IN RE: PETITION FOR VARIANCE E/S Back River Neck Road, 110' N of the c/l Turkey Point Road **(607 Back River Neck Road)** 15th Election District 6th Council District B & L Properties, LLC, Owners; Nicholas Otte, et ux, Contract Purchasers	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-591-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, B & L Properties, LLC, and the Contract Purchasers, Nicholas and Carol Otte. The Petitioners request variance relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 24 feet in lieu of the required 30 feet for a proposed dwelling, and to amend the building envelope shown on the Minor Subdivision Plan for Lot 1 of the Ebersberger Property, accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were William L. Bafitis on behalf of B & L Properties, LLC, Owners, Carol Otte, Contract Purchaser, and Buck Jones, Builder. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel located on the northwest corner of the intersection of Turkey Point Road and Back River Neck Road in Essex. The property contains a gross area of 0.695 acres, more or less, split zoned D.R.3.5 (0.557 acres) and B.L. (.138 acres), and is presently unimproved. The Petitioners propose to develop the property with a two-story, single-family dwelling in accordance with Petitioner's Exhibit 1. Due to its close proximity to Muddy Gut and Back River, development of the property is subject to compliance with Chesapeake Bay Critical Areas regulations. As shown on the site

ORDER RECEIVED FOR FILING
Date 9/19/03
By

plan, the line delineating the critical areas bisects the property. Based on this site constraint the Petitioners have moved the proposed building envelope towards the rear of the property so that no part of the dwelling will be located within the critical areas easement. As a result, a modest variance is requested to allow a rear setback of 24 feet in lieu of the required 30 feet.

It is to be noted that there is a residential subdivision known as Cape May Landing to the rear of the subject property. Testimony and evidence was presented that due to the layout of that subdivision, there is a distance of more than 70 feet from the proposed dwelling to the rear of the closest house in that subdivision. Additionally, it appears that the 70-foot distance is screened with existing landscaping.

Based on the testimony and evidence offered, I am persuaded that the relief requested meets the requirements of Section 307 of the B.C.Z.R. for relief to be granted. The uniqueness associated with the property is its unusual shape and the limitations on disturbance and construction imposed on the front portion of the site by the critical areas regulations. The variance is modest and it is clear that the proposed construction will not detrimentally impact adjacent properties. Moreover, I will approve the requested amendment to the minor subdivision plan, a copy of which was submitted into evidence as Petitioner's Exhibit 2, showing the relocated building envelope and variance.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of September, 2003 that the Petition for Variance seeking relief from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 24 feet in lieu of the required 30 feet for a proposed dwelling, and to amend the building envelope shown on the Minor Subdivision plan for Lot 1 of the Ebersberger Property, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

ORDER RECEIVED FOR FILING
Date 9/18/03
By

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Development of the subject lot shall be in compliance with any recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) relative to Chesapeake Bay Critical Areas regulations.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 9/13/03
By

Baltimore County
Zoning Commissioner

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

September 17, 2003

Mr. & Mrs. William N. Bafitis
B & L Properties, LLC
1249 Engleberth Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
E/S Back River Neck Road, 110' N of the c/l Turkey Point Road
(607 Back River Neck Road)
15th Election District – 6th Council District
B & L. Properties, LLC, Owners; Nicholas Otte, et ux, Contract Purchasers
Case No. 03-591-A

Dear Mr. & Mrs. Bafitis:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Nicholas Otte
1525 Hopewell Avenue, Baltimore, Md. 21221
Mr. Buck Jones, 500 Vogts Lane, Baltimore, Md. 21221
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

CBCA

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 607 Back River Neck Road

which is presently zoned DR 3.5 & BL

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2C1, BCZR, TO PERMIT A PROPOSED DWELLING WITH A REAR YARD SETBACK ~~1B01.2C.1.6 to permit a rear yard~~ in a DR 3.5 zone of 24 feet in-lieu of the required 30 feet. AND TO AMEND THE BUILDING ENVELOPE IN MINOR SUBDIVISION OF THE ROBBS BRANCH PROPERTY (01-108-M) FOR PROPOSED LOT #1

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

Unique configuation of this lot in conjuntion with the mandated Forest Buffer Easement and Critical Area Easement and associated residential structure setbacks generate a very shallow building envelope and thus a practical difficulty and hardship.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

Nicholas Otte, Carol Otte
Name - Type or Print

Nicholas M. Otte Carol Otte
Signature

1525 Hopewell Avenue — 410-686-8612
Address — Telephone No.

Baltimore, Maryland 21221
City — State — Zip Code

Attorney For Petitioner:

None
Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

B & L Properties, LLC
William N. Bafitis
Name - Type or Print

William N. Bafitis
Signature

Linda K. Bafitis
Name - Type or Print

Linda K. Bafitis
Signature

1249 Engleberth Road — 410-391-2336
Address — Telephone No.

Baltimore, Maryland 21221
City — State — Zip Code

Representative to be Contacted:

Bafitis & Associates, Inc., Clyde Hinkle
Name

1249 Engleberth Road — 410-391-2336
Address — Telephone No.

Baltimore, Maryland 21221
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By JNP Date 6/17/03

ORDER RECEIVED FOR FILING
Date 9/18/03
By

Case No. 03-591-A

REV 9/15/98

337-9102

Bafitis & Associates, Inc.

ZONING DESCRIPTION
NO. 607 BACK RIVER NECK ROAD
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the East side of Back River Neck Road, 90 feet wide; said point being situated 110 feet ± Northerly from the centerline of relocated Turkey Point Road, 125 feet ± wide.

Thence binding on the East side of said Back River Neck Road by a curve to the left with a radius of 1,487.39 feet and a curve length of 173.97 feet to a point; thence leaving said Back River Neck Road the five following courses and distances:

1) By a curve to the right R=35.00 feet, and a curve length of 27.28 feet, thence
2) North 78°-38'-10" East 62.11 feet, thence
3) North 03°-00'-02" East 19.12 feet, thence
4) South 77°-26'-11" East 133.23 feet, thence
5) South 75°-02'-37" East 136.26 feet, to a point on the North side of Relocated Turkey Point Road;

Thence binding on the Northside of said Turkey Point Road by a curve to the left with a radius of 578.22 feet and a curve length of 128.13 feet, thence leaving said North side of Relocated Turkey Point Road South 79°-32'-00" West 94.80 feet to the said point of beginning.

Containing 30,262.71 square feet, 0.695 Acres of land more or less.

Being known as Lot 1 of a Minor Subdivision Plan for Ebersberger Property recorded among the Land Records of Baltimore County, Maryland Minor Subdivision No. 01108M.

STATE OF MARYLAND
WILLIAM N. BAFITIS
No. 11641
REGISTERED
PROFESSIONAL ENGINEER

William N. Bafitis, P.E. Md. Reg. No. 11641

6/6/03
Date

Civil Engineers / Land Planners / Surveyors - 1249 Engleberth Road / Baltimore, Maryland 21221 / 410-391-2336

03-591-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25515

DATE 6/17/03 ACCOUNT R 001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Buck Jones

FOR: 607 Back River Neck Road (03-591-A)
Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
BUSINESS ACTUAL TIME DRW
6/17/2003 6/17/2003 09:58:04 5
REG WOOD WALK IN WALK NOW
RECEIPT # 51002 6/17/2003 UPLR
Dept 5 528 ZONING VERIFICATION
LN NO. Q25515
Recpt Tot $65.00
$5.00 CH .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #03-591-A
607 Back River Neck Road
E/side of Back River Neck Road, 110 feet north of Turkey Point Road (relocated)
15th Election District - 6th Councilmanic District
Legal Owner(s): William and Linda Bafitis, B & L Properties, LLC
Contract Purchaser: Nicholas and Carol Otte

Variance: to permit a proposed dwelling with a rear yard setback in a DR 3.5 zone of 24 feet in-lieu-of the required 30 feet, and to amend the building envelope in Minor Subdivision of the Ebersberger Property (01-108-M) for proposed Lot 1.

Hearing: Monday, September 8, 2003 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

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

8/196 Aug 21 C621772

CERTIFICATE OF PUBLICATION

8/21/, 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 8/21/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: August 25, 2003

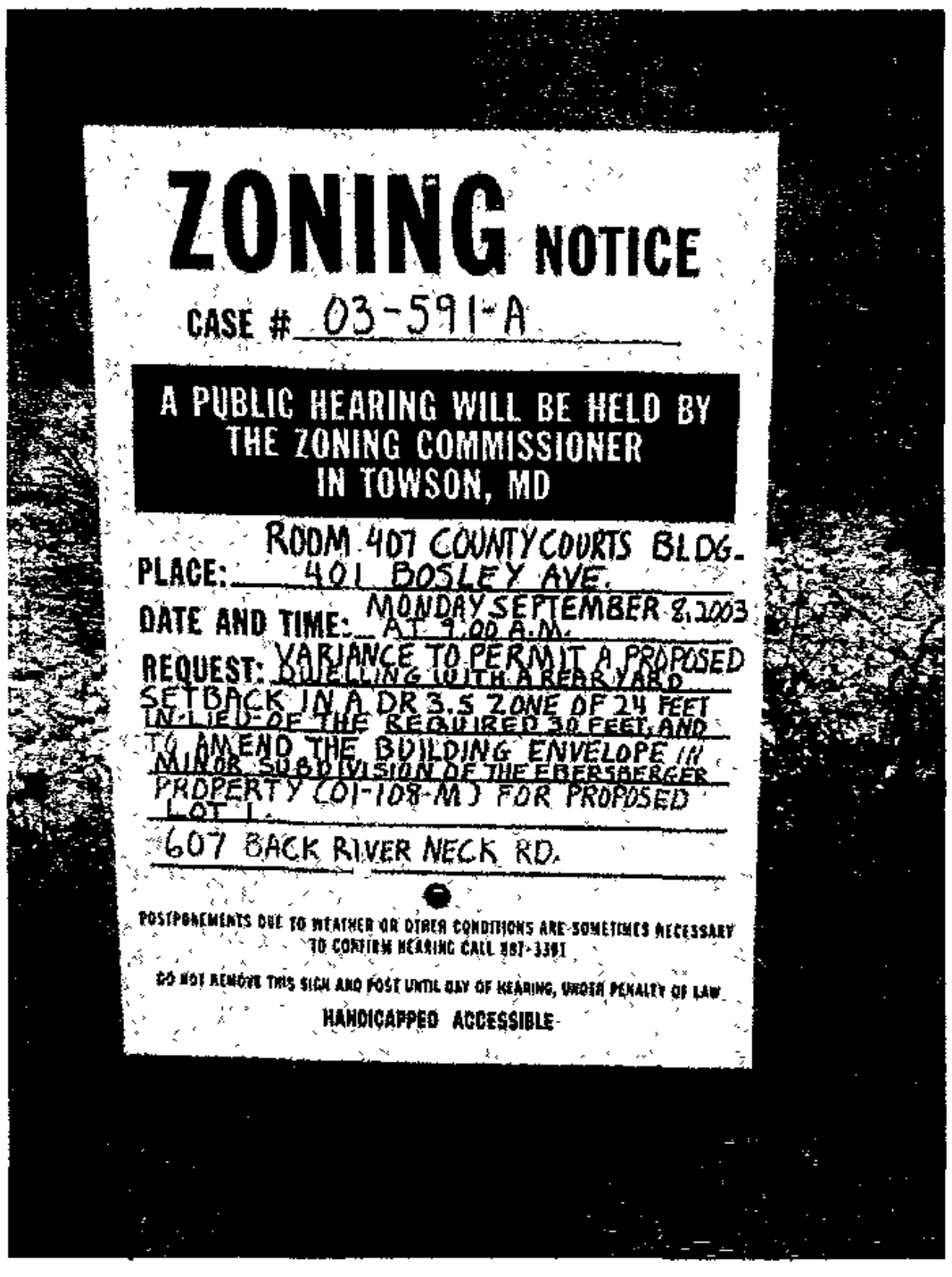
RE: Case Number 03-591-A.

Petitioner/Developer: B+L PROPERTIES, WILLAM + LINDA BAFITIS/ETAL

Date of Hearing/Closing: SEPTEMBER 8, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 607 BACK RIVER NECK RD

The sign(s) were posted on August 21, 2003
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

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

410-666-5366
(Telephone Number of Sign Poster)

Revised 3/1/01 - 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

July 8, 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: 03-591-A
607 Back River Neck Road
E/side of Back River Neck Road, 110 feet north of Turkey Point Road (relocated)
15th Election District – 6th Councilmanic District
Legal Owners: William and Linda Bafitis, B & L Properties, LLC
Contract Purchaser: Nicholas and Carol Otte

Variance to permit a proposed dwelling with a rear yard setback in a DR 3.5 zone of 24 feet in-lieu-of the required 30 feet, and to amend the building envelope in Minor Subdivision of the Ebersberger Property (01-108-M) for proposed Lot 1.

Hearings: Monday, September 8, 2003, at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco
Director

TK:klm

C: B & L Properties, William and Linda Bafitis, 1249 Engleberth Rd., Baltimore 21221
Nicholas and Carol Otte, 1525 Hopewell Avenue, Baltimore 21221
Bafitis and Associates, Inc., Clyde Hinkle, 1249 Engleberth Rd., Baltimore 21221

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, AUGUST 23, 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, August 21, 2003 Issue - Jeffersonian

Please forward billing to:
Buck Jones
500 Vogts Lane
Baltimore, MD 21221

410-574-9337

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: 03-591-A
607 Back River Neck Road
E/side of Back River Neck Road, 110 feet north of Turkey Point Road (relocated)
15th Election District – 6th Councilmanic District
Legal Owners: William and Linda Bafitis, B & L Properties, LLC
Contract Purchaser: Nicholas and Carol Otte

Variance to permit a proposed dwelling with a rear yard setback in a DR 3.5 zone of 24 feet in-lieu-of the required 30 feet, and to amend the building envelope in Minor Subdivision of the Ebersberger Property (01-108-M) for proposed Lot 1.

Hearings: Monday, September 8, 2003, at 9:00 a.m., in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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: 03-591-A

Petitioner: B & L Properties LLC

Address or Location: 607 Back River Neck Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: BUCH JONES

Address: 500 VOGTS LANE
BALT. MD. 21221

Telephone Number: 410-574-9337

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

September 5, 2003

William Bafitis
Linda Bafitis
B & L Properties, LLC
1249 Engleberth Road
Baltimore, MD 21221

Dear Mr. and Mrs. Bafitis:

RE: Case Number: 03-591-A, 607 Back River Neck Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 17, 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
Nicholas & Carol Otte, 1525 Hopewell Ave., Baltimore 21221
Clyde Hinkle, 1249 Engleberth Road, Baltimore 21221

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on Recycled Paper

Baltimore County
Fire Department

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

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

July 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583-588, 590-601

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

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on Recycled Paper

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

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7·1·03

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

RE: Baltimore County
Item No. 591 JNP

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

INTER-OFFICE CORRESPONDENCE

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

DATE: July 18, 2003

RECEIVED

JUL 21 2003

ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case 03-591 and 03-594**

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item No. 591

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 floodplain.

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE 607 Back River Neck Rd; E/side Back River Neck Rd, 110' N Turkey Pt Road (relocated)* 15th Election & 6th Councilmanic Districts Legal Owner(s): B&L Properties, LLC, * William & Linda Bafitis Contract Purchaser(s): Nicholas & Carol Otte* Petitioner(s) *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-591-A

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

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

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

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED
JUL 03 2003
Per.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 3rd day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to, Bafitis & Associates, Inc, Clyde Hinkle, 1249 Engleberth Road, Baltimore, MD 21221, Representative for Petitioner(s).

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

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor

MDP
Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

July 1, 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, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A**

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/01/03. 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

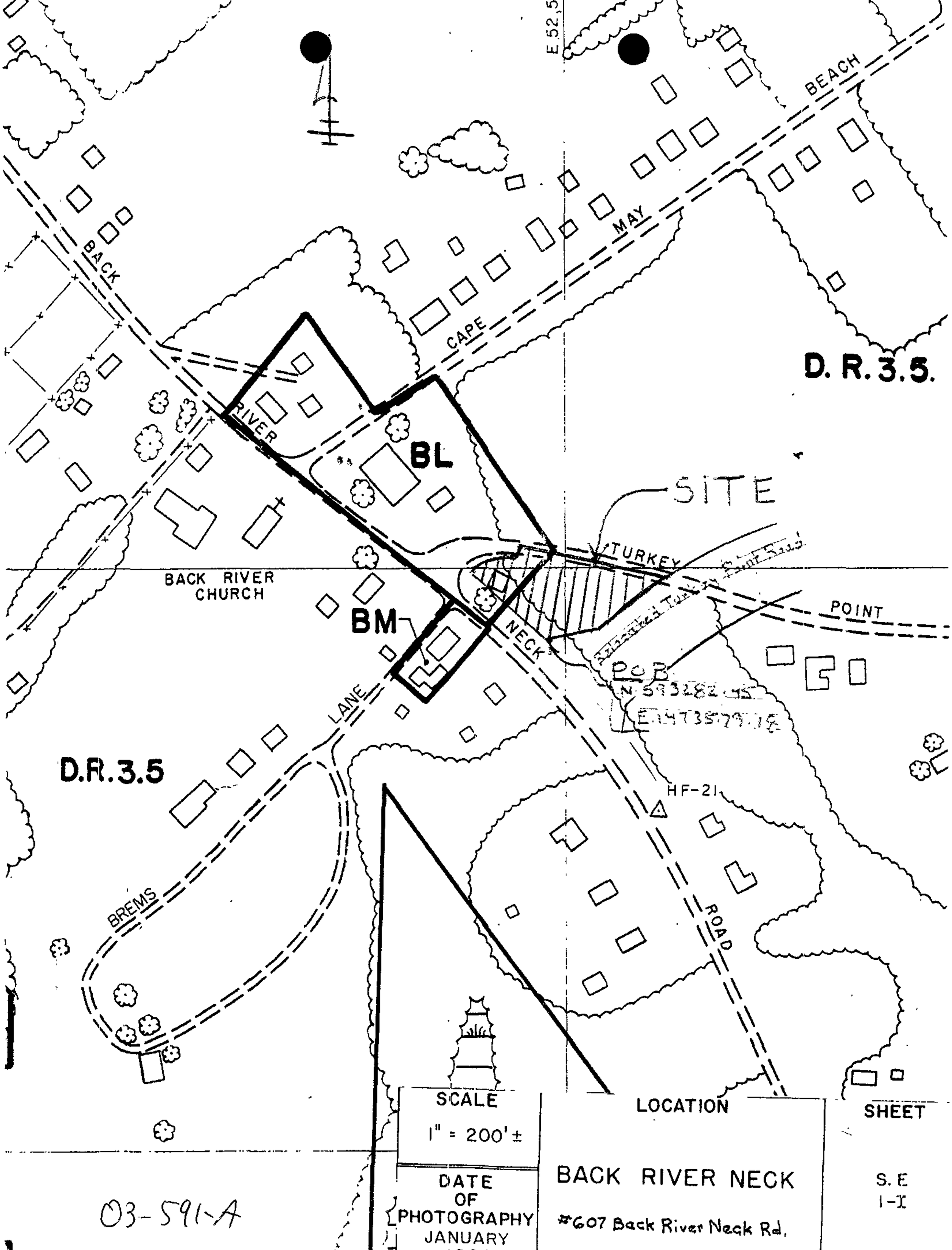
cc: Mike Nortrup

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER _____
DATE _____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
BUCH JONES	500 VOGTS LANE	BALT. MD. 21221	BUCHYJO1954@A.O.L.
CAROLE L OTTE	1525 HOPEWELL AVE.	BALTO. MD 21221	CAROLE@BCBA.ORG
William N. Bafitis	1249 Engelberth Rd.	Balto. Md 21221	bainc@Comcast.Net


BEACH
MAY
CAPE
BACK
RIVER
D. R. 3.5.
BL
SITE
TURKEY
BACK RIVER
CHURCH
BM
NECK
POINT
POB
LANE
D.R.3.5
HF-21
BREMS
ROAD
SCALE
1" = 200'±
LOCATION
SHEET
BACK RIVER NECK
#607 Back River Neck Rd.
S. E
I-X
DATE
OF
PHOTOGRAPHY
JANUARY
1986
03-591-A

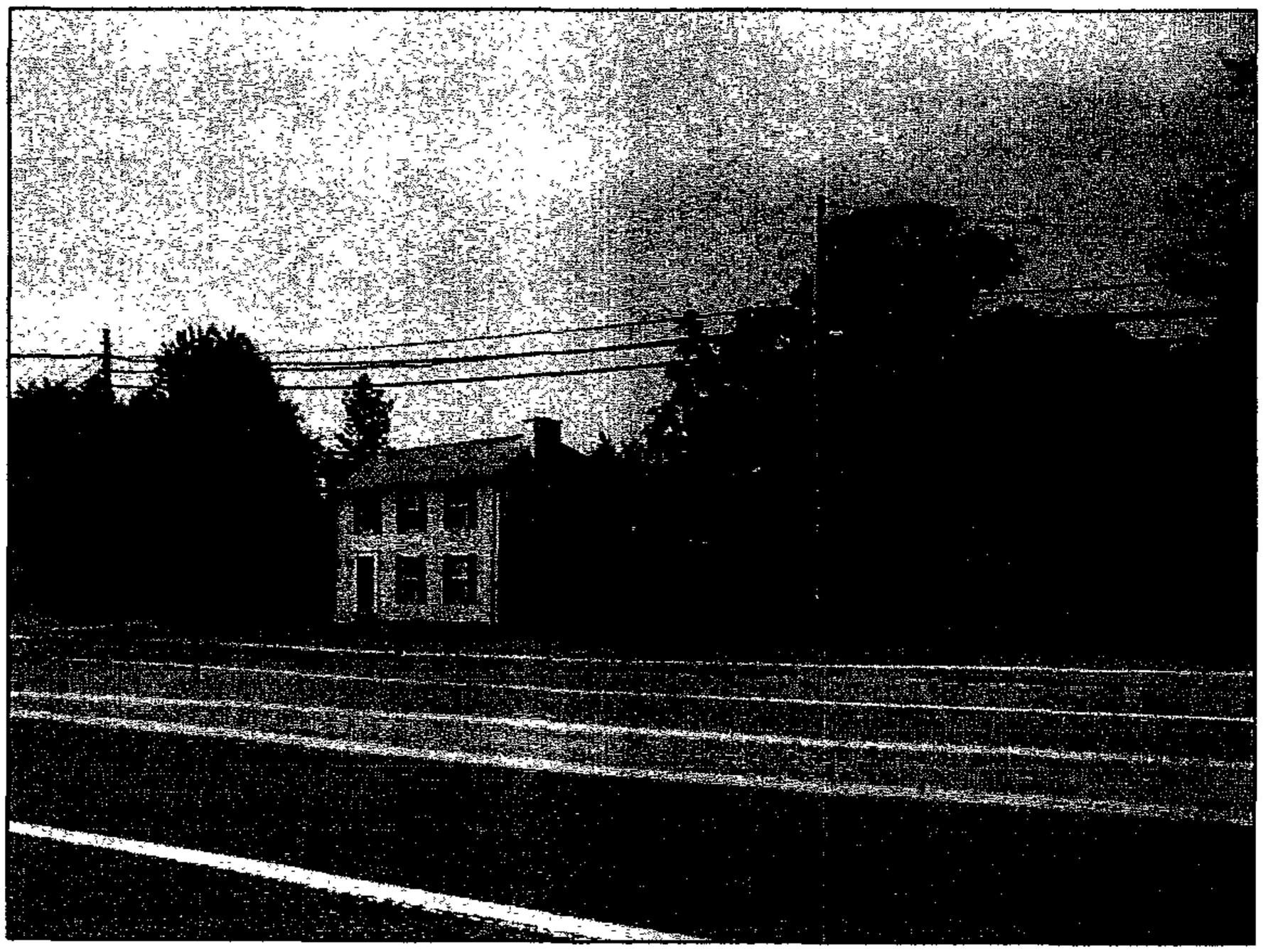
03-591-A

STANDING AT FRONT OF PROPERTY ON THE EAST SIDE OF BACK RIVER NECK LOOKING NORTH WEST.

03-591-A

STANDING ON THE WEST SIDE OF BACK RIVER NECK LOOKING NORTH. PROPERTY IS TO THE RIGHT OF PICTURE.

03-591-A



STANDING AT FRONT OF PROPERTY ON THE EAST SIDE OF BACK RIVER NECK
LOOKING SOUTH WEST.

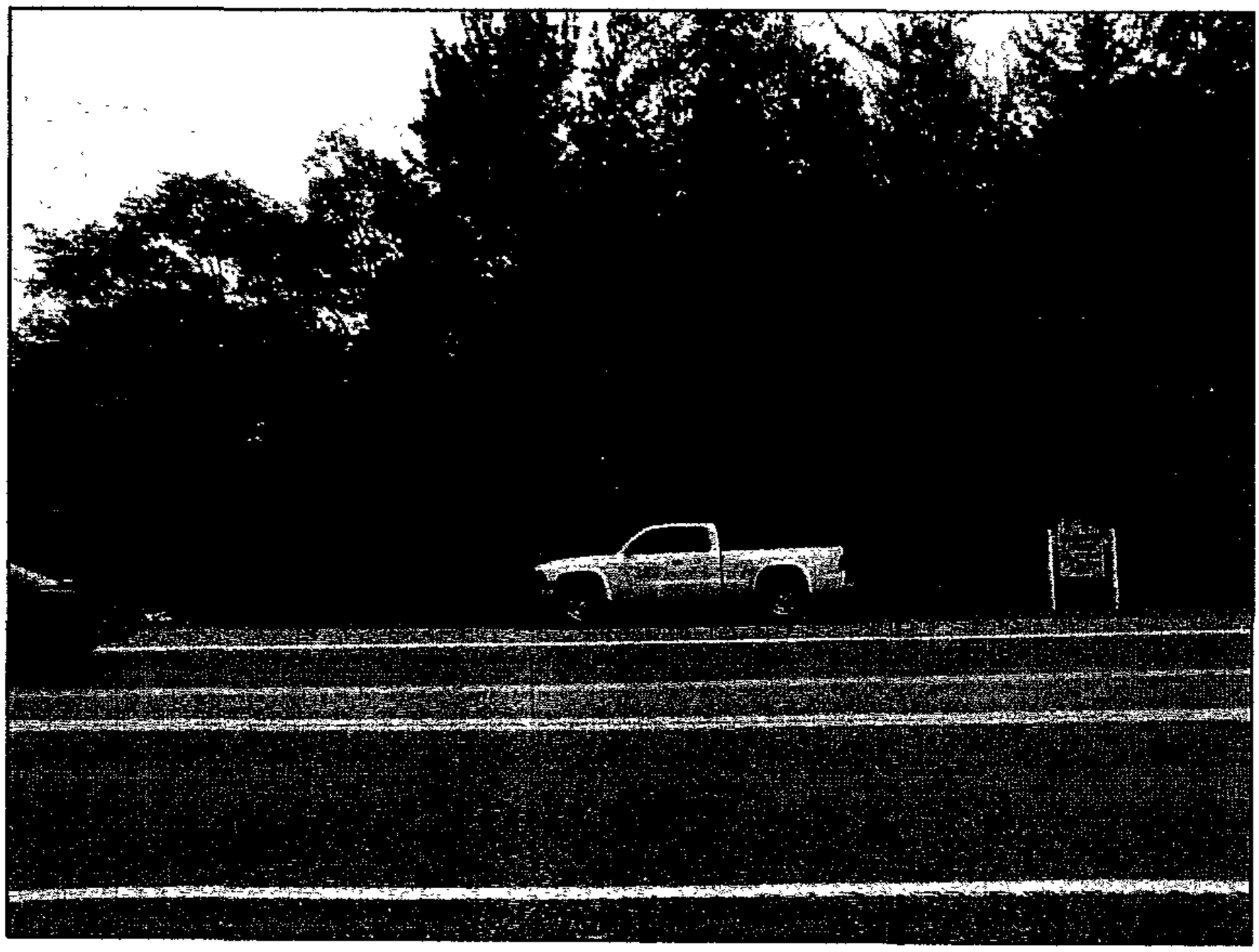
03-591-A

STANDING IN FRONT OF PROPERTY LOOKING NORTH WEST UP BACK RIVER NECK ROAD.

03-591-A

STANDING IN FRONT OF PROPERTY LOOKING SOUTH WEST DOWN BACK RIVER NECK ROAD. TURKEY POINT INTERSECTION IN BACK GROUND.

03091-A



STANDING ON THE WEST SIDE OF BACK RIVER NECK ROAD LOOKING EAST STRAIGHT INTO LOT.

03-591-A

STANDING ON THE WEST SIDE OF BACK RIVER NECK LOOKING NORTH. PROPERTY IS TO THE RIGHT OF PICTURE.

03-591-A

STANDING AT FRONT OF PROPERTY ON THE EAST SIDE OF BACK RIVER NECK
LOOKING NORTH WEST.

03-591-A

STANDING AT FRONT OF PROPERTY ON THE EAST SIDE OF BACK RIVER NECK
LOOKING SOUTH WEST.

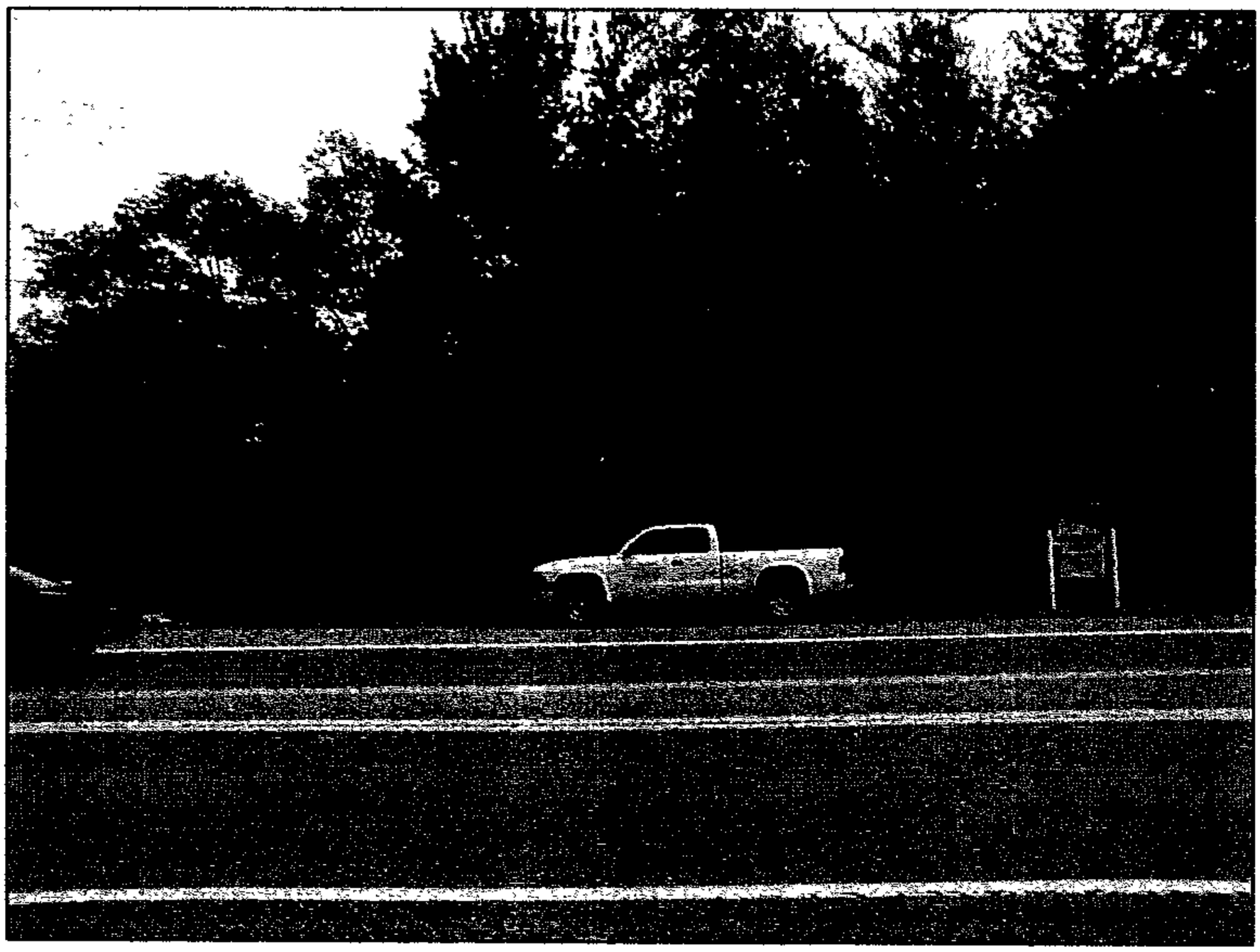
03-591-A

STANDING IN FRONT OF PROPERTY LOOKING NORTH WEST UP BACK RIVER NECK ROAD.

03-591-A

STANDING IN FRONT OF PROPERTY LOOKING SOUTH WEST DOWN BACK RIVER NECK ROAD. TURKEY POINT INTERSECTION IN BACK GROUND.

03-591-A



STANDING ON THE WEST SIDE OF BACK RIVER NECK ROAD LOOKING EAST STRAIGHT INTO LOT.

NOTES

A. There is no zoning case history for this site.
B. The insuance of the building permit and all grading will be done in accordance with the Standard Plan For Sediment and Erosion Control approved by the Baltimore County Soil Conservation District.
C. There are no 100 year flood plains, tidal or riverine, on the lots shown hereon.
D. Topography shown hereon is field run.
E. There is no known rare, threatened or endangered species habitat on these lots.
F. Downspouts are to be discharged onto pervious areas or into drywells where feasible.
G. There are no streams on or within 100' of this site except as shown.
H. There are no known hazardous materials on this sites.
I. There are no known wells, underground tanks or sewage disposal systems within 100' of property boundary.
J. There are no existing structures on this site or within 200 feet of the tract boundary except as shown hereon.
K. This site is served by public water and public sewer.
L. All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
M. There are no buildings or property within this proposed development that are included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District;
N. There are no slopes, onsite, greater than 15%.
O. This property as shown on the plan has been held intact since 7-14-15. The developer's surveyor has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.
P. The property Deed 447 Folio 327 shown held was split into two parcels (S.H.A. R/W 49460) by the State Highway Administration when it relocated Turkey Point Road in conjunction with the construction of Maryland Route 702 and the widening of Back River Neck Road. The two residual parcels have not been separately described or deeded.
Q. All driveway entrances shall be constructed in accordance with current Baltimore County Standards.
R. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement and Critical Area Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
S. Any Forest Buffer Easement and Critical Area Easement shown hereon is subject to protective convenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
T. Forest Buffer and Critical Area Easements shall be posted and shall be and fenced with high visibility fence prior to building permit release.
U. All Critical Area & Forest Buffer Easements shown hereon must be recorded among the land records of Baltimore County, Maryland, via a right-of-way plat prior to approval of the subdivision mylar.
V. Impervious areas proposed hereon include roofs, driveways and walkways.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	453.22'	146.61'	73.95'	145.98'	N 59°28'27" E	18°32'08"
C-2	1482.39'	102.77'	51.41'	102.75'	S 33°06'52" E	03°58'20"
C-3	35.00'	27.28'	14.38'	26.60'	S 51°17'25" W	44°39'58"
C-4	1487.39'	173.97'	87.09'	173.87'	N 47°39'05" W	06°42'08"
C-5	578.22'	128.13'	64.33'	127.86'	N 56°33'21" E	12°41'45"

CBCA DATA

LOT#	LOT AREA (SF)	LOT AREA IN CBCA (SF)	RETAINED FOREST IN CBCA (SF)	% FOREST REMOVED IN CBCA	CBCA FOREST TO BE REPLACED (S.F.)	CBCA IMPERVIOUS AREA(S.F.)	% IMPERVIOUS IN CBCA
LOT 1	30,262.71	13,690.83	11,187.46	18.33%	2,511.17	49	0.36%

NOTE: AREA OF SUBDIVISION OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA= 17,602.43 SF.(0.4041 AC.). THEREFORE FOREST CONSERVATION IS NOT REQUIRED FOR NON-CBCA AREA.

NOTE: IN THE CBCA INDIVIDUAL LOTS OF ONE ACRE OR LESS IN SIZE MAYBE COVERED BY 25% IMPERVIOUS SURFACES; TOTAL IMPERVIOUS COVER FOR THE SUBDIVISION MAY NOT EXCEED 15%.

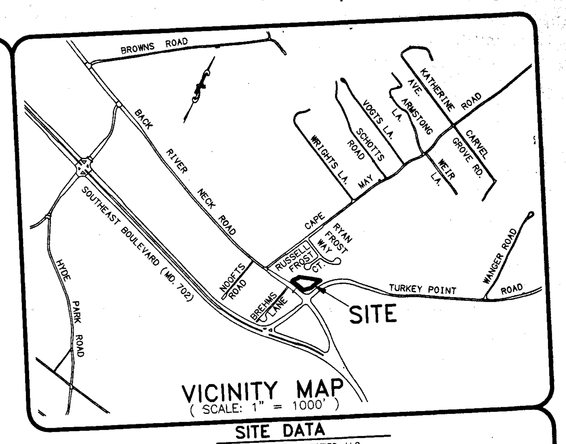
* OWNER MAY ELECT TO PAY A FEE OF $9,069.44 IN-LIEU PROVIDING REQUIRED REFORESTATION.

ZONING HISTORY

THERE HAVE BEEN NO PREVIOUS ZONING HEARINGS FOR THIS SITE.

ZONING REQUEST

1. IN A DR 3.5 ZONED SITE TO PERMIT A REAR YARD OF 24' IN LIEU OF THE REQUIRED 30' PER BCZR SECTION 1B01.2C.1.b.



VICINITY MAP
(SCALE: 1" = 1000')

SITE DATA

1) OWNER: B & L PROPERTIES, LLC.
#1249 ENGLEBERTH ROAD
BALTIMORE, MARYLAND 21221
(410) 391-2448
2) CONTRACT PURCHASER: NICHOLAS OTTE & CAROL OTTE
#1525 HOPEWELL AVENUE
BALTIMORE, MARYLAND 21221
(410) 686-8512
3) DEED REFERENCE: 5650/279 (PREVIOUS), NEW-UNRECORDED
4) TAX ACCOUNT #: 15-05-100020
5) TAX MAP: 97 PARCEL #: 132 BLOCK 18
6) CENSUS TRACT: 4509
7) COUNCILMANIC DISTRICT: 6
8) REGIONAL PLANNING DISTRICT: 328
9) SCHOOL DISTRICT: 142
10) WATERSHED: 21
11) SUB-SEWERSHED: 39
12) MASTER WATER DESIGNATION: W-3
13) MASTER SEWER DESIGNATION: S-3
14) EXISTING ZONING: DR-3.5 & BL (MAP SE 1-I)
15) AREA OF TRACT:
AREA 1 = 30,262.71 S.F. OR 0.695 AC.
AREA 2 = 37,712.84 S.F. OR 0.865 AC.
TOTAL = 67,975.55 S.F. OR 1.560 AC.
16) DENSITY:
AREA 2: 0.866 AC. x 3.5 = 3.0 density units
AREA 1: *0.557 AC. x 3.5 = 1.9 " "
TOTAL LOTS ALLOWED = 4.9
PROPOSED LOTS = 3.0
*EXCLUDES BL ZONED AREA (6,000 S.F. OR 0.137 AC.)
17) LOT AREAS:

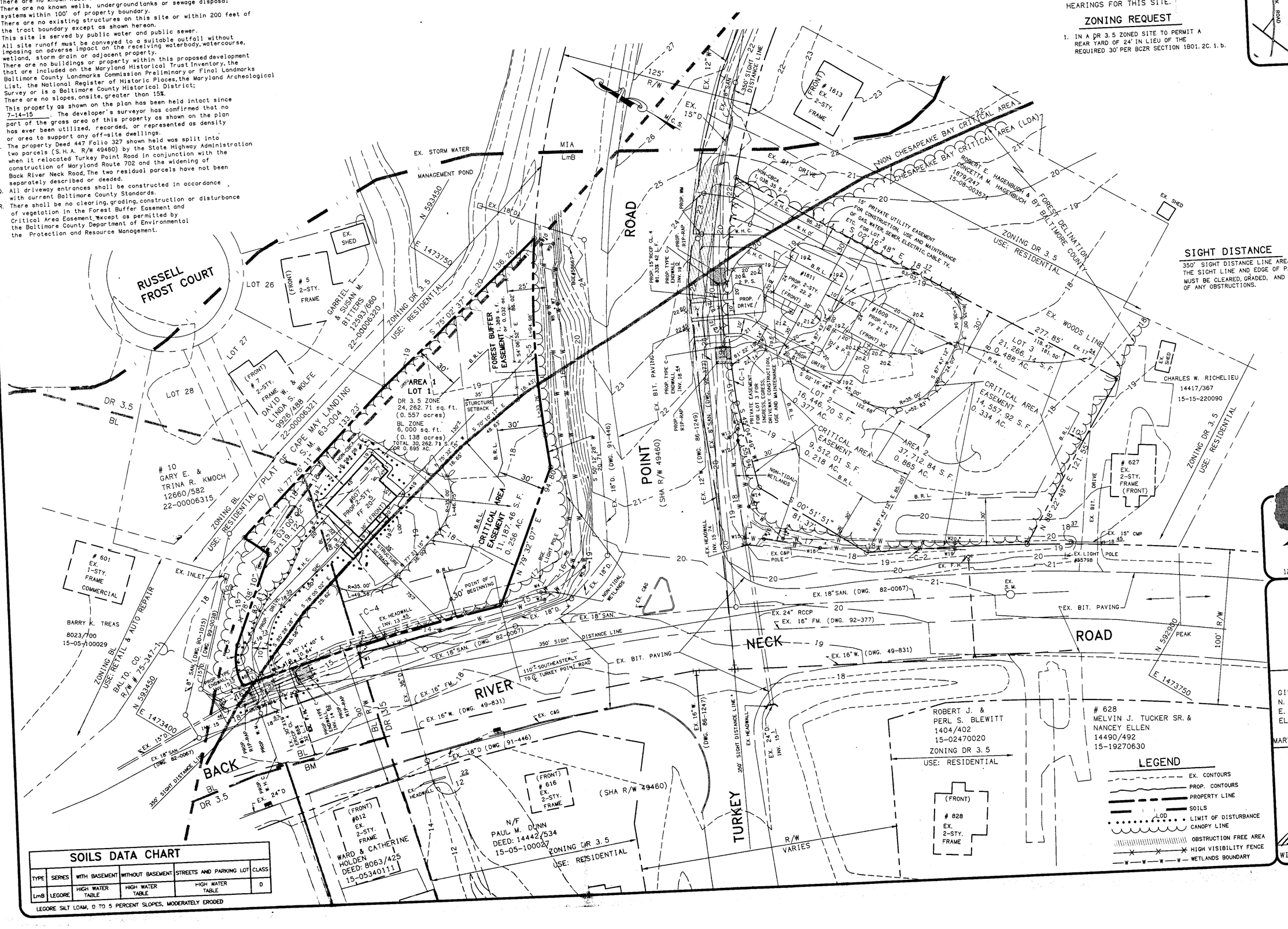
LOT 1: (DR 3.5)	24,262.71 S.F.	OR 0.557 AC.
LOT 1: (BL)	6,000.00 S.F.	OR 0.138 AC.
TOTAL LOT 1	30,262.71 S.F.	OR 0.695 AC.
LOT 2:	16,446.70 S.F.	OR 0.377 AC.
LOT 3:	21,266.14 S.F.	OR 0.488 AC.
TOTAL AREA:	67,975.55 S.F.	OR 1.560 AC.

18) A portion of this site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA).
19) Local Open Space= None Required
20) Parking:
Required: 2 p.s./Dwlg.
Proposed: 2 p.s./Dwlg.

SIGHT DISTANCE

350' SIGHT DISTANCE LINE AREA BETWEEN THE SIGHT LINE AND EDGE OF PAVING LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.

DISTURBED AREA: 5,600 S.F. OR 0.128 AC.
MINOR SUBDIVISION # 01108M



SOILS DATA CHART

TYPE	SERIES	WITH BASEMENT	WITHOUT BASEMENT	STREETS AND PARKING LOT	CLASS
LmB	LEGORE	HIGH WATER TABLE	HIGH WATER TABLE	HIGH WATER TABLE	D

LEGORE SILT LOAM, 0 TO 5 PERCENT SLOPES, MODERATELY ERODED

LEGEND

- EX. CONTOURS
- PROP. CONTOURS
- PROPERTY LINE
- SOILS
- LOD — LIMIT OF DISTURBANCE
- CANOPY LINE
- OBSTRUCTION FREE AREA
- HIGH VISIBILITY FENCE
- WETLANDS BOUNDARY

Bafitis & Associates, Inc.
William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

PLAT TO ACCOMPANY PETITION FOR ZONING HEARING FOR VARIANCES FOR LOT 1 EBERSBERGER PROPERTY

#607 BACK RIVER NECK ROAD

15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BENCH MARK
GIS#66
N. 593346.887
E. 1476877.709
ELEV. 23.37

AZIMUTH MARK
N. 593036.127
E. 1476268.529
ELEV. 19.43

MARYLAND COORDINATE SYSTEM(MCS)

1

SHEET 1 OF 1

SCALE: 1" = 30'
JOB ORDER NO: 20115
DATE: 06-05-03

REVISIONS

STATE OF MARYLAND — WILLIAM N. BAFITIS — No. 11649 — REGISTERED PROFESSIONAL ENGINEER

WILLIAM N. BAFITIS, P.E.

03-591-A

c:\20115\V01-1 Fri Jun 06 09:18:52 2003

NOTES

A. There is no zoning case history for this site.
B. The issuance of the building permit and all grading will be done in accordance with the Standard Plan For Sediment and Erosion Control approved by the Baltimore County Soil Conservation District.
C. There are no 100 year flood plains, tidal or riverine, on the lots shown hereon.
D. Topography shown hereon is field run.
E. There is no known rare, threatened or endangered species habitat on these lots.
F. Downspouts are to be discharged onto pervious areas or into drywells where feasible.
G. There are no streams on or within 100' of this site except as shown.
H. There are no known hazardous materials on this sites.
I. There are no known wells, underground tanks or sewage disposal systems within 100' of property boundary.
J. There are no existing structures on this site or within 200 feet of the tract boundary except as shown hereon.
K. This site is served by public water and public sewer.
L. All site runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
M. There are no buildings or property within this proposed development that are included on the Maryland Historical Trust Inventory, the Baltimore County Landmarks Commission Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archeological Survey or is a Baltimore County Historical District;
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U. All Critical Area & Forest Buffer Easements shown hereon must be recorded among the land records of Baltimore County, Maryland, via a right-of-way plat prior to approval of the subdivision mylar.
V. Impervious areas proposed hereon include roofs, driveways and walkways.

Filed for record
Date AUG 21 2003 1 FOLIO 251
Test: Clerk

SM 1-251

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	453.22'	148.61'	73.95'	145.08'	N 59°28'27" E	18°32'08"
C-2	1482.39'	102.77'	51.41'	102.75'	S 33°08'52" E	03°58'20"
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C-4	1487.39'	173.97'	87.09'	173.87'	N 47°39'05" W	06°42'06"
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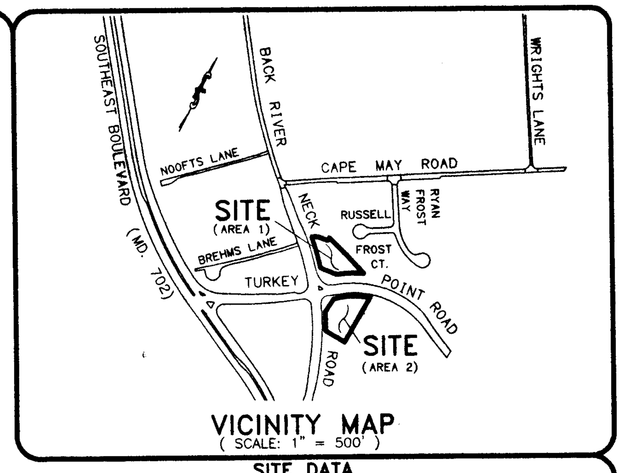
CBCA DATA

LOT#	LOT AREA (SF)	LOT AREA IN CBCA (SF)	RETAINED FOREST IN CBCA (SF)	% FOREST REMOVED IN CBCA	CBCA FOREST TO BE REPLACED (S.F.)	CBCA IMPERVIOUS AREA(S.F.)	% IMPERVIOUS IN CBCA
LOT 1	30,262.71	13,698.63	11,187.46	18.33%	2,511.17	49	0.36%
LOT 2	16,446.70	15,408.35	9,512.01	38.27%	5,896.34	2,015	13.08%
LOT 3	21,266.14	21,266.14	14,557.92	31.54%	6,708.22	1,418	6.67%
TOTAL EX. FOREST AREA IN CBCA(SF)	—	50,374.12	—	—	—	—	—
FOREST TO BE REPLACED (SF)	—	—	—	30.00%	15,115.73	—	—
REFORESTATION REQUIRED	—	—	—	—	22,673.59 S.F.* (1.5:1)	—	—

NOTE: AREA OF SITE OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA= 17,602.43 SF.(0.4041 AC.). THEREFORE FOREST CONSERVATION IS NOT REQUIRED FOR NON-CBCA AREA.

NOTE: IN THE CBCA INDIVIDUAL LOTS OF ONE ACRE OR LESS IN SIZE MAYBE COVERED BY 25% IMPERVIOUS SURFACES; TOTAL IMPERVIOUS COVER FOR THE SUBDIVISION MAY NOT EXCEED 15%.

* OWNER MAY ELECT TO PAY A FEE OF $9,069.44 IN-LIEU PROVIDING REQUIRED REFORESTATION.



VICINITY MAP
(SCALE: 1" = 500')

PROFESSIONAL CERTIFICATION

I hereby certify that I reviewed with due diligence the minor subdivision plan comments dated 7/31/01 and have perpared with due diligence this minor subdivision plan pursuant to those agencies comments.

SIGHT DISTANCE

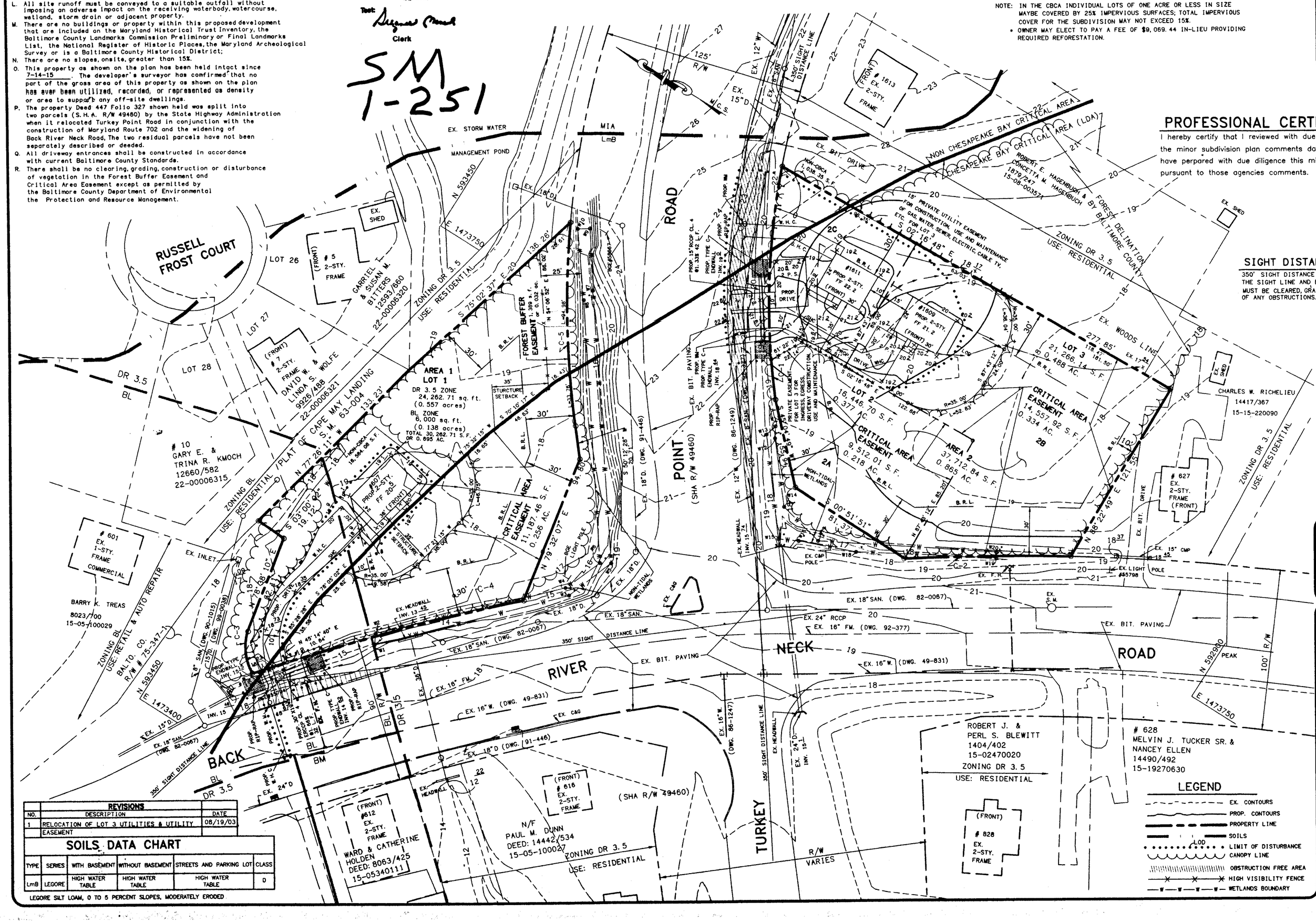
350' SIGHT DISTANCE LINE AREA BETWEEN THE SIGHT LINE AND EDGE OF PAVING LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.

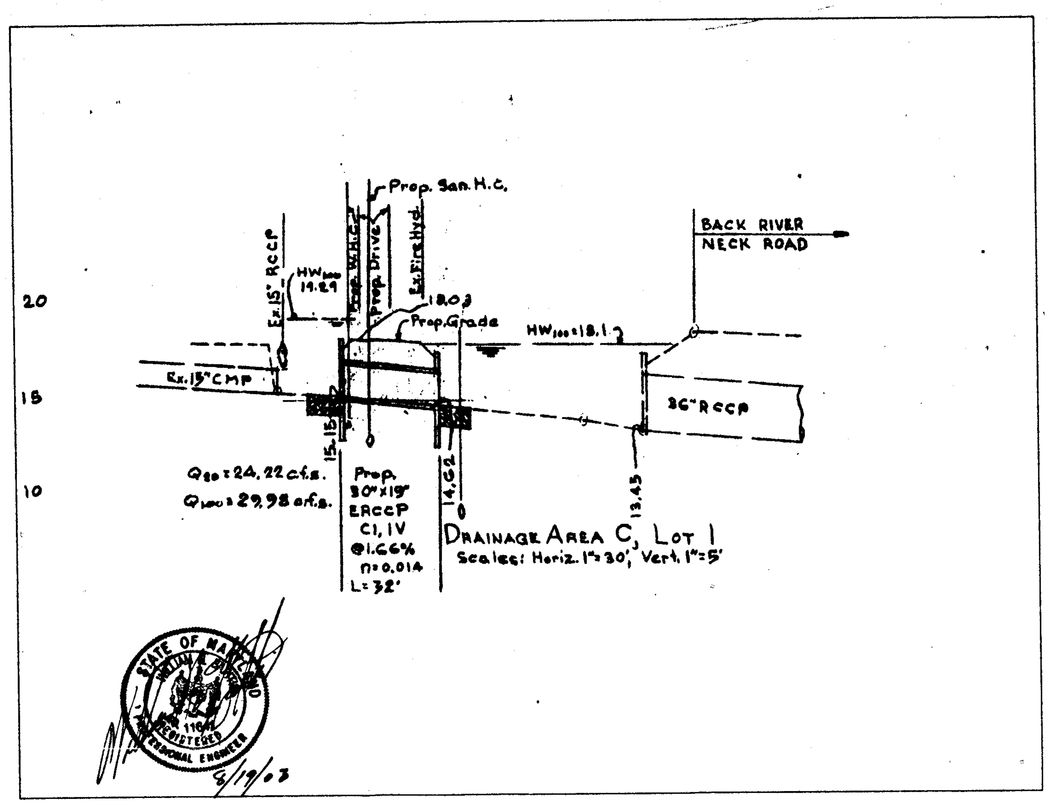
SITE DATA

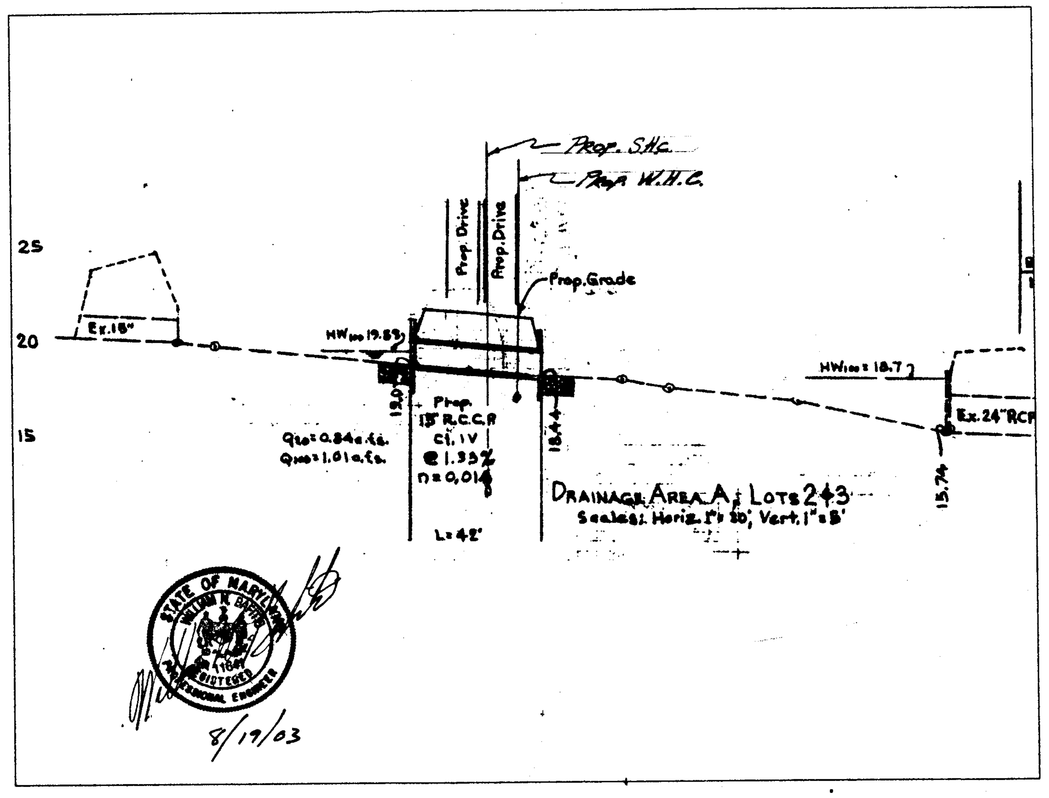
1) OWNER: MARGARET M. EBERSBERGER & ROBERT CARL,ET. AL EBERSBERGER
9977 TREASURE CAY LN
BONITA SPRINGS FL 34135-8878
(410) 391-2448
2) CONTRACT PURCHASER: B & L PROPERTIES, LLC.
1249 ENGLEBERTH ROAD
BALTIMORE, MARYLAND 21221
(410) 391-2448
3) DEED REFERENCE: 5850/279
4) TAX ACCOUNT #: 15-05-100020
5) TAX MAP: 97 PARCEL #: 132 BLOCK 18
6) CENSUS TRACT: 4509
7) COUNCILMANIC DISTRICT: 5
8) REGIONAL PLANNING DISTRICT: 328
9) SCHOOL DISTRICT: 142
10) WATERSHED: 21
11) SUB-SEWERSHED: 39
12) MASTER WATER DESIGNATION: W-3
13) MASTER SEWER DESIGNATION: S-3
14) EXISTING ZONING: DR-3.5 & BL (MAP SE 1-I)
15) AREA OF TRACT:
AREA 1 = 30,262.71 S.F. OR 0.695 AC.
AREA 2 = 37,712.84 S.F. OR 0.865 AC.
TOTAL = 67,975.55 S.F. OR 1.560 AC.
16) DENSITY:
AREA 2: 0.866 AC. x 3.5 = 3.0 density units
AREA 1: * 0.557 AC. x 3.5 = 1.9 " "
TOTAL LOTS ALLOWED = 4.9
PROPOSED LOTS = 3.0
*EXCLUDES BL ZONED AREA (6,000 S.F. OR 0.137 AC.)
17) LOT AREAS:
LOT 1: 24,262.71 S.F. OR 0.557 AC.
(DR 3.5)
LOT 1: 6,000.00 S.F. OR 0.138 AC.
(BL)
TOTAL LOT 1 30,262.71 S.F. OR 0.695 AC.
LOT 2: 16,446.70 S.F. OR 0.377 AC.
LOT 3: 21,266.14 S.F. OR 0.488 AC.
TOTAL AREA: 67,975.55 S.F. OR 1.560 AC.
18) A portion of this site is situated within the Chesapeake Bay Critical Areas and is classified by land use as Limited Development Area (LDA).
19) Local Open Space- None Required
20) Parking:
Required: 2 p.s./Dwlg.
Proposed: 2 p.s./Dwlg.

PLAT RECORDIN 15.00
TOTAL 15.00
Receipt BA82 Rcpt # 25446
SM TD Rlt # 5319
Aug 21, 2003 10:54 am

DRC #072103I REFINEMENT FOR UTILITIES & UTILITY EASEMENT
DISTURBED AREA: 19,149 S.F. OR 0.439 AC.
MINOR SUBDIVISION # 01108M


RUSSELL FROST COURT
LOT 26
LOT 27
LOT 28
5 2-STY. FRAME
GARRIEL & SUSAN M. BITTERS 12593/660 22-00006320
DR 3.5
BL
10 GARY E. & TRINA R. KMOCH 12660/582 22-00006315
ZONING BL USE: RESIDENTIAL
601 EX. 1-STY. FRAME COMMERCIAL
BARRY K. TREAS 8023/100 15-05-100029
ZONING BL USE: RETAIL & AUTO REPAIR
BALTO. CO. R/W # 75-347-1
AREA 1 LOT 1
DR 3.5 ZONE 24,262.71 sq. ft. (0.557 acres)
BL ZONE 6,000 sq. ft. (0.138 acres)
TOTAL 30,262.71 S.F. OR 0.695 AC.
FOREST BUFFER EASEMENT
CRITICAL AREA EASEMENT 11,187.46 S.F. 0.256 AC.
AREA 2 37,712.84 S.F. 0.865 AC.
CRITICAL AREA EASEMENT 9,512.01 S.F. 0.218 AC.
CRITICAL AREA EASEMENT 14,557.92 S.F. 0.334 AC.
LOT 2 16,446.70 S.F. 0.377 AC.
LOT 3 21,266.14 S.F. 0.488 AC.
NON CHESAPEAKE BAY CRITICAL AREA
CHESAPEAKE BAY CRITICAL AREA (LDA)
ROBERT E. HAGENBUCH & CONCETTA M. HAGENBUCH 1870/247 15-08-003621
FOREST DELINATION BY BALTIMORE COUNTY
ZONING DR 3.5 USE: RESIDENTIAL
1813 EX. 2-STY. FRAME
1611 PROP. 2-STY. FF 22.2
1609 PROP. 2-STY. FF 21.2
627 EX. 2-STY. FRAME (FRONT)
CHARLES W. RICHELIEU 14417/367 15-15-220090
ROBERT J. & PERL S. BLEWITT 1404/402 15-02470020
ZONING DR 3.5 USE: RESIDENTIAL
628 MELVIN J. TUCKER SR. & NANCEY ELLEN 14490/492 15-19270630
612 EX. 2-STY. FRAME WARD & CATHERINE HOLDEN DEED: 8063/425 15-05340111
616 EX. 2-STY. FRAME
N/F PAUL M. DUNN DEED: 14442/534 15-05-100027 ZONING DR 3.5 USE: RESIDENTIAL
828 EX. 2-STY. FRAME
(SHA R/W 49460)
R/W VARIES
BACK RIVER NECK ROAD
TURKEY POINT ROAD
350' SIGHT DISTANCE LINE
EX. BIT. PAVING
EX. 18" SAN. (DWG. 82-0067)
EX. 16" W. (DWG. 49-831)
EX. 18" D (DWG. 91-446)
EX. 16" W. (DWG. 86-1247)
EX. 24" RCCP
EX. 16" FM. (DWG. 92-377)
EX. WOODS LINE
EX. SHED
EX. INLET
EX. CAP POLE
EX. LIGHT POLE
EX. 15" CMP
EX. S.M.
EX. HEADWALL
EX. 24" D
EX. 18" D
EX. 12" W
EX. 15" D
EX. 18" FM.
EX. 36" CMP
N 593450
E 1473750
N 592800
E 1473400
N 592900
E 1473750
MIA LmB
EX. STORM WATER MANAGEMENT POND
NON-TIDAL WETLANDS
PROP. DRIVE
PROP. 15" RCP CL. 4
PROP. 18" RCP
PROP. TYPE C ENDWALL INV. 18.54
PROP. RIP-RAP
PROP. TYPE C ENDWALL INV. 13.76
PROP. ENDWALL INV. 13.5
EX. HEADWALL INV. 15.2
EX. HEADWALL INV. 13.45
EX. 24" D INV. 15.1
EX. 18" SAN. (DWG. 80-1015)
EX. 18" SAN. (DWG. 92-0030)
EX. 18" SAN. (DWG. 82-0067)
EX. 18" SAN. (DWG. 82-0067)
EX. 16" W. (DWG. 49-831)
EX. 18" D (DWG. 91-446)
EX. 18" D (DWG. 86-1249)
EX. 12" W (DWG. 86-1247)
EX. 18" D.
EX. CAP
EX. 36" CMP
EX. 18" FM. 18
EX. 16" W. (DWG. 49-831)
EX. 18" SAN. (DWG. 82-0067)
350' SIGHT DISTANCE LINE
EX. HEADWALL
EX. 24" D INV. 15.1
EX. 18" D (DWG. 91-446)
EX. 18" D (DWG. 86-1249)
EX. 12" W (DWG. 86-1247)
EX. 18" D.
EX. 18" SAN.
EX. 24" RCCP
EX. 16" FM. (DWG. 92-377)
EX. 16" W. (DWG. 49-831)
EX. BIT. PAVING
EX. 15" CMP
EX. S.M.
EX. CAP POLE
EX. LIGHT POLE
EX. 18" SAN. (DWG. 82-0067)





Filed for record
1 FOLIO 252
Date AUG 21 2003
Test:
Clerk

SM
1-252

PLAT RECORDIN 15.00
TOTAL 15.00
Receipt # 35446
SM TO BIK # 5320
Aug 21, 2003 18:54 am

DRC #0721031 REFINEMENT FOR UTILITIES & UTILITY EASEMENT

REVISIONS		
NO.	DESCRIPTION	DATE
1	RELOCATION OF LOT 3 UTILITIES & UTILITY EASEMENT	08/19/03

MINOR SUBDIVISION # 01108M

Bafitis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221

William N. Bafitis, P.E.
PRESIDENT
Civil Engineers/Land Planners
SURVEYORS
(410) 391-2336

MINOR SUBDIVISION PLAN FOR EBERSBERGER PROPERTY

#607 BACK RIVER NECK ROAD & #1609,#1611 TURKEY POINT ROAD

15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

2

SHEET 2 OF 2

SCALE: 1" = 30'
JOB ORDER NO: 20115
DATE: 08/19/03 ~~11/12/02~~

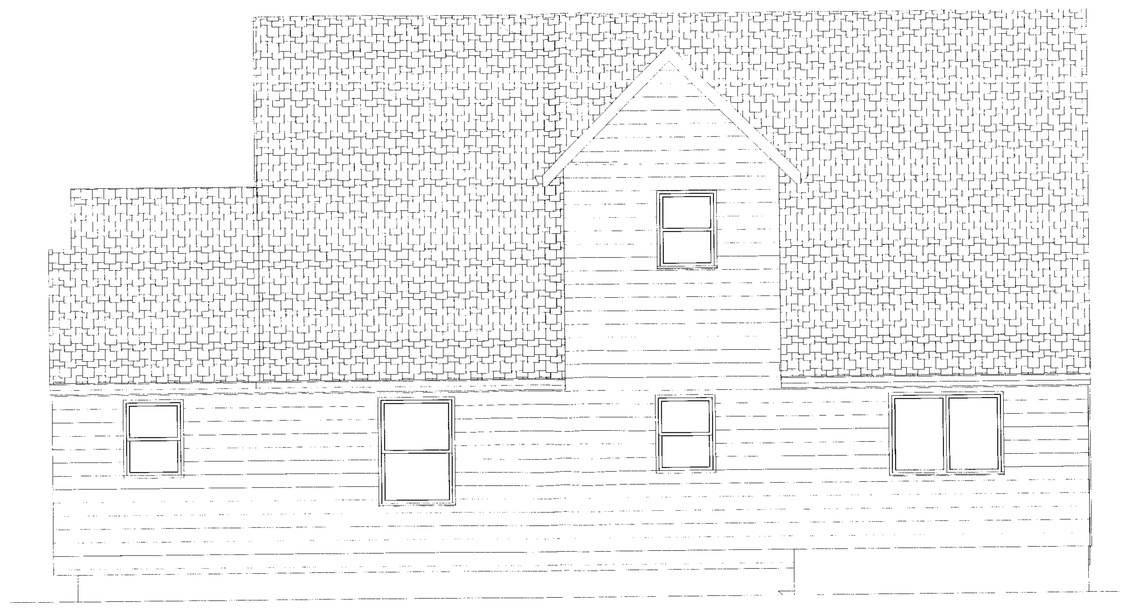
STATE OF MARYLAND
CLIFFORD ELGIN
No. 623
REGISTERED
PROPERTY LINE SURVEYOR
CLIFFORD ELGIN PROP. LINE NO. 623
5645 LEIDEN ROAD BALTO., MD. 21206
(410) 866-5395

BALTIMORE COUNTY MINOR SUBDIVISION
PROJECT NO. 01-108 M

DEVELOPMENT REGULATIONS
☑ EXEMPT FROM DIVISION 2
☐ PANHANDELS, EXEMPT FROM SECTIONS 26-202 & 26-206

PDM CERTIFICATION
☑ APPROVED ☐ DISAPPROVED
BY: DATE 8-20-03
APPROVED DEPRM
BY: DATE 8/20/03

FRONT



REAR

FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'	OTTE RESIDENCE	DRAWN BY SKIP STORM
DATE 06-10-03	ELEVATIONS	PAGE # 4

03-591-A P

LEFT SIDE

RIGHT SIDE

FREESTATE GENERAL CONTRACTORS
810 BACK RIVER NECK ROAD 410-574-9337

SCALE 1/4" = 1'	**OTTE RESIDENCE**	DRAWN BY SKIP STORM
DATE 06-10-03	**ELEVATIONS**	PAGE # 5