RE:	PETITION FOR SPECIAL HEARING W/side Dover Rd, 1,900 feet more or less, N of Knox Avenue 4th Election & 3rd Councilmanic Districts Legal Owner(s): Jarvis Steel & Lumber Co. Keith Streley, VP Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-575-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 25th day of June, 2003, a copy of the foregoing Entry of Appearance was mailed to Scott A Lindfren, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontowne Boulevard, Suite 100, Towson, MD 21286 & to Howard L Alderman, Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
JUN 25 2003
Per.....

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

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

JM
8/12

RECEIVED
AUG - 6 2003
ZONING COMMISSIONER

August 6, 2003

Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
401 Bosley Avenue, Suite 405
Towson, Maryland 21204

Re: Zoning Case Number 03-575-SPH

Dear Mr. Schmidt:

On behalf of the owners, Jarvis Steel and Lumber Co., Inc., and Howard L. Alderman, Jr., attorney for the owner, we would ask that the above referenced Zoning Special Hearing be withdrawn.

Thank you for your consideration of this request.

Sincerely,

Scott A. Lindgren

Scott A. Lindgren
Project Manager

C:\My Documents\drc.dot

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

June 17, 2003

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

Re: **Zoning Advisory Committee Agenda, 06/23/03 re: case numbers 03-570-A, 03-571-A, 03-572-A, 03-573-SPHA, 03-574-A, 03-575-SPH, 03-576-SPHA**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 06/16/03. The information has been submitted to Mr. Mike Nortrup.

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

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

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: 6.13.03

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

RE: Baltimore County
Item No. 575 LTM

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,

L. J. Gredlein

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

Baltimore County
Fire Department

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

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

June 17, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 17, 2003

Item No.: 570 - 576
575

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 03-575 SPH

Date Completed/Initials	
6-18-03	PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)
	DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)
	TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)
	UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)
	COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)
	POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)
	RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)
	INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)
7/24 7/23	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)
	COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)
	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Withdrawn 8/12

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 03-575 – 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, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: June 23, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2003
Item No. 575

The Bureau of Development Plans Review has reviewed the subject-zoning item.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

RWB:CEN:jrb

cc: File

ZAC-6-23-2003-ITEM 575-NOS 570-576-06232003

Leland

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at West Side Dover Road 1900 Feet more or less, North of Knox Avenue

which is presently zoned R.C. 4 & R.C.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

See Attached

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:

Howard L. Alderman, Jr.
Name - Type or Print

Signature

Levin & Gann
Company

8th Floor 410
502 Washington Ave. 321-0600
Address Telephone No.

Towson MD 21204
City State Zip Code

Legal Owner(s):

Jarvis Steel & Lumber Company
Name - Type or Print

Signature

Keith Straley, V.P.
Name - Type or Print

Signature

1030 Patapsco Avenue 410 355-3000
Address Telephone No.

Baltimore MD 21225
City State Zip Code

Representative to be Contacted:

Scott A. Lindgren
Gerhold, Cross & Etzel, Ltd.
Name

320 E. Towsontown Blvd. #100 410 823-4470
Address Telephone No.

Towson MD 21286
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 6/9/03

Case No. 03-575-SPH

RSV 9/15/95

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: 03-575-SPH

Address: w/s Dover Road

Legal Owners: Jarvis Steel & Lumber Co., Inc.

Present Zoning: RC 4 & RC 5

REQUESTED RELIEF:

"*why the Zoning Commissioner should*" [1] approve portions of Lot Nos. 5, 7 and 13 which are zoned RC 4, as shown on the Plat to Accompany this Petition, as Non-Density Areas/Parcels; and [2] approve such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

FOR ADDITIONAL INFORMATION ON THIS PETITION, PLEASE CONTACT:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
8th Floor, Nottingham Centre
502 Washington Avenue
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801
halderman@LevinGann.com

#575

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax. (410) 823-4473 • www.gcelimited.com

June 3, 2003

ZONING DESCRIPTION
Nancy Lee Farms II

Beginning for the same in the center of Dover Road, 1900'+/- north of Knox Avenue, thence leaving Dover Road and running 1) South 83 degrees 24 minutes 43 seconds West 270.90 feet, 2) South 07 degrees 17 minutes 26 seconds West 218.54 feet, 3) South 88 degrees 15 minutes 49 seconds West 659.89 feet, 4) South 80 degrees 35 minutes 16 seconds West 796.11 feet, 5) South 00 degrees 13 minutes 00 seconds West 484.73 feet, 6) North 89 degrees 03 minutes 58 seconds West 688.34 feet, 7) North 11 degrees 24 minutes 12 seconds East 1225.97 feet and 8) North 87 degrees 33 minutes 11 seconds East 2002.96 feet to a point in the center of Dover Road, running thence and binding in the center of Dover Road, 9) South 24 degrees 22 minutes 37 seconds East 456.42 feet to the place of beginning.

Containing 40.505 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.

STATE OF MARYLAND
SCOTT ALAN UNDERWOOD
No. 21081
PROFESSIONAL LAND SURVEYOR

6/3/03

#575

X:\JARVIS\Dover\zoningdes.doc

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25031

DATE 6/9/03 ACCOUNT R001 6 06 6150

AMOUNT $ 195.00

RECEIVED FROM: JARVIS STEEL & LUMBER CO.

FOR: 03-575-SPH

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/10/2003	6/09/2003	15:20:02	4

REG WS06 WALKIN FROM KKM
>>RECEIPT # 162116 6/10/2003 OFLR
Dept 5 528 ZONING VERIFICATION
CR NO. 025031
Recpt Tot $195.00
195.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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

June 18, 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: 03-575-SPH
West side of Dover Road, 1900 feet more or less, North of Knox Avenue
West side of Dover Road, 1900 feet more or less, North of Knox Avenue
4th Election District – 3rd Councilmanic District
Legal Owner: Jarvis Steel & Lumber Company, Keith Straley, V.P.

Special Hearing to approve portions of Lot Nos. 5,7, and 13, which are, zoned RC-4, as Non-density areas/parcels and to approve such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

Hearings: Tuesday, August 12, 2003 at 11:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Jr., Levin and Gann, 502 Washington Ave., 8th Fl., Towson 21204
Jarvis Steel & Lumber, Keith Straley, 1030 Patapsco Avenue, Baltimore 21225
Scott Lindgren, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., #100, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 26, 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
Thursday, July 24, 2003 Issue - Jeffersonian

Please forward billing to:
Jarvis Steel and Lumber Co. 410-355-3000
1030 Patapsco Avenue
Baltimore, MD 21225

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LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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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: 03-575-SPH

Petitioner: JARVIS STEEL AND LUMBER COMPANY

Address or Location: WEST SIDE OF DOVER ROAD 1900'± NORTH OF KNOX AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

Name: JARVIS STEEL AND LUMBER COMPANY

Address: 1030 PATAPSCO AVENUE
BALTIMORE, MARYLAND 21225

Telephone Number: 410-355-3000

Revised 2/20/98 - SCJ

NOTICE OF ZONING HEARING

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Case. #03-575-SPH
West side of Dover Road, 1900 feet more or less, North of Knox Ave.
West side of Dover Road, 1900 feet more or less, North of Knox Ave.
4th Election District - 3rd Councilmanic District
Legal Owner(s): Jarvis Steel & Lumber Company, Keith Straley, V P

Special Hearing: to approve portions of Lot Nos. 5, 7, and 13 which are zoned RC-4, as Non-density areas/parcels and to approve such additional relief as the nature of this case as presented at the time of the hearing on this Petition may require, within the spirit and intent of the BCZR.

Hearing: Tuesday, August 12, 2003 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT/8/608 Aug 5 C618827

Withdrawn

8/12

CERTIFICATE OF PUBLICATION

8/7/, 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 8/5/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

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Zoning Commissioner for Baltimore County

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(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

7/264 July 24 C616366

CERTIFICATE OF PUBLICATION

7/24, 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~~ week~~s~~, the first publication appearing on 7/24, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax. (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE #03-575-SPH
PETITIONER/DEVELOPER:
Jarvis Steel & Lumber Company
DATE OF HEARING: August 12, 2003

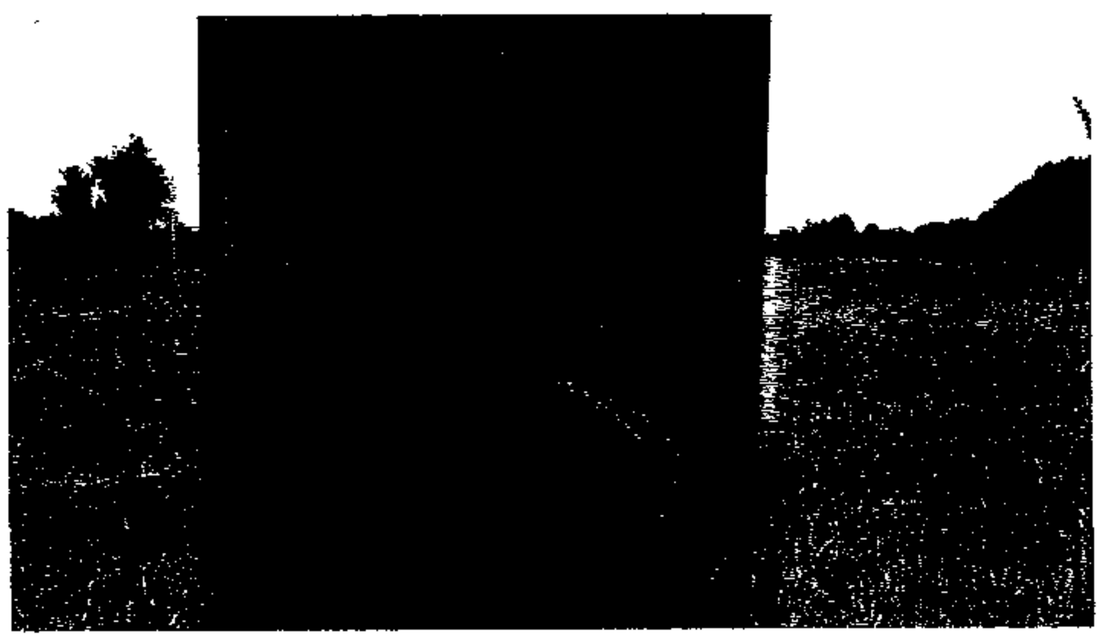
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA 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

LOCATION:
West side of Dover Road
1900'+- north of Knox Avenue



POSTED ON: 7/ 25/03

DATE:
7/28/03

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

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

June 18, 2003

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Director

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C: Howard Alderman, Jr., Levin and Gann, 502 Washington Ave., 8th Fl., Towson 21204
Jarvis Steel & Lumber, Keith Straley, 1030 Patapsco Avenue, Baltimore 21225
-Scott Lindgren, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., #100, Towson 21286

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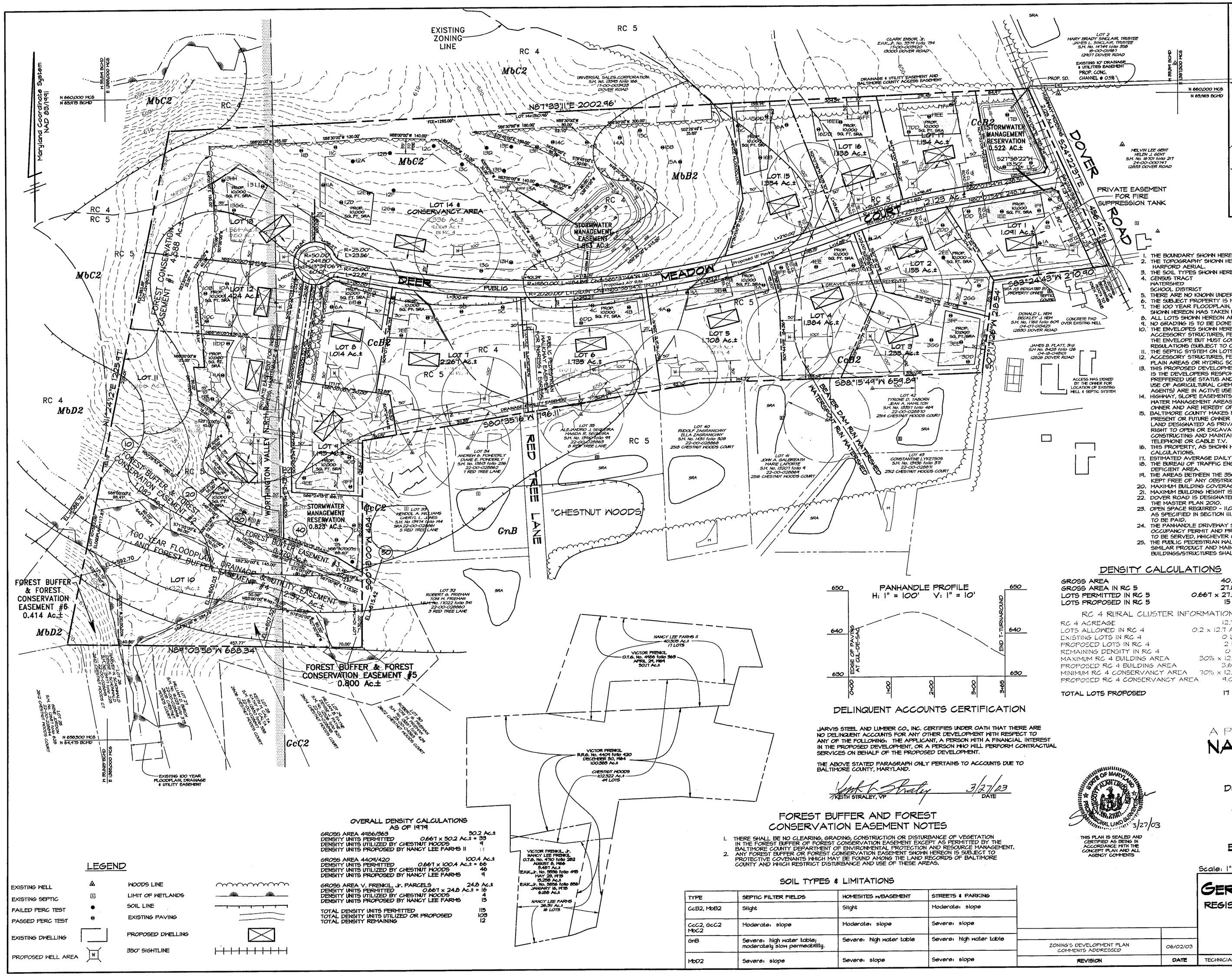
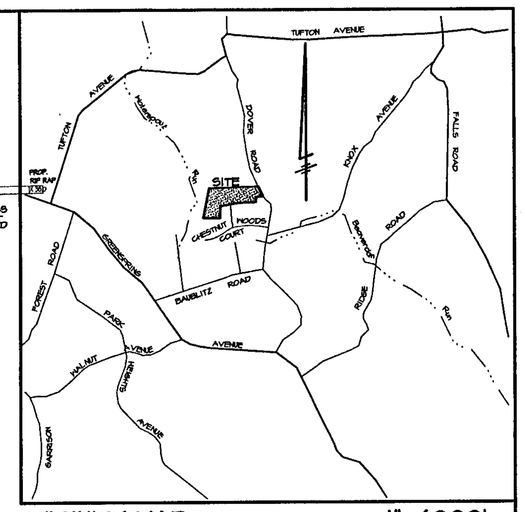
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper





VICINITY MAP 1"=4000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A SURVEY BY GERHOLD, CROSS & ETZEL,LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM AERIAL TOPOGRAPHY PREPARED BY HARFORD AERIAL.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 21.
4. CENSUS TRACT 4041 A.D.C. MAP & GRID 17 J6-C,D
   WATERSHED 12 SUBSEWERSHED 36
   SCHOOL DISTRICT 81 REGIONAL PLANNING DISTRICT 307B
5. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
7. THE 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT AND FOREST BUFFER EASEMENT SHOWN HEREON WAS TAKEN FROM A FLOOD STUDY PREPARED BY SITE RESOURCES INC.
8. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
9. NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREAS.
10. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
11. THE SEPTIC SYSTEM ON LOTS 1, 3, 11, 13, 15, 16 & 17 WILL REQUIRE AN EJECTOR PUMPS.
12. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
13. THIS PROPOSED DEVELOPMENT IS IN CLOSE PROXIMITY TO ACTIVE AGRICULTURAL OPERATIONS. IT IS THE DEVELOPERS RESPONSIBILITY TO ADVISE FUTURE HOMEOWNERS THAT AGRICULTURE HAS A PREFFERED USE STATUS AND THAT ODORS, NOISE, DUST, FARM EQUIPMENT, LIVESTOCK, AND THE USE OF AGRICULTURAL CHEMICALS (PESTICIDES, FERTILIZERS, HERBICIDES, AND OTHER CONTROL AGENTS) ARE IN ACTIVE USE.
14. HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
15. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE T.V.
16. THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTACT SINCE 1947. SEE OVERALL DENSITY CALCULATIONS.
17. ESTIMATED AVERAGE DAILY TRIPS: 17 x 12.4 = 210.8
18. THE BUREAU OF TRAFFIC ENGINEERING HAS CONFIRMED THAT THIS SITE IS NOT IN A TRAFFIC DEFICIENT AREA.
19. THE AREAS BETWEEN THE 350' SIGHTLINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
20. MAXIMUM BUILDING COVERAGE FOR EACH LOT IN THE R.C. 5 ZONE IS 15%.
21. MAXIMUM BUILDING HEIGHT IS 35 FEET.
22. DOVER ROAD IS DESIGNATED AS A "SCENIC CORRIDOR" ON THE "SCENIC RESOURCES MAP IN THE MASTER PLAN 2010.
23. OPEN SPACE REQUIRED - 11,250 SF. ACTIVE AND 5,450 SF. PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 1B1.D.3; OPEN SPACE PROVIDED - WAIVER REQUESTED AND FEE IN LIEU TO BE PAID.
24. THE PANHANDLE DRIVEWAY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST.
25. THE PUBLIC PEDESTRIAN WALKWAY EASEMENT SHALL BE PAVED WITH STONE, MULCH OR A SIMILAR PRODUCT AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. NO FENCES OR OTHER BUILDINGS/STRUCTURES SHALL BE CONSTRUCTED WITHIN THE EASEMENT AREA.

DENSITY CALCULATIONS

GROSS AREA	40.5 Ac.±
GROSS AREA IN RC 5	27.8 Ac.±
LOTS PERMITTED IN RC 5	0.667 x 27.9 Ac.± = 18 Lots
LOTS PROPOSED IN RC 5	15 Lots

RC 4 RURAL CLUSTER INFORMATION

RC 4 ACREAGE	12.7 Ac.±
LOTS ALLOWED IN RC 4	0.2 x 12.7 Ac.± = 2 Lots
EXISTING LOTS IN RC 4	0 Lots
PROPOSED LOTS IN RC 4	2 Lots
REMAINING DENSITY IN RC 4	0 Lots
MAXIMUM RC 4 BUILDING AREA	30% x 12.7 = 3.81 Ac.±
PROPOSED RC 4 BUILDING AREA	3.64 Ac.±
MINIMUM RC 4 CONSERVANCY AREA	70% x 12.7 = 8.89 Ac.±
PROPOSED RC 4 CONSERVANCY AREA	9.06 Ac.±
TOTAL LOTS PROPOSED	17 Lots

OWNER\DEVELOPER

JARVIS STEEL & LUMBER CO. INC.
1030 PATAPSCO AVENUE
BALTIMORE, MARYLAND 21225
410-355-3000

DELINQUENT ACCOUNTS CERTIFICATION

JARVIS STEEL AND LUMBER CO. INC. CERTIFIES UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

THE ABOVE STATED PARAGRAPH ONLY PERTAINS TO ACCOUNTS DUE TO BALTIMORE COUNTY, MARYLAND.

KEITH STRALEY, VP — 3/27/03 DATE

OVERALL DENSITY CALCULATIONS AS OF 1979

GROSS AREA 4486/363	50.2 Ac.±
DENSITY UNITS PERMITTED	0.667 x 50.2 Ac.± = 33
DENSITY UNITS UTILIZED BY CHESTNUT WOODS	9
DENSITY UNITS PROPOSED BY NANCY LEE FARMS II	17
GROSS AREA 4404/420	100.4 Ac.±
DENSITY UNITS PERMITTED	0.667 x 100.4 Ac.± = 66
DENSITY UNITS UTILIZED BY CHESTNUT WOODS	46
DENSITY UNITS PROPOSED BY NANCY LEE FARMS	9
GROSS AREA V. FRENKIL, Jr. PARCELS	24.8 Ac.±
DENSITY UNITS PERMITTED	0.667 x 24.8 Ac.± = 16
DENSITY UNITS UTILIZED BY CHESTNUT WOODS	4
DENSITY UNITS PROPOSED BY NANCY LEE FARMS	15
TOTAL DENSITY UNITS PERMITTED	115
TOTAL DENSITY UNITS UTILIZED OR PROPOSED	103
TOTAL DENSITY REMAINING	12

LEGEND

EXISTING WELL
EXISTING SEPTIC
FAILED PERC TEST
PASSED PERC TEST
EXISTING DWELLING
PROPOSED WELL AREA
WOODS LINE
LIMIT OF WETLANDS
SOIL LINE
EXISTING PAVING
PROPOSED DWELLING
350' SIGHTLINE

FOREST BUFFER AND FOREST CONSERVATION EASEMENT NOTES

1. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER OF FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
2. ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
CcB2, MbB2	Slight	Slight	Moderate: slope
CcC2, GcC2 MbC2	Moderate: slope	Moderate: slope	Severe: slope
GnB	Severe: high water table; moderately slow permeability.	Severe: high water table	Severe: high water table
MbD2	Severe: slope	Severe: slope	Severe: slope

REVISION	DATE
ZONING'S DEVELOPMENT PLAN COMMENTS ADDRESSED	06/02/03

STATE OF MARYLAND — REGISTERED PROFESSIONAL LAND SURVEYOR — 3/27/03

THIS PLAN IS SEALED AND CERTIFIED AS BEING IN ACCORDANCE WITH THE CONCEPT PLAN AND ALL AGENCY COMMENTS

PDM #IV-557
DEVELOPMENT PLAN
AND PLAT TO ACCOMPANY
A PETITION FOR SPECIAL HEARING
NANCY LEE FARMS II

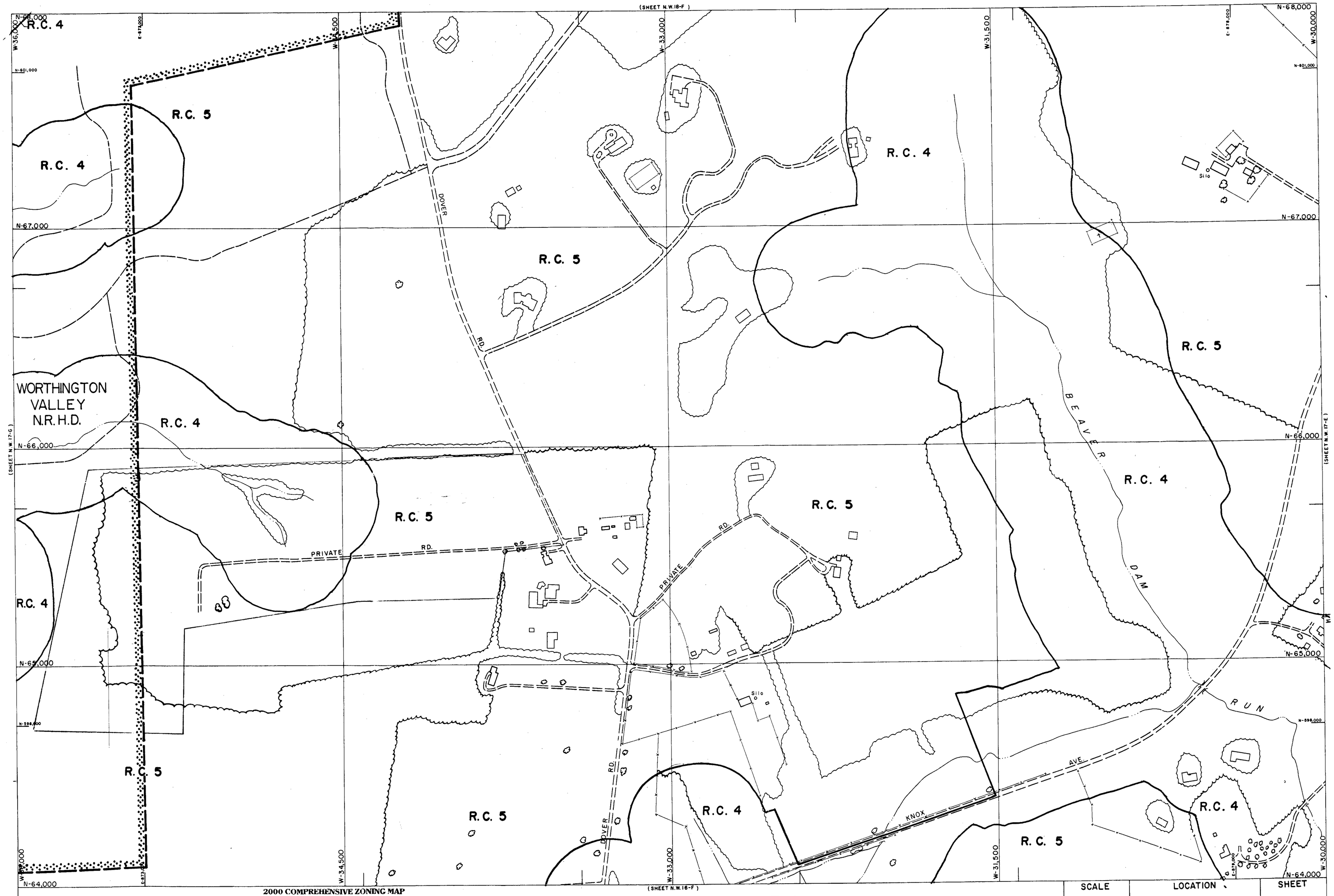
PROPERTY OF
JARVIS STEEL & LUMBER COMPANY
DOVER ROAD
Deed Ref: E.H.K.,Jr. No. 6691 folio 703
Tax Account No.: 04-06-058333
Zoned R.C.-4 & R.C.-5; Map NW 17-F
Tax Map 50; Grid 1; Parcel 5
4th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 100' January 14, 2003

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Tonsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

TECHNICIANS: S.A.L. FILE: X:\JARVIS\Dover\devplan.pro

LTM #575



W - SE

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

Joseph Bertenfelder
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE	LOCATION	SHEET
1" = 200' ±	BEAVER DAM RUN AND KNOX AVENUE	N. W. 17-F
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 17 F

#575