD - BRG & DIST
10	11	[illegible]	100.00	65 86	34 17	S 53°-58-44"-E - 64.68
12	13	[illegible]	50 00	36 14	18 90	N 86°-26-55"-E - 35 36
13	14	[illegible]	50 00	229 35	----	S 17°-09-12"-W - 75 00
14	15	[illegible]	50 00	36 14	18 90	N 52°-08-30"-W - 35 36
16	17	[illegible]	190 00	98 79	51 26	N 53°-58-44"-W - 97 01
15	19	[illegible]	100 00	65 86	34 17	N 53°-58-44"-W - 64.68

FOREST BUFFER EASEMENT		
FROM	TO	COURSE
A	B	N 17°-09'12" E - 30 00
B	C	S 72°-50-48" E - 110 00
C	D	S 17°-09 12" W - 30 00'
D	A	N 72°-50 48" W - 110 00



VICINITY MAP
1" = 500'

NOTES

1. Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer areas in fee or easement, greenway areas in fee or easement, and storm water 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
2. 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.
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

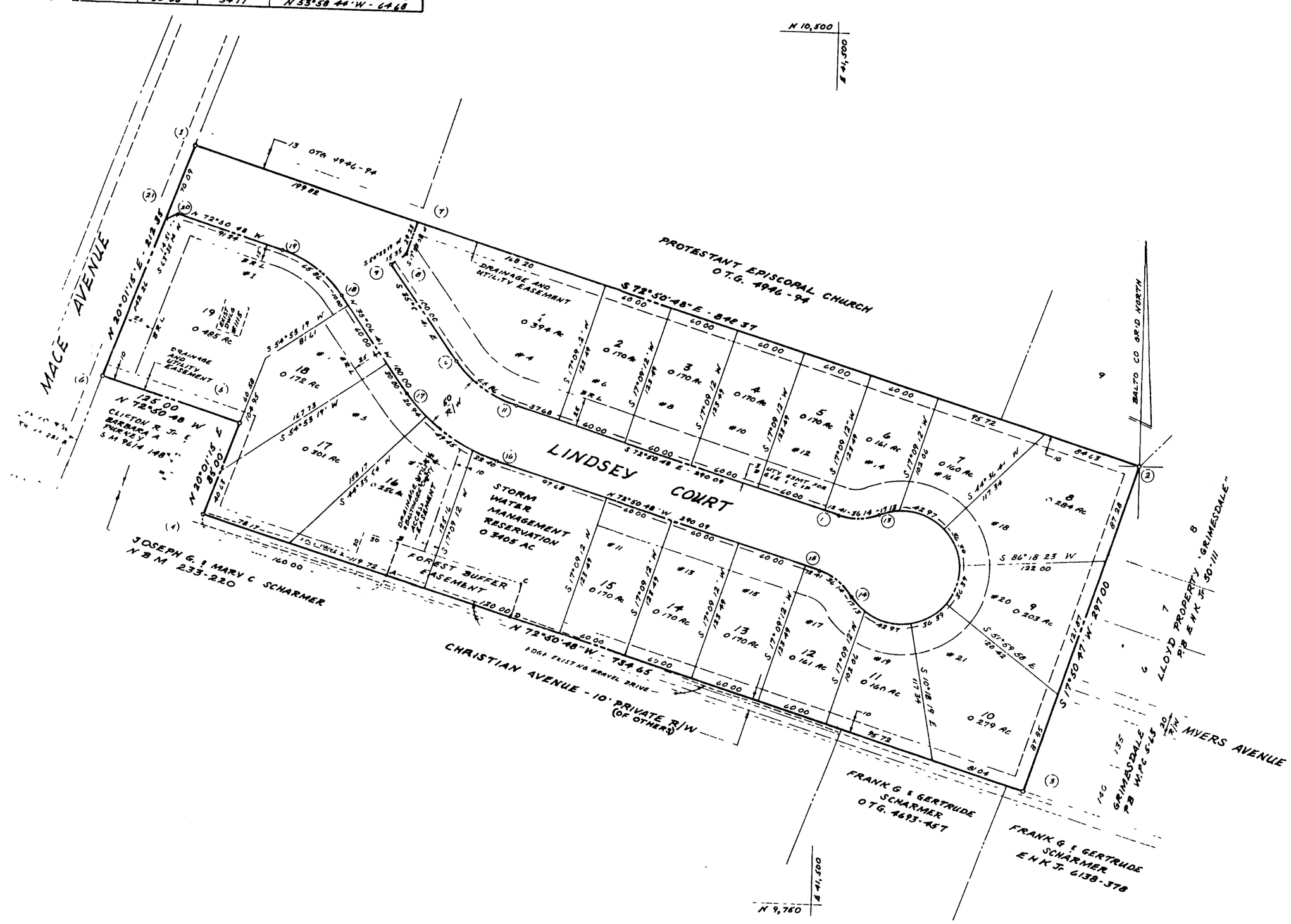
ADDITIONAL

6 A information concerning this plat may be obtained from The Baltimore County Office of Planning and Zoning and the Department of Public Works
7 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
8 The owner/developer will comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management
9. The plan for the property shown on this plat was approved on June 4, 1993
10 There shall be no clearing, grading, construction or disturbance of vegetation in the forest buffer except as permitted by the Baltimore County Department of Environmental Protection and Resource Management
11. Any forest buffer 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
12. The approval of this plat is based on a reasonable expectation that the water and sewer service which is planned for this 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
13. This site is located in the STEMMERS RUN SEWERSHED
14. Deed reference: S H No 9216, folio 285 Tax account number: 22-00-011946

DENSITY CALCULATIONS:

Property is zoned D R 5 5
Gross acreage: 5 7849 Ac
Net acreage: 5 5787 Ac
Density permitted: 3 7 D U
Density proposed: 19 D U
Total area of lots: 4 2090 Ac ±
Total area of highway acquisition: 1 0292 Ac ±
Total area of plat: 5 5787 Ac ±
Open space required: 0 2895 Ac
Open space date of waiver: OCT 15, 1993
Parking spaces required: 38
Parking spaces provided: 38

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



THE LOTS HEREBY PLATTED ARE DENIED ACCESS TO CHRISTIAN AVENUE.

Filed for record
S.M. 66 FOLIO 120
Date JUN 13 1994
Test:
Clerk

EXHIBIT "1"

THE ROADS AND STORM DRAINS AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, SYLVESTER H O'GRINCE, REG NO 5744.

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

OWNER
JAMES J OWEN
1115 MACE AVENUE
BALTIMORE, MD 21221

PLAT OF
"OAK HILL ESTATES"

ELECTION DISTRICT 15
SCALE 1" = 50'

BALTIMORE COUNTY, MD.
DATE: NOVEMBER 17, 1993

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

HUB NO	NORTH	EAST
X-7436	8088 97	41650 07
X-7437	8342 89	40934 99

DWA [illegible]
FINAL PLAT CHECKED
PLANNING
ENGINEERING
HOUSE NUMBERS
STREET NAMES
ASSESSMENT
LAND ACQUISITION
PLANNING & ZONING

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 7 108 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

JAMES J OWEN — DATE

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED 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 7-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF PLAT AND SETTING OF THE MARKERS

REG No 436 — DATE

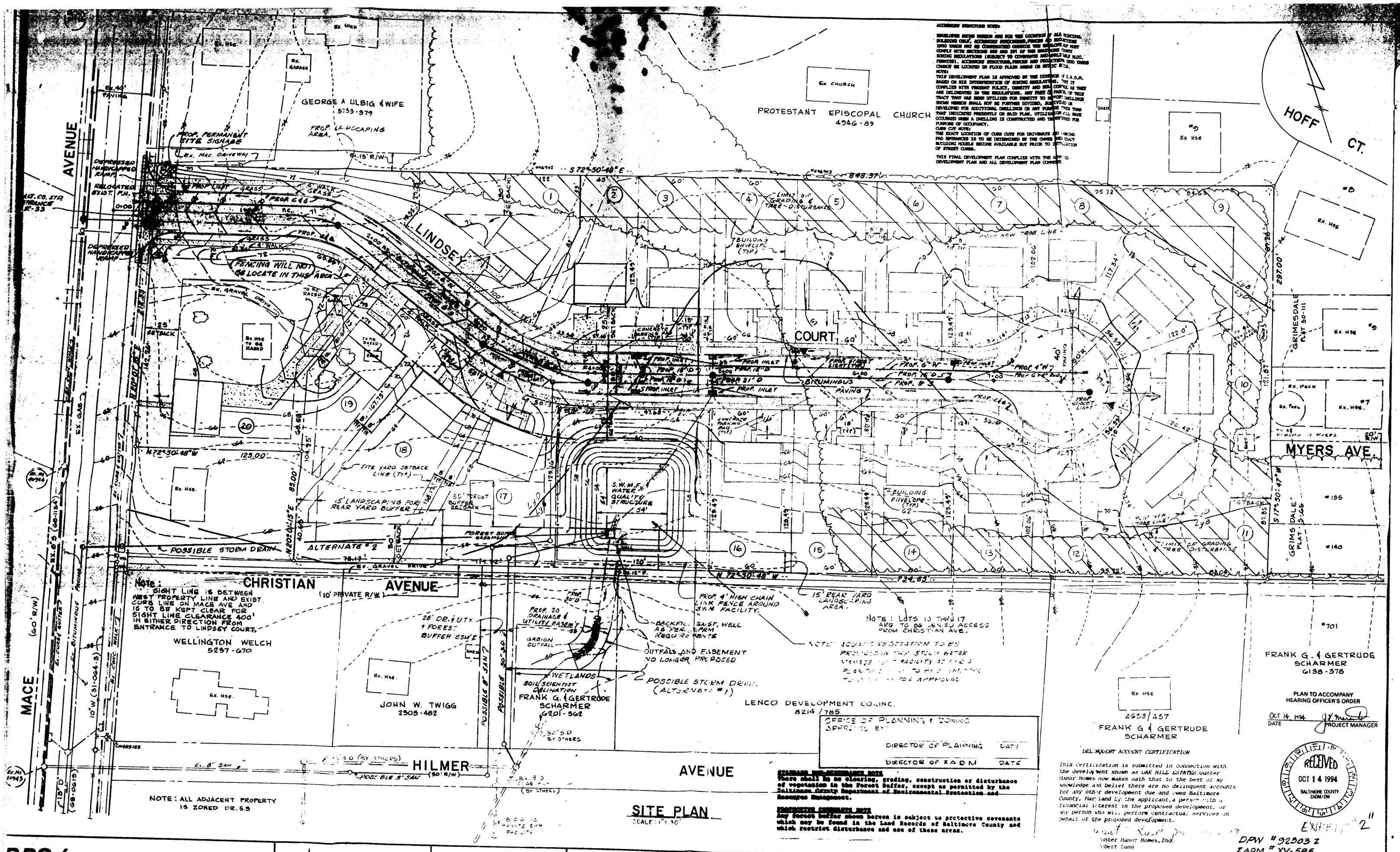
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Director — 3/18/94 DATE

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING
Director — 3/16/94 DATE

COMPUTED BY N K S
CHECKED BY N K S
DRAWN BY N K S
PN 1077

BPS / land technology inc.
Engineers & Surveyors
P O BOX 5614
Baltimore, Maryland
(410) 435 0800

2/210



BPS / land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
301-435-0800 21210

This Plan is Sealed and Certified to be in accordance with the Hearing Officers Order and all agency comments.

OWNER / DEVELOPER
GUNTER MANOR HOMES INC.
1115 MACE AVENUE
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND 21221
410-574-5432

REVISIONS		
Date	Description	By
10-6-94	AMENDED FINAL DEVELOPMENT PLAN	
	ADD ONE LOT & RENUMBER LOTS.	W.T.P.

Designed By W. PACE
Drawn By K. PACE
Checked By S. OGLE

AMENDED FINAL DEVELOPMENT PLAN
OAK HILL ESTATES
1115 MACE AVENUE
15th ELECTION DISTRICT, 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21221

SCALE: AS SHOWN SHEET 1 OF 2 DATE

2. Owner: [illegible] Blvd.
[illegible], MD. 21234

3. Deed Reference: S.E. 8019-001

4. Tax Account Number: 1526600530

5. Election District 15

6. Councilmanic District 5

7. Census Tract 4503

8. Watershed 21

9. Subsewershed 5

10. Site Data:

Gross Area: 5.78 Ac.
Net Area: 5.58 Ac.
Local Open Space Required:
Local Open Space waiver will be requested (Waiver Approved 6-9-93)
Parking Required: 20 lots x 2 = 40 parking spaces
Parking Proposed: 40 parking spaces
Existing Zoning: D.R. 5.5
Proposed Use: Residential - single family units for sale
Number of Dwellings allowed: 5.5 DU/ac x 5.6 ac = 30 DU
Number of Dwellings proposed: 20
Landscaping requirements:
809 lf. interior road / 20 = 41 P.U.
212 lf. adjacent road / 60 = 6 P.U.
75% of 47 P.U. = 36 major trees
A final landscaping plan will be prepared prior to the issuance of a building permit.

11. Referenced Drawings:
8" San.: 68-1156
16" W : 31-044-3
15" D : 68-0619

12. Soils:

soil series & symbol	Hydro Class	With Basement	Without Basement	Street Parking
Loamy & Clayey (LyB)	C	Subsoil shrinkage and instability	Subsoil shrinkage and instability	Subsoil shrinkage and instability
Loamy & Clayey (LyD)	C	subsoil shrinkage and instability	subsoil shrinkage and instability	subsoil shrinkage and instability

13. Average Daily Trips: 20 units x 10.4 = 208 total A.D.T's.

14. There are no historical buildings on this sites.

15. There are no archeological sites, endangered species habitat, or hazardous materials on this site.

16. Estimated sewer flow: 6,300 g.p.d.

17. Proposed street lighting will be in accordance with applicable Baltimore Standards.

18. Storm water management will be effectively screened from adjacent residential properties.

19. Air pollution regulations for controlling excessive ABP (dust) will be in compliance with the Maryland Regulantion COMAR.

20. Temporary boundary markers and tree protection devices shall be installed coincidentally with the limits of disturbance prior to any clearing or grading.

21. No clearing, grading or disturbance of the forest buffer area except as allowed per Baltimore County's Water Quality Management Policy.

STORM WATER MANAGEMENT

Existing conditions

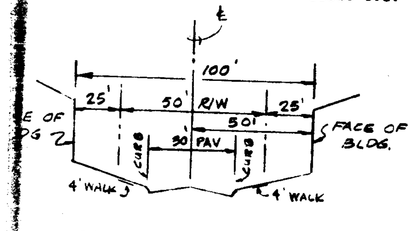
Drainage Area 7.34 ac +/-
RCN 72
2 year flow 6.0 cfs.
10 year flow 17.0 cfs.

Proposed conditions

Drainage Area 7.34 ac +/-
RCN 78
2 year flow 9.0 cfs.
10 year flow 22.0 cfs.

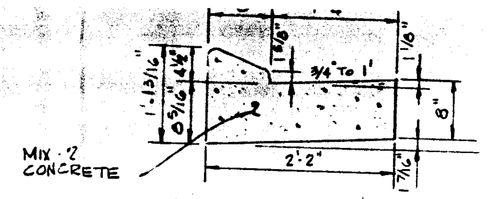
STORAGE VOLUME

Frequency	Required	Provided
2 year	8712 c.f.	8712 c.f.
10 year	13086 c.f.	13500 c.f.

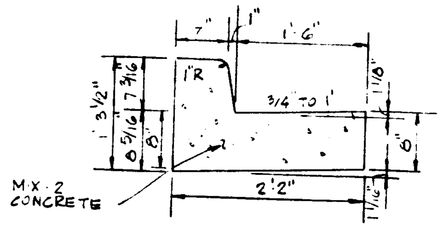


TYPICAL CROSS SECTION
N.T.S.

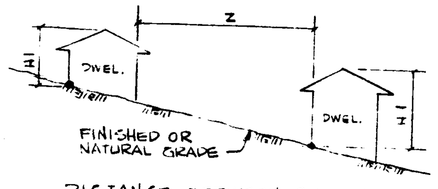
22. THERE ARE NO UNDERGROUND STORAGE TANKS ON SITE.
23. TYPICALS SHOWN ON SINGLE FAMILY LOTS DICTATE A SPECIFIC ORIENTATION WHICH ALLOWS COMPLIANCE WITH THE BALTO. CO. ZONING REGS. AND SHOULD THE ORIENTATION CHANGE, THE SETBACKS REQUIRED BY SECTION 1 BCZ. 1.1 1B MUST BE MET
24 BLACK VINYL, FUSED COATING WILL BE USED FOR THE POST, FRAME AND FABRIC OF THE S.W.M. POND SAFETY FENCE.
25 ALL UNITS WILL BE FOR SALE.



MOUNTABLE CURB & GUTTER R-21A
N.T.S.

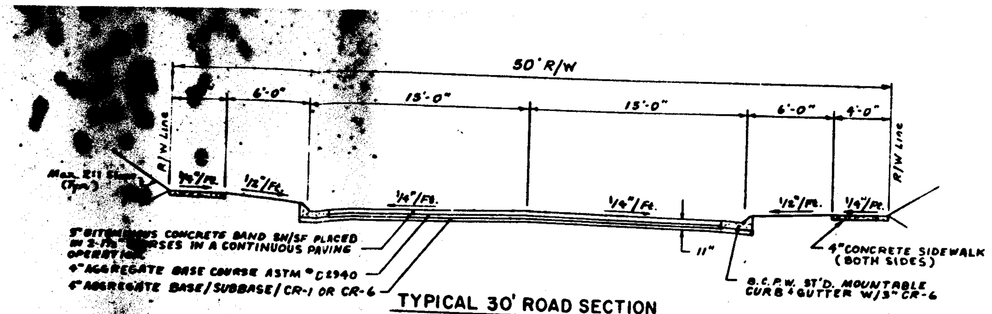


7" COMBINATION CURB & GUTTER R-21
N.T.S.



DISTANCE BETWEEN BUILDING
N.T.S.

ZONING DR-5.5 -	H1	Z
	0-20	16'
	20-25	20'
FRONT BUILDING FACE TO PUBLIC STREET R/W		25'
FRONT REAR BUILDING TO REAR PROPERTY LINE		80'
PUBLIC STREET R/W		30'
PAVING OF PRIVATE ROAD (Side Bldg)		23'
TRACT BOUNDARY (Side Bldg)		15'



TYPICAL 30' ROAD SECTION

CASE No XV-585 PROJECT No 92-303-Z

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 4th day of June, 1993 that the development plan for Oak Hill Estates, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, subject to the following restrictions:

1) Within ten (10) days of the date of this Order, the Developer shall submit a revised development plan consistent with the relief granted herein to the Zoning Administration and Development Management office.

2) There shall be no vehicular access from the subject site to Christian Avenue.

3) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

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

LAWRENCE E. SCHMIDT
Hearing Officer
for Baltimore County

LES:bjs

"No credit will be given toard forest retention for any existing forest left on-site. The requirements for forest conservation will be met through reforestation and/or afforestation both on and off site."

ADJACENT PROPERTY OWNERS AND CIVIC ASSOCIATIONS

Graus
9 Hoff Ct.
Balto.,MD. 21221

Daniel Ackwith Bldg. & Dev. Co.,Inc.
1665 Merritt Blvd.
Balto., MD. 21220

Holy Trinity Episcopal Church
1131 Mace Ave.
Balto., MD. 21221

C. Purkey
1113 Mace Ave.
Balto., MD. 21221

G. Ulbig
1123 Mace Ave.
Balto., MD. 21221

M. Papasha
408 John Ave.
Balto., MD. 21221

G. Scharmera
619 Christian Ave.
Balto., MD. 21221

Essex Improvement Assoc.
329 Essex Ave.
Balto., MD. 21221

L. Lentz
11 Hoff Ct.
Balto., MD. 21221

Aplins Gardens Improvement Assoc.
607 Almond Ave.
Balto., MD. 21221

W. Welchs
1109 Mace Ave.
Balto.,MD.21221

L. Welchs
1107 Mace Ave.
Balto., MD. 21221

Stemmers Run Civil Improvement
810 Rankles Terrace
Balto., MD. 21221

M. Paulka
13 Hoff Ct.
Balto., MD. 21221

Essex Middle River
Chamber of Commerce
1249 Engleberth Rd.
Balto., MD. 21221

Essex Middle River Civic Council
P.O. Box 5031
Balto., MD. 21220

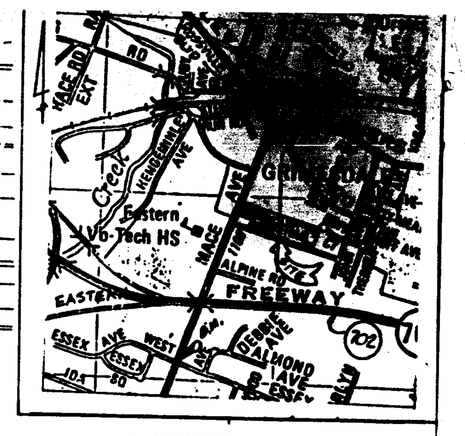
Essex Dev. Corp.
439 Eastern Blvd.
Balto., MD. 21221

Vicki Scautman
7 Hoff Ct.
Balto., MD. 21221

J. Scharmer
703 Christian Ave.
Balto., MD. 21221

LEGEND

EXIST. CONTOUR	15
EXIST. STORM DRAIN	EX SD
EXIST. SANITARY	EX SAN
EXIST. WATER	W EX W
EXIST. CURB & GUTTER	EX C&G
EXIST. CONDUIT	C C
EXIST. GAS	EX GAS
EXIST. UTILITY POLE	T
PROPOSED CONTOUR	15
PROPOSED STORM DRAIN	PROP SD
PROPOSED SANITARY	PROP SAN
PROPOSED WATER	PROP W
PROPOSED CURB & GUTTER	PROP C&G
PROPOSED STREET LIGHT	



LOCATION MAP
SCALE : 1 " 1000

BENCH MARK
BCMD BM #7488 ELEV. 20.70
GALVANIZED SPIKE IN PAVING WEST SIDE MACE AVENUE AT ESSEX AVENUE.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

September 30, 1994

Gunter Manor Homes, Inc.
1115 Mace Avenue
Baltimore, Maryland 21220

RE: Reference, [illegible] No. 92-303
Oak Hill Estates
1115 Mace Avenue
[illegible] Dist. 15th

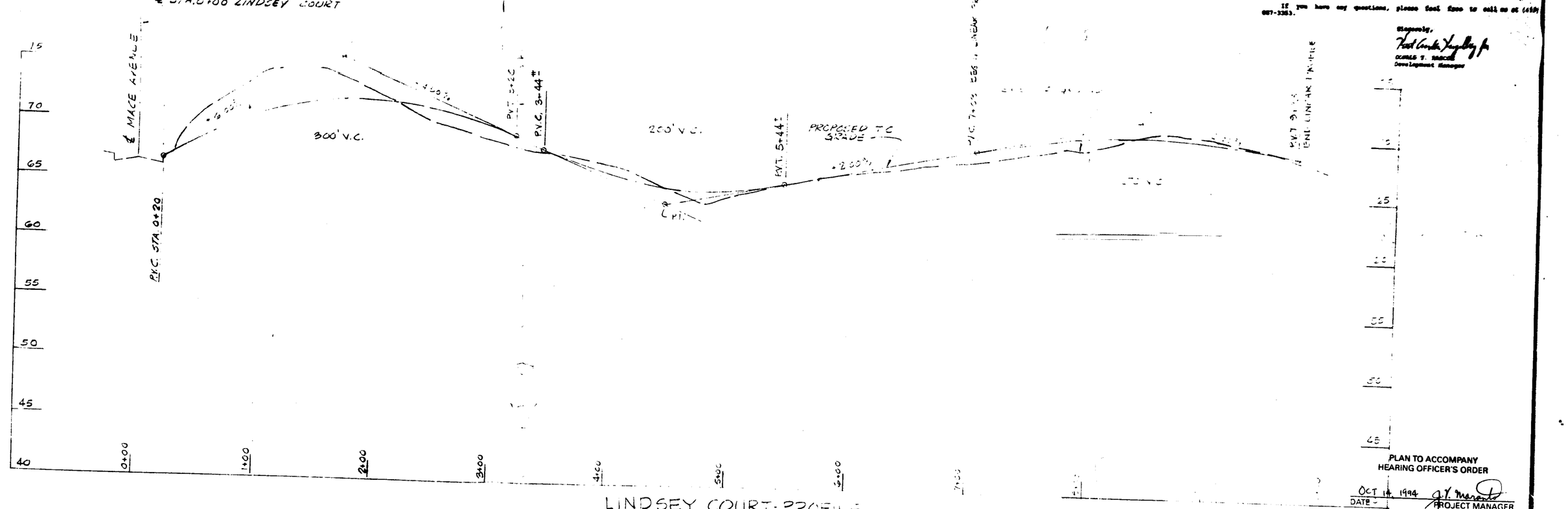
Dear Sir:

On September 26, 1994, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible for a refinement to the Final Development Plan under Section 26-171 of the Baltimore County Development Regulations. This exempt your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

No review is necessary, however, send 10 plans to this office for signatures, with a copy of this letter. Also the Final Development Plan must be amended.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,
Charles T. Sauble
Development Manager



LINDSEY COURT PROFILE
SCALE : HOR. 1" = 50'
VERT. 1" = 5'

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
Oct 14, 1994
DATE
PROJECT MANAGER

OFFICE OF PLANNING AND ZONING
Director of Planning | Date
Chief, RLDM | Date

BPS / land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
1-435-0800
21210

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

This Plan is Sealed and Certified to be in accordance with the Hearing Officers Order and all agency comments.

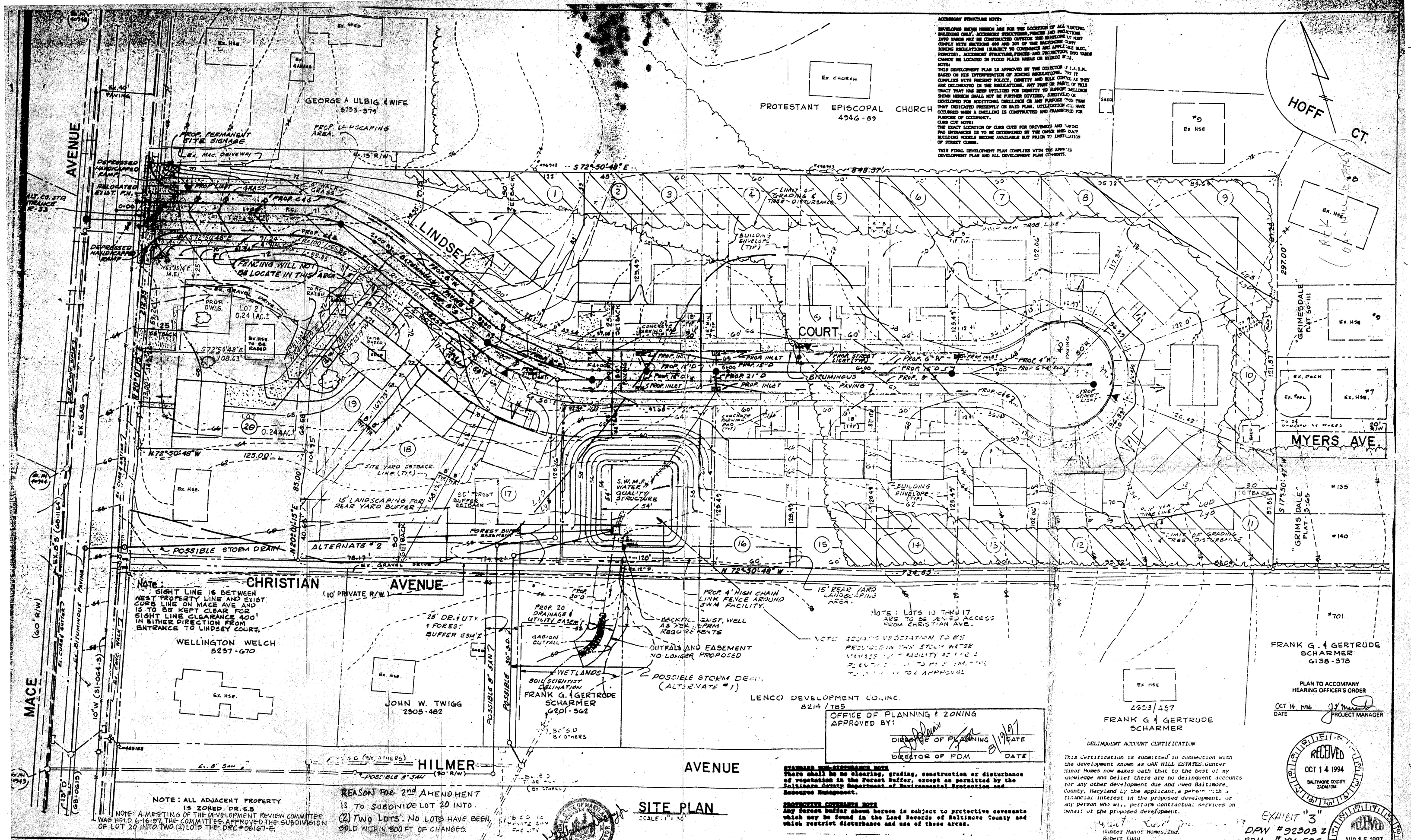
OWNER / DEVELOPER
GUNTER MANOR HOMES INC.
1115 MACE AVENUE
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND 21221
410-574-5432

REVISIONS		
Date	Description	By
10/20/94	ADD UNIT CAT. REVISE GENERAL NOTES	W.T.P.

Designed By K. PACE
Drawn By K. PACE
Checked By S.H. CGR

AMENDED FINAL DEVELOPMENT PLAN
OAK HILL ESTATES
1115 MACE AVENUE
15th ELECTION DISTRICT, 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21221

SCALE: AS SHOWN SHEET 2 OF 2
DATE 4-[illegible]
Revised Date: 10-6-92


MACE AVENUE
LINDSEY COURT
CHRISTIAN AVENUE
HILMER AVENUE
HOFF CT.
MYERS AVE.
GEORGE A ULBIG & WIFE
5733-379
PROTESTANT EPISCOPAL CHURCH
4946-89
WELLINGTON WELCH
5237-670
JOHN W. TWIGG
2505-482
FRANK G. & GERTRUDE SCHARMER
6201-562
LENCO DEVELOPMENT CO., INC.
8214/785
FRANK G. & GERTRUDE SCHARMER
6138-378
FRANK G & GERTRUDE SCHARMER
2623/457
S.W.M.F. WATER QUALITY STRUCTURE
POSSIBLE STORM DRAIN
ALTERNATE #2
FENCING WILL NOT BE LOCATE IN THIS AREA
PROP. PERMANENT SITE SIGNAGE
PROP. LANDSCAPING AREA
15' LANDSCAPING FOR REAR YARD BUFFER
SITE YARD SETBACK LINE (TYP)
BUILDING ENVELOPE (TYP)
LIMIT OF GRADING & TREE DISTURBANCE
15' REAR YARD LANDSCAPING AREA
PROP. 4' HIGH CHAIN LINK FENCE AROUND SWM FACILITY
OUTFALL AND EASEMENT NO LONGER PROPOSED
WETLANDS
BITUMINOUS PAVING
Note: SIGHT LINE IS BETWEEN WEST PROPERTY LINE AND EXIST. CURB LINE ON MACE AVE AND IS TO BE KEPT CLEAR FOR SIGHT LINE CLEARANCE 400' IN EITHER DIRECTION FROM ENTRANCE TO LINDSEY COURT.
NOTE: ALL ADJACENT PROPERTY IS ZONED DR.5.5
NOTE: A MEETING OF THE DEVELOPMENT REVIEW COMMITTEE WAS HELD 6-16-97. THE COMMITTEE APPROVED THE SUBDIVISION OF LOT 20 INTO TWO (2) LOTS THE DRC # 06167-E.
REASON FOR 2nd AMENDMENT IS TO SUBDIVIDE LOT 20 INTO (2) TWO LOTS. NO LOTS HAVE BEEN SOLD WITHIN 300 FT OF CHANGES.
OFFICE OF PLANNING & ZONING APPROVED BY:
DIRECTOR OF PLANNING DATE
DIRECTOR OF PDM DATE
PLAN TO ACCOMPANY HEARING OFFICER'S ORDER
OCT 14, 1994
PROJECT MANAGER
DELINQUENT ACCOUNT CERTIFICATION
This Certification is submitted in connection with the development known as OAK HILL ESTATES. Gunter Manor Homes now makes oath that to the best of my knowledge and belief there are no delinquent accounts for any other development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.
Gunter Manor Homes, Inc.
Robert Lund
RECEIVED OCT 14 1994 BALTIMORE COUNTY ZADM/DM
EXHIBIT "3"
DPW # 92303 I
PDM # XV-586
RECEIVED AUG 15 1997 BALTIMORE COUNTY ZADM/DM
SITE PLAN
SCALE: 1" = 30'
STANDARD NON-DISTURBANCE NOTE
There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
PROTECTIVE COVENANTS NOTE
Any forest buffer 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.
BPS / land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
21210
This Plan is Sealed and Certified to be in accordance with the Hearing Officers Order and all agency comments.
REVISED BY
DEVELOPMENT ENGINEERS, INC.
200 Toll Joppa Road
Room 101, Shell Building
Towson, Maryland
OWNER / DEVELOPER
GUNTER MANOR HOMES INC.
1115 MACE AVENUE
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND 21221
410-574-5432
REVISIONS
Date | Description | By
10-6-94 | MAJOR FINAL DEVELOPMENT PLAN | W.T.P.
6-3-97 | ADD SHS LOT & RENUMBER LOTS. | W.T.P.
6-19-97 | BY M&K DEVELOPMENT INC. | V.T.M.
6-19-97 | SUBDIVIDE LOT 20 INTO 2 LOTS, LOT 20 & LOT 21 | G.O.S.
DRC # 06167E
Designed By
Drawn By
Checked By
2ND AMENDED FINAL DEVELOPMENT PLAN
OAK HILL ESTATES
1115 MACE AVENUE
15th ELECTION DISTRICT, 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21221
SCALE: AS SHOWN
SHEET 1 OF 2
REVISED DATE: 6-19-97

1. Developer: Gunter Manor Homes, Inc.
1115 Mace Ave.
Baltimore, Md. 21234

2. Owner: James J. Owen
1115 Mace Ave.
Baltimore, Md. 21234

3. Deed References: S.M. 6619-001

4. Tax Account Number: 1526400530

5. Election District 15

6. Councilmanic District 5

7. Census Tract 4503

8. Watershed 21

9. Subwatershed 5

10. Site Data:

Gross Area:
Net Area: 5.58 Ac.
Local Open Space Required:
Local Open Space waiver will be requested (Waiver Approved 6-9-93)
Parking Required: 21 lots x 2 = 42 parking spaces
Parking Proposed: 42 parking spaces
Existing Zoning: D.R. 5.5
Proposed Use: Residential - single family units for sale
Number of Dwellings allowed: 5.5 DU/ac x 5.6 ac = 30 DU
Number of Dwellings proposed: 21
Landscaping requirements:
609 lf. interior road / 20 = 41 P.U.
212 lf. adjacent road / 40 = 6 P.U.
75% of 47 P.U. = 36 major trees
A final landscaping plan will be prepared prior to the issuance of a building permit.

11. Referenced Drawings:
8" San.: 69-1154
16" W : 31-064-3
15" D : 68-0619

12. Soils:

Soil series & symbol	Hydro Class	With Basement	Without Basement	Street Parking
Loamy & Clayey (LyB)	C	Subsoil shrinkage and instability	Subsoil shrinkage and instability	Subsoil shrinkage and instability
Loamy & Clayey (LyD)	C	subsoil shrinkage and instability	subsoil shrinkage and instability	subsoil shrinkage and instability

13. Average Daily Trips: 21 units x 10.4 = 218 total A.D.T's.

14. There are no historical buildings on this sites.

15. There are no archeological sites, endangered species habitat, or hazardous materials on this site.

16. Estimated sewer flow: 6,300 g.p.d.

17. Proposed street lighting will be in accordance with applicable Baltimore Standards.

18. Storm water management will be effectively screened from adjacent residential properties.

19. Air pollution regulations for controlling excessive ABP (dust) will be in compliance with the Maryland Regulantion COMAR.

20. Temporary boundary markers and tree protection devices shall be installed coincidentally with the limits of disturbance prior to any clearing or grading.

21. No clearing, grading or disturbance of the forest buffer area except as allowed per Baltimore County's Water Quality Management Policy.

STORM WATER MANAGEMENT

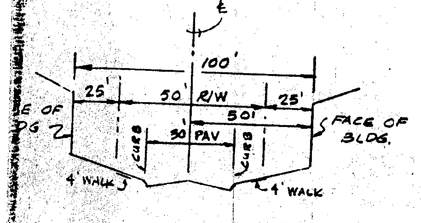
Existing conditions

Drainage Area 7.34 ac +/-
RCN 72
2 year flow 6.0 cfs.
10 year flow 17.0 cfs.

Proposed conditions

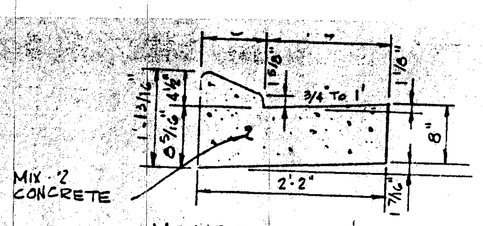
Drainage Area 7.34 ac +/-
RCN 78
2 year flow 9.0 cfs.
10 year flow 22.0 cfs.

Frequency	STORAGE VOLUME Required	Provided
2 year	8712 c.f.	8712 c.f.
10 year	13086 c.f.	13500 c.f.

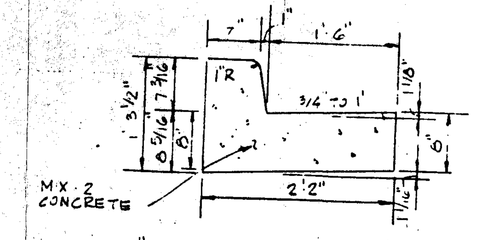


TYPICAL CROSS SECTION
N.T.S.

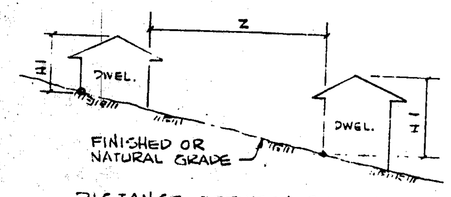
22. THERE ARE NO UNDERGROUND STORAGE TANKS ON SITE.
23. TYPICALS SHOWN ON SINGLE FAMILY LOTS DICTATE A SPECIFIC ORIENTATION WHICH ALLOWS COMPLIANCE WITH THE BALTO. CO. ZONING REGS. AND SHOULD THE ORIENTATION CHANGE, THE SETBACKS REQUIRED BY SECTION 1 BCZ. 1.2.1.B MUST BE MET
24. BLACK VINYL, FUSED COATING WILL BE USED FOR THE POST, FABRIC AND FABIC OF THE S.W.M. POND SAFETY FENCE.
25. ALL UNITS WILL BE FOR SALE.



MOUNTABLE CURB & GUTTER R-21A
N.T.S.



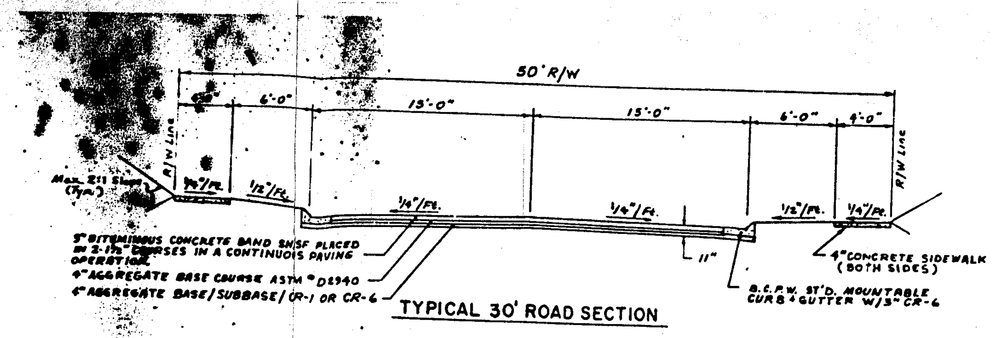
7" COMBINATION CURB & GUTTER R-21
N.T.S.



DISTANCE BETWEEN BUILDING
N.T.S.

ZONING DR-5.5 - H1

	Z
0-20	16'
20-25	20'
FRONT BUILDING FACE TO PUBLIC STREET R/W	25'
FROM REAR BUILDING TO REAR PROPERTY LINE	30'
PUBLIC STREET R/W	30'
PAVING OF PRIVATE ROAD (Side Bldg)	25'
TRACT BOUNDARY (Side Bldg)	15'



TYPICAL 30' ROAD SECTION

CASE No XV-585 PROJECT No 92-303-Z

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 4th day of June, 1993 that the development plan for Oak Hill Estates, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, subject to the following restrictions:

1) Within ten (10) days of the date of this Order, the Developer shall submit a revised development plan consistent with the relief granted herein to the Zoning Administration and Development Management office.

2) There shall be no vehicular access from the subject site to Christian Avenue.

3) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

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

LAWRENCE E. SCHMIDT
Hearing Officer
for Baltimore County

LES:bjs

"No credit will be given toward forest retention for any existing forest left on-site. The requirements for forest conservation will be met through reforestation and/or afforestation both on and off site."

ADJACENT PROPERTY OWNERS AND CIVIC ASSOCIATIONS

Graue
9 Hoff Ct.
Balto.,MD. 21221

Daniel Ackwith Bldg. & Dev. Co.,Inc.
1665 Merritt Blvd.
Balto., MD. 21220

Holy Trinity Episcopal Church
1131 Mace Ave.
Balto., MD. 21221

C. Purkey
1113 Mace Ave.
Balto., MD. 21221

G. Ulbig
1123 Mace Ave.
Balto., MD. 21221

M. Papesha
408 John Ave.
Balto., MD. 21221

G. Scharmers
619 Christian Ave.
Balto., MD. 21221

Essex Improvement Assoc.
329 Essex Ave.
Balto., MD. 21221

L. Lantz
11 Hoff Ct.
Balto., MD. 21221

Aplina Gardens Improvement Assoc.
607 Alwood Ave.
Balto., MD. 21221

W. Welchs
1109 Mace Ave.
Balto.,MD.21221

L. Welchs
1107 Mace Ave.
Balto., MD. 21221,

Stemmers Run Civil Improvement
810 Burklion Terrace
Balto., MD. 21221

M. Paulke
13 Hoff Ct.
Balto., MD. 21221

Essex Middle River Chamber of Commerce
1249 Doglebarth Rd.
Balto., MD. 21221

Essex Middle River Civic Council
P.O. Box 5031
Balto., MD. 21220

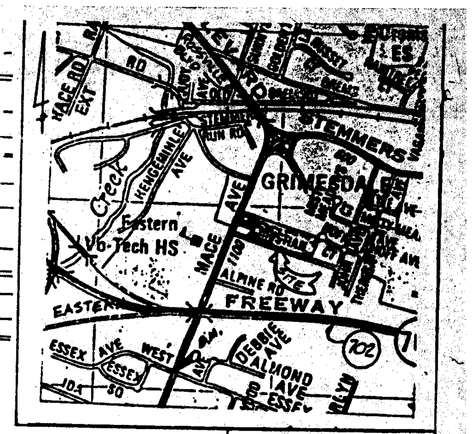
Essex Dev. Corp.
439 Eastern Blvd.
Balto., MD. 21221

Vicki Scwatman
7 Hoff Ct.
Balto., MD. 21221

J. Scharmer
703 Christian Ave.
Balto., MD. 21221

LEGEND

EXIST. CONTOUR	15
EXIST. STORM DRAIN	EX SD
EXIST. SANITARY	EX SAN
EXIST. WATER	W
EXIST. CURB & GUTTER	EX C&G
EXIST. CONDUIT	C C
EXIST. GAS	EX GAS
EXIST. UTILITY POLE	T
PROPOSED CONTOUR	15
PROPOSED STORM DRAIN	PROP SD
PROPOSED SANITARY	PROP SAN
PROPOSED WATER	PROP W
PROPOSED CURB & GUTTER	PROP C&G
PROPOSED STREET LIGHT	



LOCATION MAP
SCALE: 1" = 1000'

BENCH MARK
BCMD BM # 7488 ELEV. 20.70
GALVANIZED SPIKE IN PAVING WEST SIDE MACE AVENUE AT ESSEX AVENUE.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

September 30, 1994

Gunter Manor Homes, Inc.
1115 Mace Avenue
Baltimore, Maryland 21220

RE: Baltimore, MSH Dr. 89-085
Oak Hill Estates
1115 Mace Avenue
SDC Number 89204C Dist. 15C5

Dear Sir:

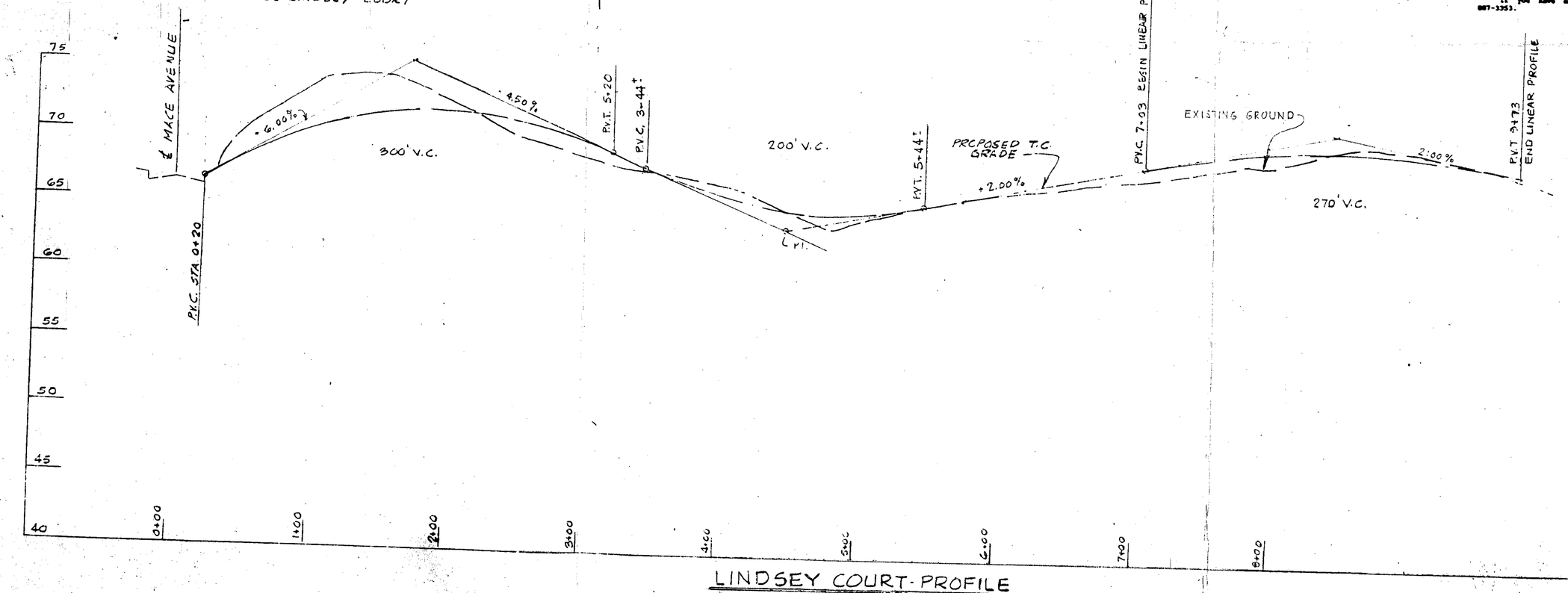
On September 26, 1994, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible for a refinement to the Final Development Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

No review is necessary, however, send 12 plans to this office for signature, with a copy of this letter. Also the Final Development Plan must be amended.

If you have any questions, please feel free to call me at (410) 887-3353.

Sincerely,

Charles T. Rascoe
Development Manager



LINDSEY COURT-PROFILE
SCALE: HORIZ: 1" = 50'
VERT.: 1" = 5'

PLAN TO ACCOMPANY HEARING OFFICER'S ORDER
OCT 14 1994
DATE
PROJECT MANAGER

OPM # 92303 Z
PDM # XV-585

OFFICE OF PLANNING AND ZONING
APPROVED BY:
DIRECTOR OF PLANNING — Date
DIRECTOR OF PDM — Date

PS/land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
1-435-0800
21210

This Plan is Sealed and Certified to be in accordance with the Hearing Officers Order and all agency comments.

REVISED BY
MH DEVELOPMENT ENGINEERS, INC.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

OWNER / DEVELOPER
GUNTER MANOR HOMES INC.
1115 MACE AVENUE
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND 21221
410-574-5432

REVISIONS

Date	Description	By
10-21-21	REVISE GENERAL NOTES	W.T.P.
6-3-97	BY M&H. DEV. ENG., INC.	VTM
6-19-97	BY M&H. DEV. ENG., INC. DRC # 061678	GDS

Designed By K. PACE
Drawn By K. PACE
Checked By S.H. CGR

2ND AMENDED FINAL DEVELOPMENT PLAN
OAK HILL ESTATES
1115 MACE AVENUE
15th ELECTION DISTRICT, 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21221

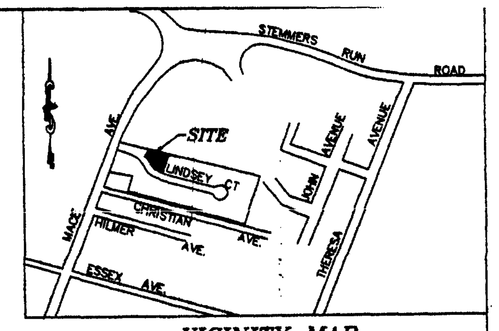
SCALE: AS SHOWN SHEET 2 OF 2
REVISED
DATE: 6-19-97

CURVE DATA TABLE

FROM	TO	DELTA	RADIUS	LENGTH	TANGENT	CHORD-BRG. & DIST.
4	5	37°44'06"	100.00'	65.86'	34.17'	N 53°58'44" W - 64.68'

COORDINATE TABLE

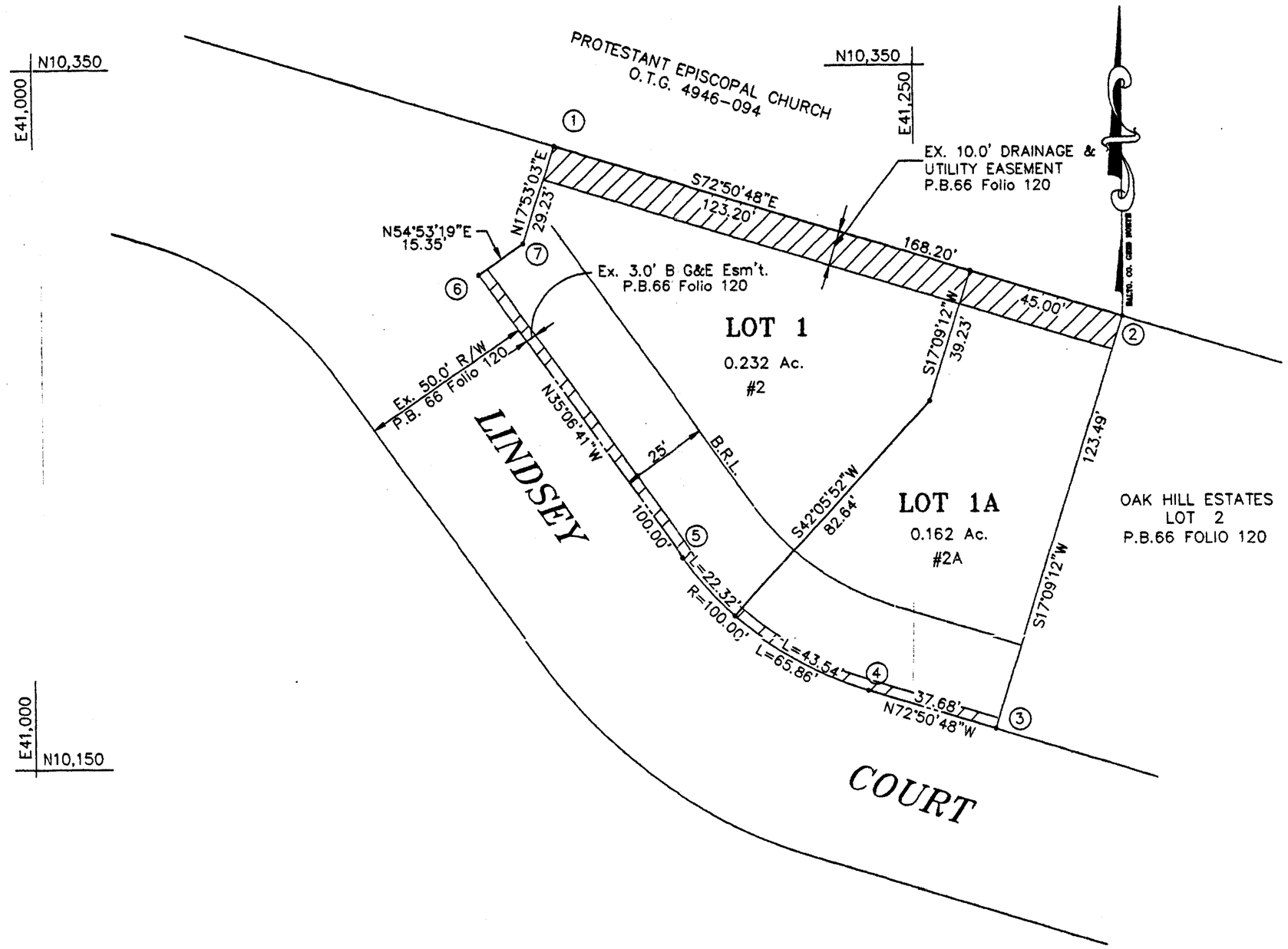
NO.	NORTHING	EASTING
1	10,327.563	41,147.987
2	10,277.956	41,308.705
3	10,159.959	41,272.284
4	10,171.073	41,236.279
5	10,209.108	41,183.969
6	10,290.912	41,126.452
7	10,299.742	41,139.010



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest conservation and forest buffer areas in fee or easement, green way areas in fee or easement, and storm water 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 will 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 and facilities, and store water management ponds and facilities.
2. Streets and/or roads shown hereon and the 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.
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 way be obtained from the Baltimore County Department of Permits and Development Management and the Deportment of Public Works.
7. 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.
8. The owner/developer will comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.
9. The plan for this property shown on this plat was approved on November 8, 2000 2nd Amended Final Development ZADM No. XV-585and DRC Number 09264C.
10. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement/Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
11. Any Forest Buffer Easement/Forest Conservation Easement 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.
12. The approval of this plat is based upon a reasonable expectation that the water and sewer service which is planned for this 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.
13. This site is located in the Stemmers Run Sewershed.
14. Deed reference: S.M. No. 9216, folio 285, Plat Book S.M. 66 Folio 120.
15. 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 Department of Permits and Development Management. Exceptions to these restrictions may apply.
16. The roads and storm drains as laid out on this plat have been designed by a Professional Engineer, Sylvester H. O'Grince, Reg. No. 5744.



DENSITY CALCULATIONS

EXISTING ZONING	D.R. - 5.5
AREA	0.394Ac.
TAX ACCOUNT #	15-2200020375
PERMITTED DENSITY	2.167
PROPOSED DENSITY	2.0
TOTAL NUMBER OF LOTS	2
REQUIRED PARKING SPACES	4
PROPOSED PARKING SPACES	4
OPEN SPACE DATE OF WAIVER	OCT. 15, 1993

SM
73-95

Filed for record
SM 73 FOLIO 95
Date MAR 23 2001
Test:
Clerk

AMENDED PLAT OF LOT 1
OAK HILL ESTATES

(Previously Recorded As "Lot 1 Oak Hill Estates" S.M. 66/120)

COUNCILMANIC DISTRICT 5

ELECTION DISTRICT 15

BALTIMORE COUNTY, MARYLAND

SCALE: 1"=20' FEBRUARY 5,2001

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1.

PLAT RECORDING TOTAL 15.00 Rcpt # 96524 Bk # 2265 Mar 23, 2001 10:07 am

1

PWA COMPLETED	N/A
FINAL PLAT	2-28-01
P.D.M.	
STREET NUMBERING	2/16/01
DEV. PLAN REVIEW	2/16/01
DEV. ENGINEER	2/20/01
DIV. OF REAL ESTATE	
ASSESSMENTS	3-23-01
RECREATION & PARKS	02/13/01

2

NOTE:
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 stations:

HUB NO.	NORTH	EAST
X-7436	8088.97	41650.07
X-7437	8342.89	40924.99

3

OWNER'S CERTIFICATION

The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge, the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland have been complied with, insofar, as same concerns the making of this plat and setting of the markers.

2/7/2001
OM INTERNATIONAL, LLC Date
MANGAT RAI AGARWAL (Managing Member)

4

SURVEYORS CERTIFICATION

The undersigned, a registered Property Line 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 the Annotated Code of Maryland particularly insofar as concerns the making of the plat and setting the markers.

2-7-'01
MICHAEL K. SMITH Reg. No. 436 Date

5

I hereby certify that I have reviewed with due diligence the approved Amend Final Development Plan dated November 8, 2000 and have prepared with due diligence this Record Plat, pursuant to that approved Amended Final Development Plan

STATE OF MARYLAND MICHAEL K. SMITH No. 436 REGISTERED PROPERTY LINE SURVEYOR

6

APPROVED:
2/23/01
Director of Department of Environmental Protection and Resource Management Date

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(c), BALTIMORE COUNTY CODE
3-23-01
Director of Permits and Development Management Date

7

OWNER
OM INTERNATIONAL, LLC
1017 VALEWOOD ROAD
TOWSON, MARYLAND 21286
410-821-8416

COMPUTED BY:	M.K.S.
CHECKED BY:	M.K.S.
DRAWN BY:	W.T.P.
P.N.	1077

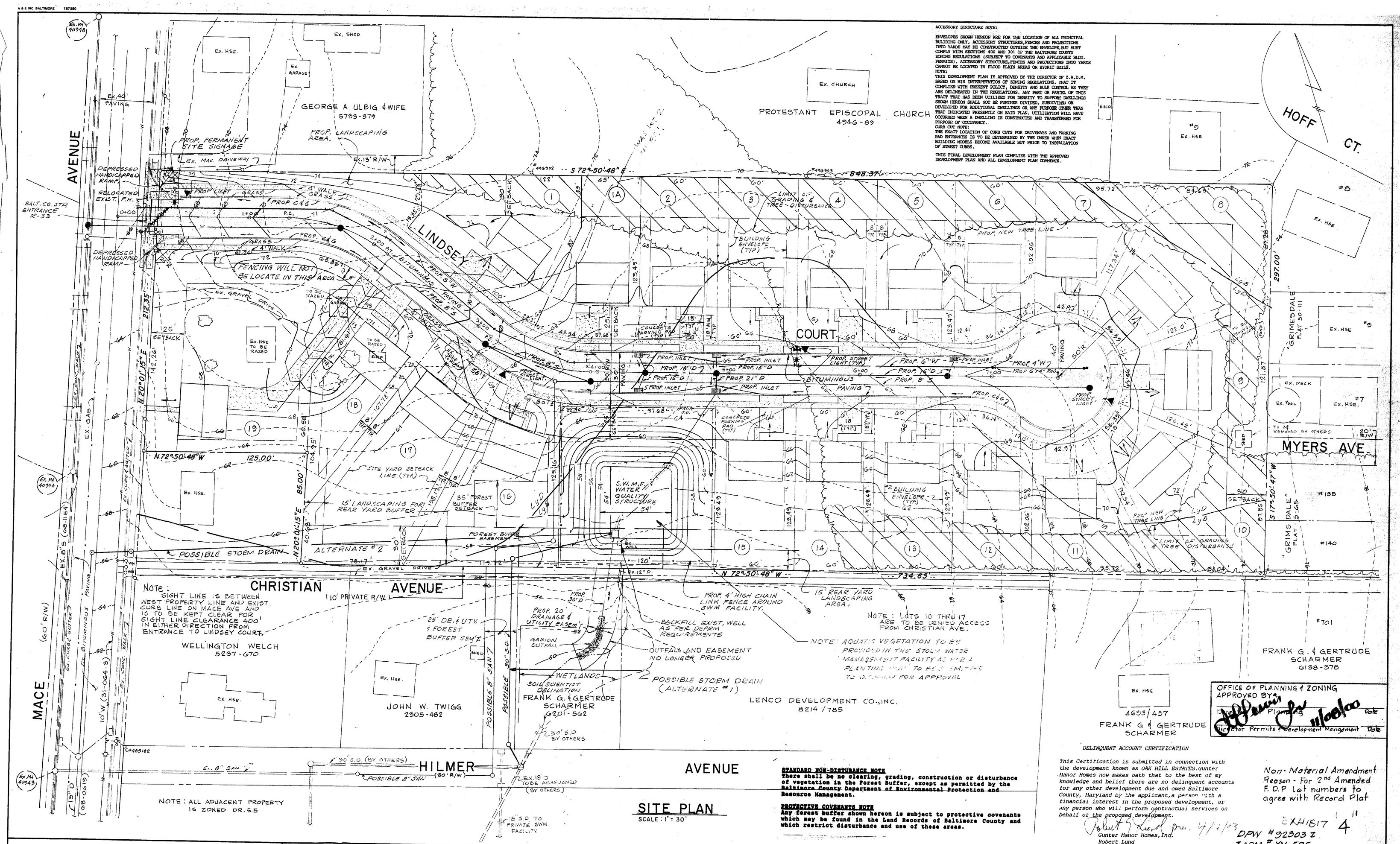
8

BPS/land Technology
ENGINEERS & SURVEYORS
PO BOX 5614 Baltimore, Maryland 21210
PHONE: 410-435-0800

MSA SSU 1236-1081 73-95

P51207
EXHIBIT "4A"

A & E INC. BALTIMORE 167280



ACCESSORY STRUCTURE NOTE:

ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BLDG. PERMITS). ACCESSORY STRUCTURE, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.

NOTE:

THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF Z.A.D.M. BASED ON HIS INTERPETATION OF ZONING REGULATIONS. THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROL AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN HEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR PURPOSE OF OCCUPANCY.

CURB CUT NOTE:

THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAYS AND PARKING PAD ENTRANCES IS TO BE DETERMINED BY THE GRADE WHEN EXACT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.

THIS FINAL DEVELOPMENT PLAN COMPLIES WITH THE APPROVED DEVELOPMENT PLAN AND ALL DEVELOPMENT PLAN COMMENTS.

STANDARD NON-DISTURBANCE NOTE

There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer, except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

PROTECTIVE COVENANTS NOTE

Any forest buffer 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.

SITE PLAN

SCALE: 1" = 30'

DELINQUENT ACCOUNT CERTIFICATION

This Certification is submitted in connection with the development known as OAK HILL ESTATES. Gunter Manor Homes now makes oath that to the best of my knowledge and belief there are no delinquent accounts for any other development due and owed Baltimore County, Maryland by the applicant, a person with a financial interest in the proposed development, or any person who will perform contractual services on behalf of the proposed development.

Robert Lund Pres. 4/1/93

Gunter Manor Homes, Inc.
Robert Lund

Non-Material Amendment
Reason - For 2nd Amended F.D.P Lot numbers to agree with Record Plat

EXHIBIT 4

DPW # 92303 Z
ZADM # XV-585

BPS / land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
301-435-0800 21210

STATE OF MARYLAND — ALBERTO S. OGRINCE — PROFESSIONAL ENGINEER

This Plan is Sealed and Certifed to be in accordance with the Hearing Officers Order and all agency comments.

OWNER / DEVELOPER
GUNTER MANOR HOMES INC.
1115 MACE AVENUE
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND 21221
410-574-5432

REVISIONS		
Date	Description	By
10-6-94	AMEND FINAL DEVELOPMENT PLAN TO	
	ADD ONE LOT & RENUMBER LOTS.	W.T.P.
11-06-00	RENUMBER LOTS TO AGREE WITH	
	RECORD PLAT	WTP

Designed By K. PACE
Drawn By K. PACE
Checked By S.H. OGRINCE

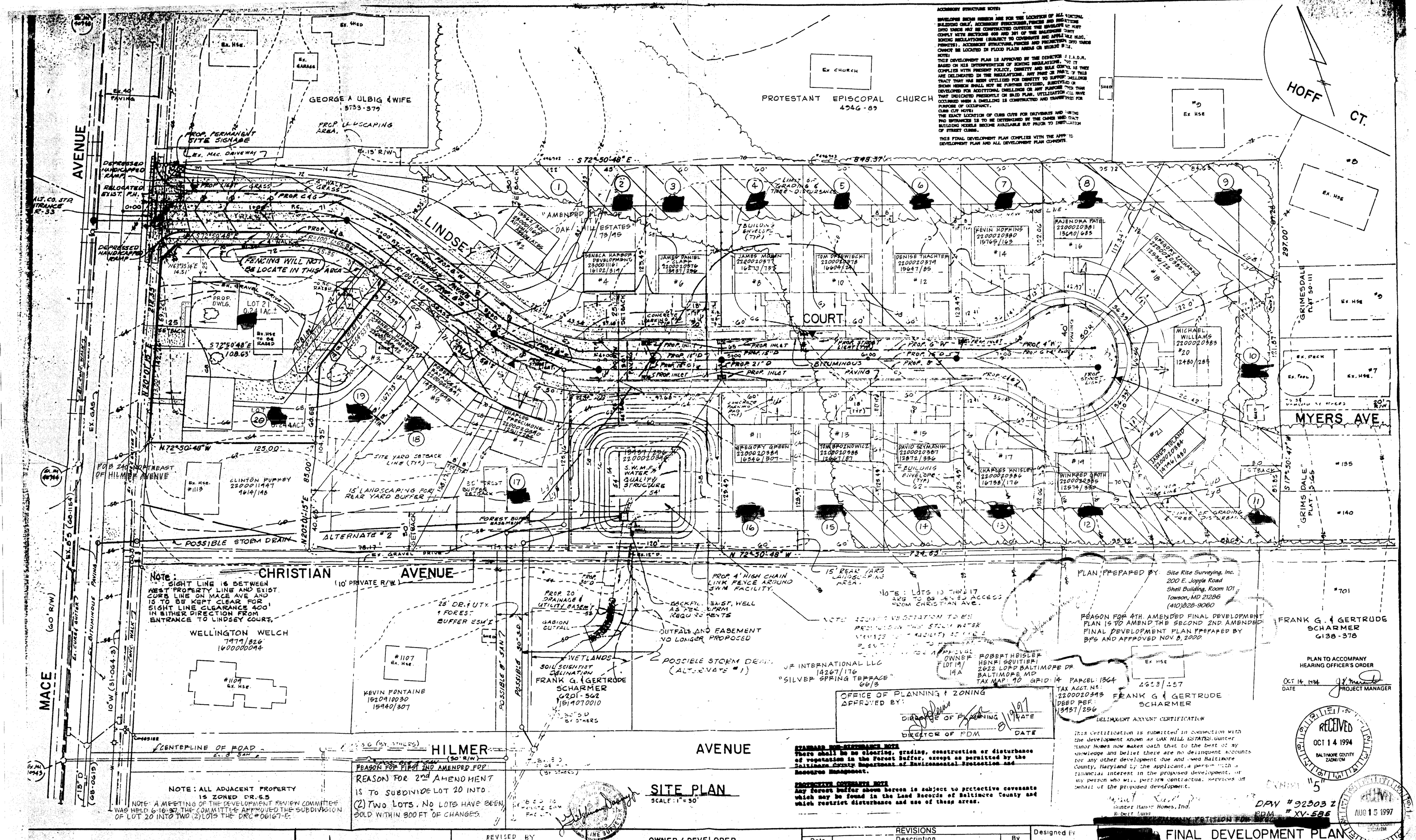
2ST AMENDED FINAL DEVELOPMENT PLAN
OAK HILL ESTATES
1115 MACE AVENUE
15th ELECTION DISTRICT, 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21221

SCALE: AS SHOWN SHEET 1 OF 2 DATE:

Revised Date 10-6-94

ACCESSORY STRUCTURE NOTE:
ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDING ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE IF THEY COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BLDG. PERMITS). ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR WETLANDS.
NOTE:
THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF I.A.O.M. BASED ON HIS INTERPRETATION OF ZONING REGULATIONS, AS IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROL AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARTS OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN HEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR PURPOSE OF OCCUPANCY.
CURB CUT NOTE:
THE EXACT LOCATION OF CURB CUTS FOR DRIVEWAYS AND TURNING PAD ENTRANCES IS TO BE DETERMINED BY THE OWNER WHEN DRAFT BUILDING MODELS BECOME AVAILABLE BUT PRIOR TO INSTALLATION OF STREET CURBS.

THIS FINAL DEVELOPMENT PLAN COMPLIES WITH THE APPROVED DEVELOPMENT PLAN AND ALL DEVELOPMENT PLAN COMMENTS.



BPS / land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
01-435-0800 21210

This Plan is Sealed and Certified to be in accordance with the Hearing Officers Order and all agency comments.

REVISED BY
DEVELOPMENT ENGINEERS, INC.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

OWNER / DEVELOPER
GUNTER MANOR HOMES INC.
1115 MACE AVENUE
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND 21221
410-574-5432

REVISIONS		
Date	Description	By
10-6-94	MAJOR FINAL [illegible]	
	ADD ONE LOT & REN UNDER LOTS.	N.T.P.
6-3-97	BY M&A ENGINEERING INC.	V.F.M.
8-27	SUBDIVIDE LOT 20 INTO 2 LOTS, LOT 20 & LOT 21	S.O.S.
	DRC # 06167E	

Designed By: [illegible]
Drawn By: [illegible]
Checked By: [illegible]

FINAL DEVELOPMENT PLAN
OAK HILL ESTATES
1115 MACE AVENUE
15th ELECTION DISTRICT, 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21221

SCALE: AS SHOWN SHEET 1 OF 2 DATE: 4/24/03

1. Developer: Gunter Manor Homes, Inc.
1115 Mace Ave.
Baltimore, Md. 21234

2. Owner: James J. Owen
1115 Mace Ave.
Baltimore, Md. 21

3. Deed Reference: S.H. ~~8819-001~~

4. Tax Account Number: ~~1524400530~~

5. Election District 15

6. Councilmanic District 5

7. Census Tract 4503

8. Watershed 21

9. Subsewershed 5

10. Site Data:

Gros Area: 5.7244 Ac.
Net Area: 5.58 Ac.
Local Open Space Required:
Local Open Space waiver will be requested (Waiver Approved 6-5-93)
Parking Required: 21 lots x 2 = 42 parking spaces
Parking Proposed: 42 parking spaces
Existing Zoning: D.R. 5.5
Proposed Use: Residential - single family units for sale
Number of Dwellings allowed: 5.5 DU/ac x 5.6 ac = 30 DU
Number of Dwellings proposed: 21
Landscaping requirements:
809 lf. interior road / 20 = 41 P.U.
212 lf. adjacent road / 40 = 6 P.U.
75% of 47 P.U. = 36 major trees
A final landscaping plan will be prepared prior to the issuance of a building permit.

11. Referenced Drawings:
8" San.: 68-1154
16" W : 31-064-3
15" D : 68-0619

12. Soils:

soil series & symbol	Hydro Class	With Basement	Without Basement	Street Parking
Loamy & Clayey (LyB)	C	Subsoil shrinkage and instability	Subsoil shrinkage and instability	Subsoil shrinkage and instability
Loamy & Clayey (LyD)	C	subsoil shrinkage and instability	subsoil shrinkage and instability	subsoil shrinkage and instability

13. Average Daily Trips: 21 units x 10.4 = 218 total A.D.T's.

14. There are no historical buildings on this sites.

15. There are no archeological sites, endangered species habitat, or hazardous materials on this site.

16. Estimated sewer flow: 6,300 g.p.d.

17. Proposed street lighting will be in accordance with applicable Baltimore Standards.

18. Storm water management will be effectively screened from adjacent residential properties.

19. Air pollution regulations for controlling excessive ABP (dust) will be in compliance with the Maryland Regulantion COMAR.

20. Temporary boundary markers and tree protection devices shall be installed coincidentally with the limits of disturbance prior to any clearing or grading.

21. No clearing, grading or disturbance of the forest buffer area except as allowed per Baltimore County's Water Quality Management Policy.

STORM WATER MANAGEMENT

Existing conditions

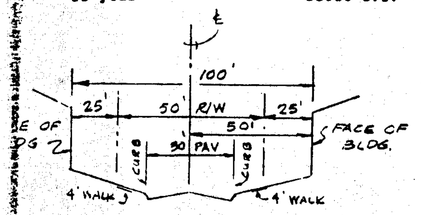
Drainage Area 7.34 ac +/-
RCN 72
2 year flow 6.0 cfs.
10 year flow 17.0 cfs.

Proposed conditions

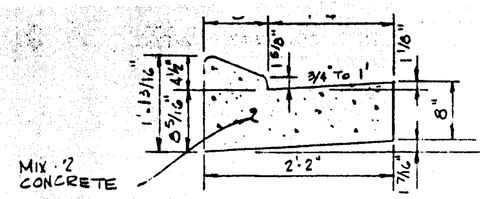
Drainage Area 7.34 ac +/-
RCN 78
2 year flow 9.0 cfs.
10 year flow 22.0 cfs.

STORAGE VOLUME

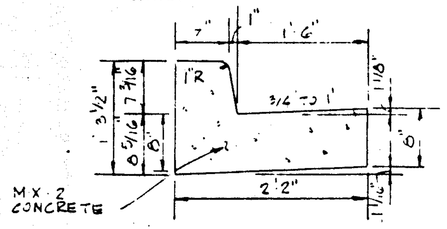
Frequency	Required	Provided
2 year	8712 c.f.	8712 c.f.
10 year	13086 c.f.	13500 c.f.



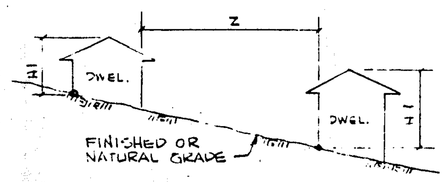
TYPICAL CROSS SECTION
N.T.S.



MOUNTABLE CURB & GUTTER R-21A
N.T.S.

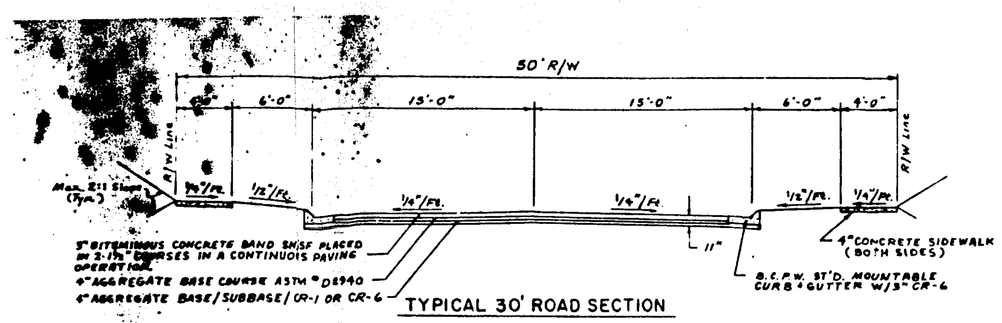


7" COMBINATION CURB & GUTTER R-21
N.T.S.



DISTANCE BETWEEN BUILDING
N.T.S.

ZONING DR-5.5 - H1	Z
0-20	16'
20-25	20'
FRONT BUILDING FACE TO PUBLIC STREET R/W	25'
FROM REAR BUILDING TO REAR PROPERTY LINE	30'
PUBLIC STREET R/W	30'
PAVING OF PRIVATE ROAD (Side Bldg)	25'
TRACT BOUNDARY (Side Bldg)	15'



TYPICAL 30' ROAD SECTION

CASE No XV-585 PROJECT No 92-303-Z

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 4th day of June, 1993 that the development plan for Oak Hill Estates, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, subject to the following restrictions:

1) Within ten (10) days of the date of this Order, the Developer shall submit a revised development plan consistent with the relief granted herein to the Zoning Administration and Development Management office.

2) There shall be no vehicular access from the subject site to Christian Avenue.

3) When applying for any permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

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

LAWRENCE E. SCHMIDT
Hearing Officer
for Baltimore County

LES:bjs

LEGEND

EXIST. CONTOUR	15
EXIST. STORM DRAIN	EX SD
EXIST. SANITARY	EX SAN
EXIST. WATER	EX W
EXIST. CURB & GUTTER	EX C&G
EXIST. CONDUIT	C
EXIST. GAS	EX GAS
EXIST. UTILITY POLE	T
PROPOSED CONTOUR	15
PROPOSED STORM DRAIN	PROP SD
PROPOSED SANITARY	PROP SAN
PROPOSED WATER	PROP W
PROPOSED CURB & GUTTER	PROP C&G
PROPOSED STREET LIGHT	▼

"No credit will be given toward forest retention for any existing forest left on-site. The requirements for forest conservation will be met through refrestation and/or afforestation both on and off site."

ADJACENT PROPERTY OWNERS AND CIVIC ASSOCIATIONS

Graus
9 Hoff Ct.
Balto., MD. 21221

Daniel Ackwith Bldg. & Dev. Co., Inc.
1665 Merritt Blvd.
Balto., MD. 21220

Holy Trinity Episcopal Church
1131 Mace Ave.
Balto., MD. 21221

C. Purkey
1113 Mace Ave.
Balto., MD. 21221

G. Ulbig
1123 Mace Ave.
Balto., MD. 21221

M. Papasha
406 John Ave.
Balto., MD. 21221

G. Scharmer
619 Christian Ave.
Balto., MD. 21221

Essex Improvement Assoc.
329 Essex Ave.
Balto., MD. 21221

L. Lantz
11 Hoff Ct.
Balto., MD. 21221

Aplina Gardens Improvement Assoc.
607 Almond Ave.
Balto., MD. 21221

W. Welchs
1109 Mace Ave.
Balto.,MD.21221

L. Welchs
1107 Mace Ave.
Balto., MD. 21221,

Stemmers Run Civil Improvement
810 Rumples Terrace
Balto., MD. 21221

M. Paulke
13 Hoff Ct.
Balto., MD. 21221

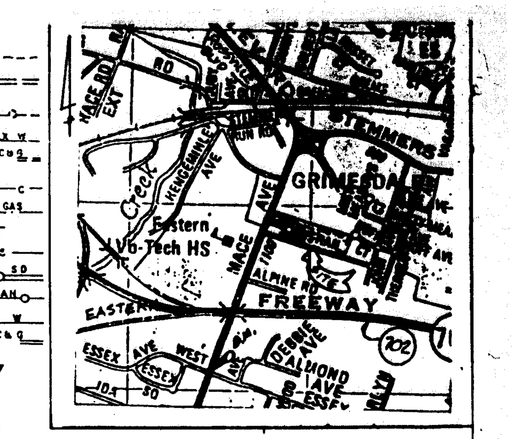
Essex Middle River
Chamber of Commerce
1249 Eaglebeath Rd.
Balto., MD. 21221

Essex Middle River Civic Council
P.O. Box 5031
Balto., MD. 21220

Essex Dev. Corp.
419 Eastern Blvd.
Balto., MD. 21221

Vicki Scantman
7 Hoff Ct.
Balto., MD. 21221

J. Scharmer
703 Christian Ave.
Balto., MD. 21221



LOCATION MAP
SCALE: 1" = 1000'

BENCH MARK
BCMD BM #7486 ELEV. 20.70
GALVANIZED SPIKE IN PAVING WEST SIDE MACE AVENUE AT ESSEX AVENUE.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

September 30, 1994

Gunter Manor Homes, Inc.
1115 Mace Avenue
Baltimore, Maryland 21220

RE: Reviewer: [illegible]
Oak Hill Estates
1115 Mace Avenue
SDP Number [illegible] Dist. 15C5

Dear Sir:

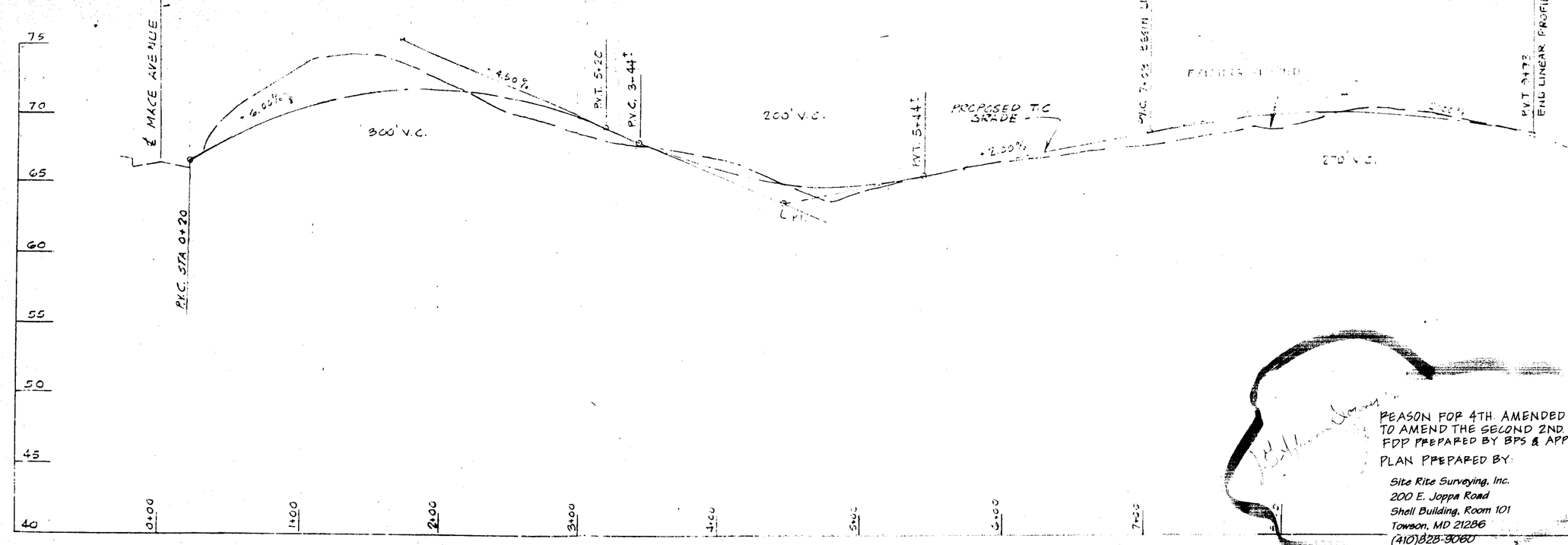
On September 26, 1994, the Development Review Committee (DRC) reviewed the plan on the above referenced project and determined it to be eligible for a refinement to the Final Development Plan under Section 26-121 of the Baltimore County Development Regulations. This exempts your development from having to obtain approval from either the planning board or the hearing officer; however, compliance with all agency comments is still required.

No review is necessary, however, need to come to this office for signature, with a copy of this letter. Also the Final Development Plan must be amended.

If you have any questions, please feel free to call me at (410) 887-3953.

Sincerely,

Charles T. Raucci
Development Manager



LINDSEY COURT PROFILE
SCALE: HORIZ: 1" = 50'
VERT: 1" = 5'

REASON FOR 4TH AMENDED FDP IS TO AMEND THE SECOND 2ND AMENDED FDP PREPARED BY BPS & APPROVED 11/8/2000

PLAN PREPARED BY:
Site Rite Surveying, Inc.
200 E. Joppa Road
Shell Building, Room 101
Towson, MD 21286
(410)828-9060

PLAN TO ACCOMPANY HEARING OFFICER'S ORDER

OCT 14 1996
DATE

PROJECT MANAGER

DPM # 92303 Z
PDM # XV-585

OFFICE OF PLANNING AND ZONING
APPROVED BY:

DIRECTOR OF PLANNING — Date
DIRECTOR OF PDM — Date

PS / land technology inc.
Engineers & Surveyors
P.O. BOX 5614
Baltimore, Maryland
1-435-0800 21210

This Plan is Sealed and Certified to be in accordance with the Hearing Officers Order and all agency comments.

REVISED BY
M&H DEVELOPMENT ENGINEERS, INC.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

OWNER / DEVELOPER
GUNTER MANOR HOMES INC.
1115 MACE AVENUE
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND 21221
410-574-5432

REVISIONS

Date	Description	By
10/21/93	ADD [illegible] REVISE GENERAL NOTES	W.TP
6-3-97	BY M&H DEVELOPMENT, INC.	VTM
6-13-97	BY M&H DEVELOPMENT, INC. DRC#06167B	GBS

Designed By K. PACE
Drawn By K. PACE
Checked By S.A. CGR

FINAL DEVELOPMENT PLAN
OAK HILL ESTATES
1115 MACE AVENUE
15th ELECTION DISTRICT, 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND 21221

SCALE: AS SHOWN SHEET 2 OF 2 DATE 4/24/03

After resolution of any outstanding issues, please submit ten copies of the plan to this office, Room 123, for signature.

I have reviewed the recommendations carefully and I have determined to adopt the recommendations set forth above. It is this 18th day of June 1997, ordered and decided that the recommendations of the DRC are hereby adopted.

Should you submit an application for any permits that may be required for this project, your application will be processed subject to the conditions set forth above and any plans, securities, or non-county permits that may be required in accordance with County, State, or Federal regulations.

Sincerely,

Arnold Jablon

Arnold Jablon
Director

AJ:DTR:tcm

c: Bruce Seeley
Joyce Watson
File