IN RE: PETITION FOR SPECIAL VARIANCE N/S Eitemiller Road, 382' W of the c/l Church Lane **(3638 and 3640 Eitemiller Road)** 2nd Election District 4th Council District P & S Homes, Inc. Petitioners	* * * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 05-261-SA

* * * * * * * * * * *

ORDER OF DISMISSAL

WHEREAS, the above-captioned matter was scheduled for a public hearing before the undersigned Zoning Commissioner on January 19, 2005 to consider a Petition for Special Variance filed by the owners of the subject property, P & S Homes, Inc., through D. Dusky Holman, Esquire. The Petitioners sought relief from the Basic Services Mapping Standards set forth in Section 4A02.4.G.1(a) and (b) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow construction of two single-family homes in a Traffic Deficient Area.

Pursuant to the receipt of a letter dated January 18, 2005, Counsel for the Petitioners advised that as a result of recent road improvements in the vicinity, the subject property is no longer considered to be in a Traffic Deficient Area and as such, the requested relief is not necessary. Thus, the Petitioners request a withdrawal of the instant Petition.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of January, 2005 that the Petition filed in the above-captioned matter be and the same is hereby DISMISSED WITHOUT PREJUDICE.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Thomas G. Scherr, V.P., P & S Homes, Inc.
701 Fern Valley Circle, Baltimore, Md. 21228
D. Dusky Holman, Esquire
Gildea & Schmidt, LLC, 300 E. Lombard Street, Suite 1440, Baltimore, Md. 21202
Mr. Richard E. Matz, Colbert Matz Rosenfelt, Inc.
2835 Smith Avenue, Suite G, Baltimore, Md. 21209
People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 1/24/05
By

Special
Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3638 and 3640 Eitemiller Road
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 of thereof, hereby petition for a Special Variance from Section(s)

4A02.4.G.1(a) and (b) of the BCZR, Basic Services Mapping Standards, to permit construction of two single-family dwellings in a Traffic Deficient Area on Lots 2 and 3 as approved on the attached Final Development Plan of the Euler Property

For the following reasons: (indicate hardship or practical difficulty)

Reasons to be presented at hearing.

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

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

Contract Purchaser/Lessee:

Name – Type or Print

Signature

Address. Telephone No.

City State Zip Code

Attorney For Petitioner:

D. Dusky Holman, Esq.
Name – Type or Print

Signature

Gildea & Schmidt, LLC
Company

300 E. Lombard Street, Suite 1440 410-234-0070
Address Telephone No.

Baltimore Md. 21202
City State Zip Code

Legal Owner(s):

Thomas G. Scherr, Vice-President P & S Homes, Inc.
Name – Type or Print

Signature

Name – Type or Print

Signature

701 Fern Valley Circle 410-744-8589
Address. Telephone No.

Baltimore Md. 21228
City State Zip Code

Representative to be Contacted:

Richard E. Matz, P.E.
COLBERT MATZ ROSENFELT, INC (eve) 410-484-8757
2835 Smith Avenue, Suite G (day) 410-653-3838
Address Telephone No.
Baltimore MD 21209
City State Zip Code

ORDER RECEIVED
Date 11/18/04
By

Case No. 05-261-SA

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING
UNAVAILABLE FOR HEARING
Reviewed By SDT **Date** 11-18-04

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION
3638-3640 EITEMILLER ROAD

Beginning at a point on the north side of Eitemiller Road, which is 50 feet wide, at a distance of 382 feet, more or less, west of the centerline of Church Lane, which is 60 feet wide; thence the following courses and distances:

South 43°33'00" West, 112.96 feet;
North 46°27'00" West, 129.98 feet;
North 43°42'20" East, 112.96 feet, thence
South 46°27'00" East, 129.71 feet to the Point of Beginning.

Being Lots 2 and 3 in the subdivision of Euler Property as recorded in Baltimore County Plat Book 77, page 28, containing 14,670 square feet. Also known as 3638 and 3640 Eitemiller Road and located in the 2nd Election District and 4th Councilmanic District.

STATE OF MARYLAND
RICHARD E. MATZ
No. 13203
PROFESSIONAL ENGINEER

10/16/04

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

05-261-SA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 42886

DATE 11-18-04 ACCOUNT R001 006150

AMOUNT $ 130.00

RECEIVED FROM: CORBETT, TATTE ROSENFELT
36 75? 2040 CITY-WIDE ITEMIZED
SPEC. VAR. VAR. BAR SERV

FOR:

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

O-26-SA

PAID RECEIPT

BUSINESS	ACTUAL	TIME	MCH
11/18/2004	11/18/2004	11:29:19	4

RCS MGR WALKIN CASH ICM
CASHIER # 31045 11/18/2004 DELA
Rept 5 ZONING VERIFICATION
ID. 042886
Recpt Tot $130.00
$130.00 CK $.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: #05-261-SA
3638 & 3640 Eitemiller Road
N/side of Eitemiller Road, 382 feet west of centerline of Church Lane
2nd Election District
4th Councilmanic District
Legal Owner(s): Thomas G. Schem, V.P. P & S Homes, Inc.
Special Variance: to permit the construction of two single-family dwellings in a Traffic Deficient area on Lots 2 and 3 on the Final Development of Euler Property.
Hearing: Wednesday, January 19, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
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/1/610 Jan. 4 34541

CERTIFICATE OF PUBLICATION

1/6/, 2005

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 1/4/, 2005.

- [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

ATTENTION: KRISTEN MATTHEWS

Date JANUARY 7, 2005

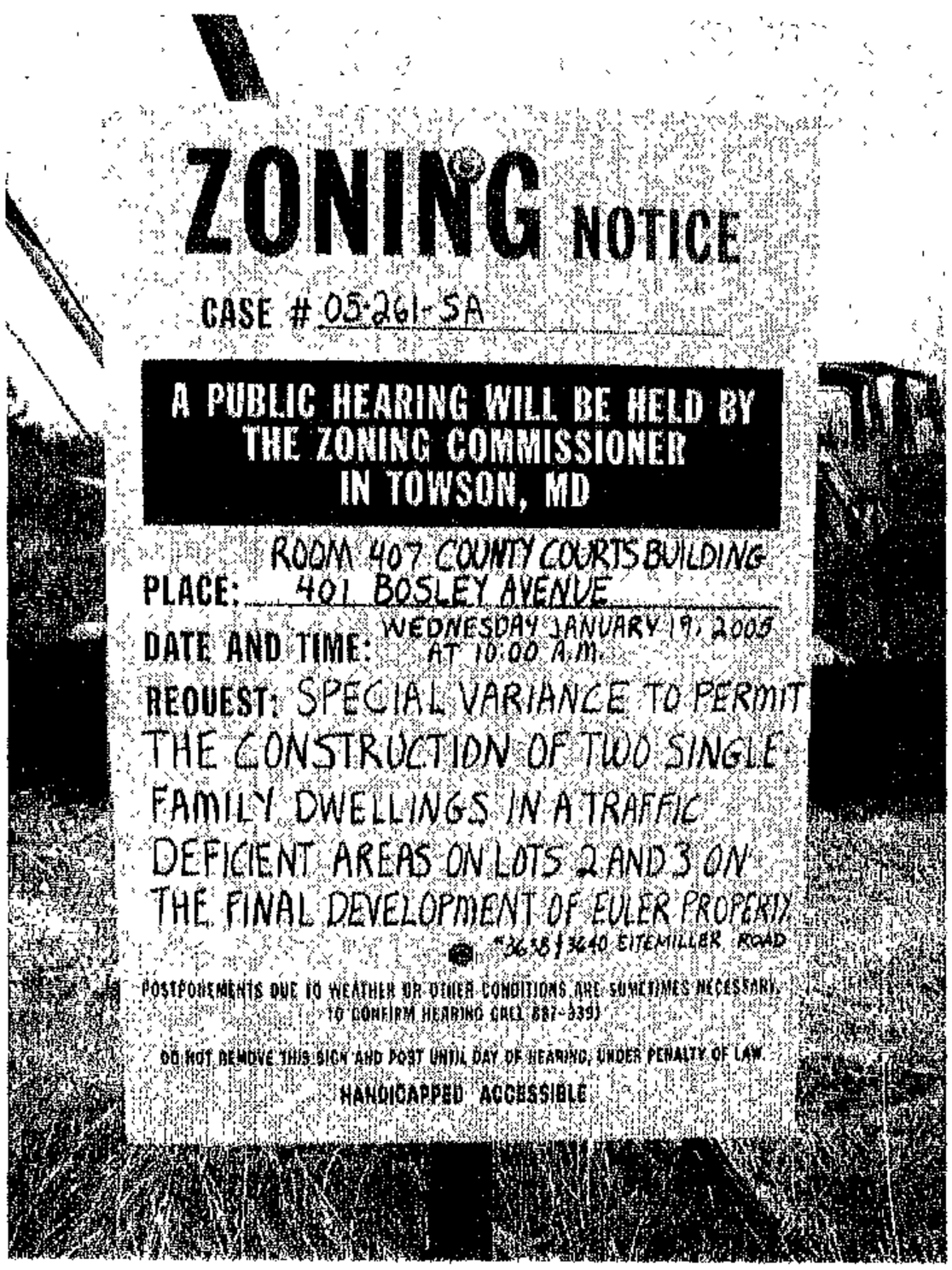
RE: Case Number 05-261-SA

Petitioner/Developer COLBERT, MATZ + ROSENFELT / ETAL

Date of Hearing/Closing JANUARY 19, 2005

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 3638 + 3640 EITEMILLER ROAD (ON-SITE)

The sign(s) were posted on JANUARY 3, 2005



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 Maryland 21030
(City, State, Zip Code of Sign Poster)

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

RECEIVED
JAN 10 2005
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 4, 2005 Issue - Jeffersonian

Please forward billing to:
Richard E. Matz
Colbert, Matz & Rosenfelt
2835 Smith Avenue, Ste. G
Baltimore, MD 21209
410-653-3838

NOTICE OF ZONING HEARING

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CASE NUMBER: 05-261-SA
3638 & 3640 Eitemiller Road
N/side of Eitemiller Road, 382 feet west of centerline of Church Lane
2nd Election District – 4th Councilmanic District
Legal Owners: Thomas G. Scherr, V.P. P & S Homes, Inc.

Special Variance to permit the construction of two single-family dwellings in a Traffic Deficient areas on Lots 2 and 3 on the Final Development of Euler Property.

Hearing: Wednesday, January 19, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN
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

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

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: 05-261-SA
3638 & 3640 Eitemiller Road
N/side of Eitemiller Road, 382 feet west of centerline of Church Lane
2nd Election District – 4th Councilmanic District
Legal Owners: Thomas G. Scherr, V.P. P & S Homes, Inc.

Special Variance to permit the construction of two single-family dwellings in a Traffic Deficient areas on Lots 2 and 3 on the Final Development of Euler Property.

Hearing: Wednesday, January 19, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: D. Dusky Holman, Gildea & Schmidt, 300 E. Lombard St., Ste. 1440, Baltimore 21202
Thomas Scherr, 701 Fern Valley Circle, Baltimore 21228
Richard Matz, 2835 Smith Avenue, Ste. G, Baltimore 21209

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 4, 2005.**
(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.

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 OS 261 SA

Petitioner: P & S Homes Inc., Thomas G. Scherr

Address or Location: 3638 & 3644 Ellicott Rd.

PLEASE FORWARD ADVERTISING BILL TO

Name: Richard E. Matz, P.E.

Address: Colbert Matz Rosenfelt Inc.

2835 Smith Ave.

Telephone Number: (Day) 410-653-3838; (Eve) 410-484-8757

Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Baltimore County

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

January 12, 2005

D. Dusky Holman, Esquire
Gildea & Schmidt, LLC.
300 E. Lombard Street
Baltimore, Maryland 21202

Dear Mr. Holman:

RE: Case Number:05-261-SA , 3638 and 3640 Eltemiller Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 18, 2004.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Thomas G. Scherr 701 Fern Valley Circle Baltimore 21228
Richard Matz Colbert, Matz & Rosenfelt, Inc. 2835 Smith Ave., Ste. G. Baltimore 21209

Printed on Recycled Paper

Fire Department

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

Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

November 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 29, 2004

Item No.: 251, 253, 255-266 (261)

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 9, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For December 6, 2004
Item Nos. 251, 253, 255, 256, 257,
258, 259, 260, 261, 263, 264, 265,
and 266

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

RECEIVED

DEC 1 0 2004

ZONING COMMISSIONER

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr
DEPRM

DATE: December 10, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of November 29, 2004.

__X__ The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-251
05-253
05-255
05-256
05-259
05-261
05-263
05-264
05-265

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 27, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-261, 5-344, and 5-350**

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

MAC/LL

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

SHA
State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 11.26.04

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

RE: Baltimore County
Item No. 261 JRA

Dear. Ms. Matthews:

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,

S. D. Foster

Steven D. Foster, Chief
Engineering Access Permits Division

RE:	PETITION FOR SPECIAL VARIANCE 3638 & 3640 Eitemiller Road; N/side Eitemiller Rd, 382' W c/line of Church Lane 2nd Election & 4th Councilmanic Districts Legal Owner(s): Thomas G Scherr, VP of P&S Homes, Inc Petitioner(s)	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 05-261-SA

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

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 1st day of December, 2004, a copy of the foregoing Entry of Appearance was mailed to, Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and D. Dusky Holman, Esquire, , Gildea & Schmidt LLC, 300 E. Lombard Street, Suite 1440, Baltimore, MD 21202 , Attorney for Petitioner(s).

RECEIVED

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

GILDEA & SCHMIDT, LLC

DAVID K. GILDEA
DAVIDGILDEA@GILDEALLC.COM

LAWRENCE E. SCHMIDT
LSCHMIDT@GILDEALLC.COM

SEBASTIAN A. CROSS
SCROSS@GILDEALLC.COM

JOSEPH R. WOOLMAN, III
JWOOLMAN@GILDEALLC.COM

D. DUSKY HOLMAN
DHOLMAN@GILDEALLC.COM

300 EAST LOMBARD STREET
SUITE 1440
BALTIMORE, MARYLAND 21202
TELEPHONE 410-234-0070
FACSIMILE 410-234-0072
www.gildeallc.com

TOWSON, MD OFFICE
220 BOSLEY AVENUE
TOWSON, MARYLAND 21204
TELEPHONE 410-337-7057

January 18, 2005

Mr. Timothy Kotroco
Department of Permits & Development Management
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

RE: P&S Development/3638 and 3640 Eitemiller Road
Case No.: 05-261-SA

Dear Mr. Kotroco:

P&S Development, by and through its attorneys, D. Dusky Holman and Gildea & Schmidt, LLC, hereby withdraws its Petition for Special Variance scheduled for a hearing tomorrow, January 19, 2005. The Final Development Plan (PDM #II-650) for this project indicated that the dwellings proposed on Lots 2 and 3 of this subdivision could not be constructed without a special variance or correction of the traffic deficiency as it was confirmed by the Bureau of Traffic Engineering and Transportation Planning that the subject site was located in the Liberty Road and Washington Avenue Commuter Shed with a service level "F" at the time of approval. In preparation for the scheduled hearing, I contacted Stephen Weber to request documentation confirming that the improvements to cure the deficiency had been completed and that the level of service had improved to a "D" or better. Mr. Weber confirmed this fact; however, upon a closer review of the commuter shed boundaries, he discovered that the subject site is, in fact, located outside of the traffic deficient area. In short, the Development Plan and FDP precluded the construction of the above referenced dwellings based upon the faulty premise that the site was located in a traffic deficient area.

I met with Mr. Rascoe regarding this matter, and he suggested that I withdraw the Petition and proceed to have the Development Plan and FDP amended administratively. Further, I spoke with John Lewis who indicated the FDP could be amended and submitted to him simply removing the language precluding the construction of the dwellings and the applicable note, adding a note regarding the mistake and a non-material amendment, and labeling the plan as First Amended Final Development Plan. Unfortunately, the Development Plan included the same note, and I confirmed with Walt Smith that we needed to request a DRC Refinement so that the FDP and Development Plan are consistent. Mr. Smith, however, indicated that this should not delay my client's obtaining of building permits for these lots.

In sum, it is my understanding that once the First Amended Final Development Plan is approved and executed, my client will be able to obtain building permits. Concurrently, we will

ORDER RECEIVED FOR FILING
Date 1/24/05
By

proceed with a DRC Refinement, but that will not be a condition precedent to obtaining building permits. I will provide documentation from Stephen Weber to accompany both the First Amended Final Development Plan and DRC Refinement, which will confirm that the site was never located in a traffic deficient area. Should you deem necessary any further action by my client prior to obtaining building permits, please contact me with that information.

Thank you for your assistance in this matter.

Respectfully submitted,

D. Dusky Holman

D. Dusky Holman

DDH:dls
CC: Thomas Scherr, P&S Development
Richard Matz, Colbert Matz Rosenfelt

ORDER RECEIVED FOR FILING
Date 1/24/05
By

COLBERT MATZ ROSENFELT INC.
2835 Smith Avenue Suite G
BALTIMORE, MARYLAND 21209

(410) 653-3838
FAX (410) 653-7953

LETTER OF TRANSMITTAL

DATE 11/19/04	JOB NO. 2002166
ATTENTION John Alexander	
RE: Euler Property II - 650	

TO Balt. County Office of Zoning
111 W. Chesapeake Ave
Towson Md 21204

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
2			Final Development Plan (approved)

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

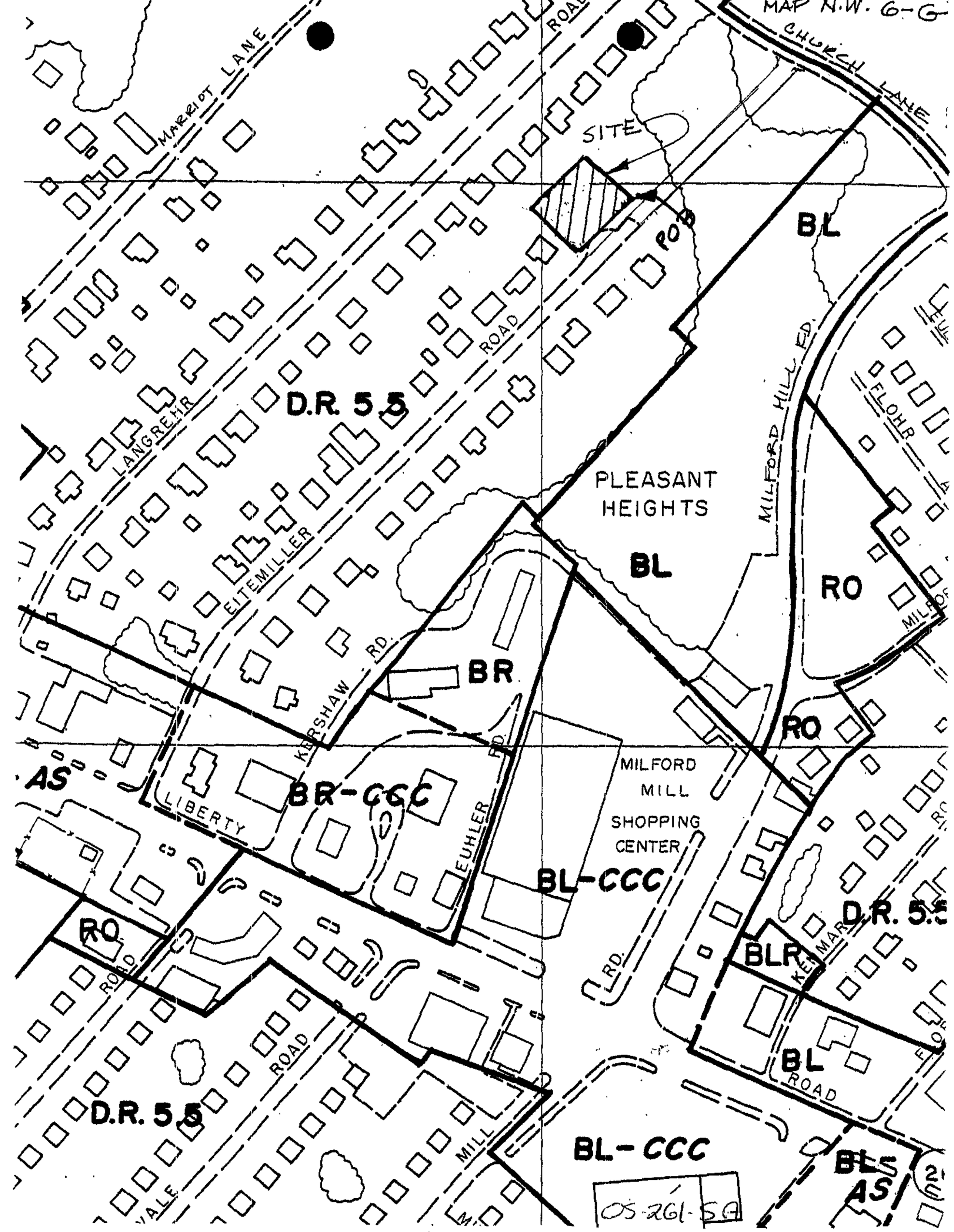
☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS For the Case file -
Case No. 05-261-SA

COPY TO file

SIGNED: Judy Gloam

If enclosures are not as noted, kindly notify us at once.


MAP N.W. 6-G
CHURCH LANE
MARRIOT LANE
ROAD
SITE
ROB
BL
D.R. 5.5
LANGREHR
ROAD
EITEMILLER
PLEASANT
HEIGHTS
BL
MILFORD RD.
RO
FLOHR
BR
KERSHAW RD.
RO
AS
BR-CCC
LIBERTY
EUHLER RD.
MILFORD
MILL
SHOPPING
CENTER
BL-CCC
RO.
ROAD
D.R. 5.5
BLR
KENMAR
BL
ROAD
D.R. 5.5
ROAD
MILL
BL-CCC
BL
AS
05-261-SA

Commuter Shed Inquiry for Euler Property 3636 Eitemiller Road

Coordinate System:
Maryland State Plane: NAD83/91 Horizontal Datum
Elevations in Feet: NAVD88 Vertical Datum

Date of Data Capture: March 1996

Scale of Data Capture: 1" = 100'
Date of Aerial Photography: March 2002

For internal use only.
The cadastral information on this plot was compiled from existing deed information.
This information is not to be considered authoritative.
This survey information was not field checked and certified by a licensed land surveyor.

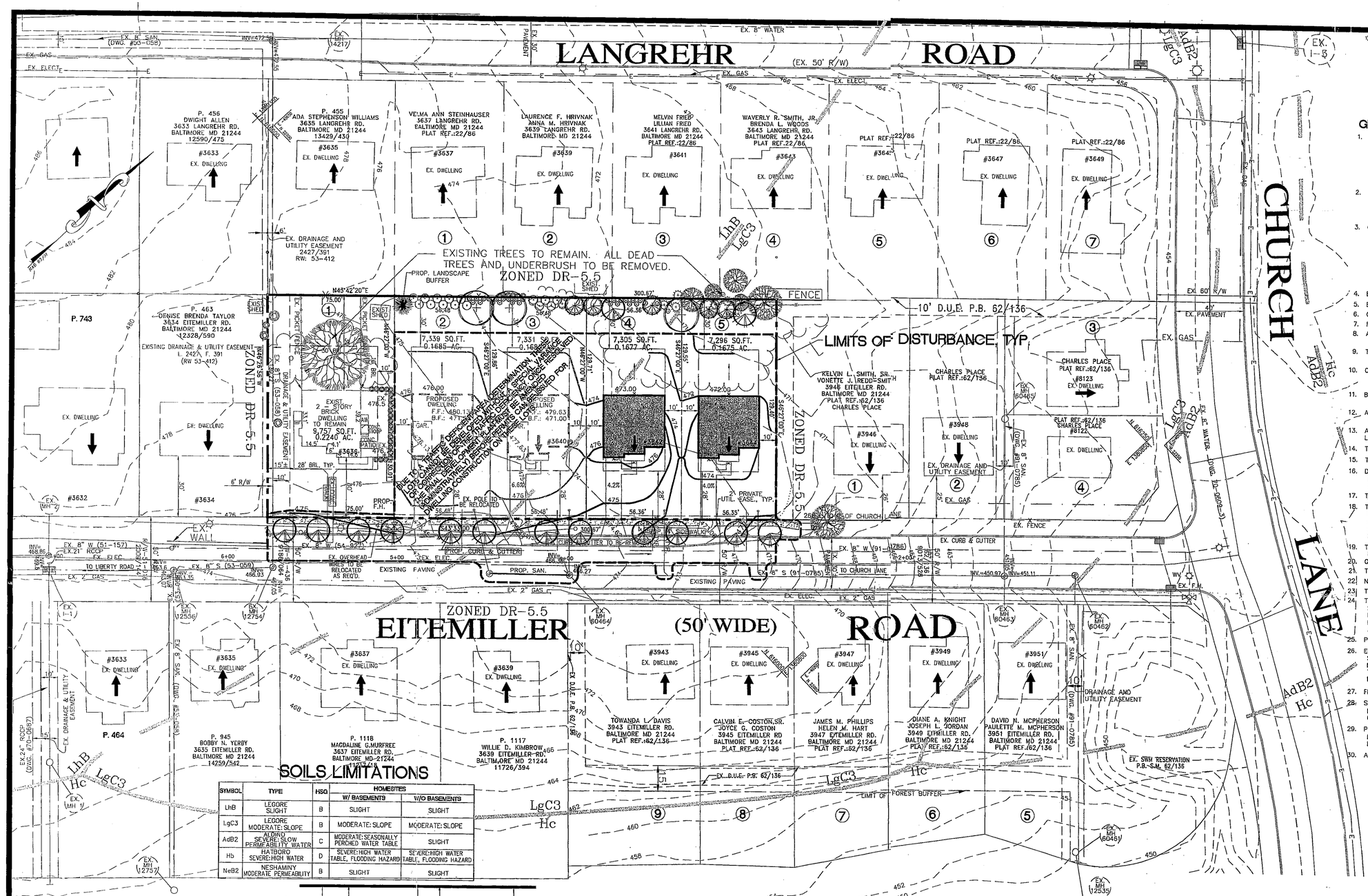
Baltimore County, MD
Department of Public Works
GIS Services

N
W E
S

200 100 0 200
Feet

Prepared By:
Suzi Hale, EAIII
DPW Directors Office
January 11, 2005

ORDER RECEIVED FOR FILING
Date 1/24/05
By


LANGREHR ROAD
(EX. 50' R/W)
EITEMILLER ROAD
(50' WIDE)
LANE
CHURCH
ZONED DR-5.5
EXISTING TREES TO REMAIN. ALL DEAD TREES AND UNDERBRUSH TO BE REMOVED.
LIMITS OF DISTURBANCE, TYP.
10' D.U.E. P.B. 62/136
PROP. LANDSCAPE BUFFER
FENCE
P. 456 DWIGHT ALLEN 3633 LANGREHR RD. BALTIMORE MD 21244 12990/475
P. 455 ADA STEPHENSON WILLIAMS 3635 LANGREHR RD. BALTIMORE MD 21244 13429/430
VELMA ANN STEINHAUSER 3637 LANGREHR RD. BALTIMORE MD 21244 PLAT REF.:22/86
LAURENCE F. HRIVNAK ANNA M. HRIVNAK 3639 LANGREHR RD. BALTIMORE MD 21244
MELVIN FRIED LILLIAN FRIED 3641 LANGREHR RD. BALTIMORE MD 21244 PLAT REF.:22/86
WAVERLY R. SMITH, JR. BRENDA L. WOODS 3643 LANGREHR RD. BALTIMORE MD 21244 PLAT REF.22/86
P. 743
DENISE BRENDA TAYLOR 3634 EITEMILLER RD. BALTIMORE MD 21244 12328/590
EXISTING DRAINAGE & UTILITY EASEMENT L. 2429, F. 391 (RW 53-412)
EX. DRAINAGE AND UTILITY EASEMENT 2427/391 RW: 53-412
7,339 SQ.FT. 0.1685 AC.
7,331 SQ.FT. 0.1683 AC.
7,305 SQ.FT. 0.1677 AC.
7,296 SQ.FT. 0.1675 AC.
PROPOSED DWELLING F.F.: 480.13 B.F.: 477.63
PROPOSED DWELLING F.F.: 479.63 B.F.: 477.13
PROPOSED DWELLING F.F.: 473.00 B.F.: 471.00
PROPOSED DWELLING F.F.: 472.00 B.F.: 470.00
DUE TO A TRAFFIC DEFICIENT AREA DETERMINATION, THESE LOTS CANNOT BE DEVELOPED WITHOUT SPECIAL VARIANCE FROM THE FINAL DEVELOPMENT PLAN. THE SPECIAL VARIANCE ADMINISTRATIVE DEVELOPMENT PLAN MUST BE SIGNED AND SEALED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT. ONLY DWELLING CONSTRUCTION ON THESE LOTS WILL BE PERMITTED FOR.
EXIST 2 STORY BRICK DWELLING TO REMAIN 9,757 SQ.FT. 0.2240 AC.
KELVIN L. SMITH, SR. VONETTE J. UREDD-SMITH 3946 EITEILLER RD. BALTIMORE MD 21244 PLAT REF.:62/136 CHARLES PLACE
CHARLES PLACE PLAT REF.:62/136
PLAT REF.:62/136 CHARLES PLACE #8122
PLAT REF.:22/86
PLAT REF.:22/86
PLAT REF.:22/86
EX. DRAINAGE AND UTILITY EASEMENT
EX. FENCE
EX. CURB & GUTTER
EXISTING PAVING
PROP. SAN.
PROP. CURB & GUTTER
EX. 2" GAS
EX. ELEC.
EX. OVERHEAD WIRE TO BE RELOCATED AS REQ'D.
TO LIBERTY ROAD
TO CHURCH LANE
EX. 60' R/W
EX. PAVEMENT
EX. GAS
EX. 8" WATER
EX. 8" SAN. (DWG. #91-0785)
EX. 8" W (54-92)
EX. 8" W (91-0786)
EX. 8" S (63-059)
EX. 8" S (91-0785)
EX. 8" W (51-157)
EX. 2" GAS
EX. 24" RCCP (DWG. #70-0687)
EX. DRAINAGE & UTILITY EASEMENT
P. 464
P. 945 BOBBY N. YERBY 3635 EITEMILLER RD. BALTIMORE MD 21244 14259/542
P. 1118 MAGDALINE G.MURFREE 3637 EITEMILLER RD. BALTIMORE MD 21244 12024/18
P. 1117 WILLIE D. KIMBROW 3639 EITEMILLER RD. BALTIMORE MD 21244 11726/394
TOWANDA L. DAVIS 3943 EITEMILLER RD. BALTIMORE MD 21244 PLAT REF.:62/136
CALVIN E. COSTON,SR. JOYCE G. COSTON 3945 EITEMILLER RD BALTIMORE MD 21244 PLAT REF.:62/136
JAMES M. PHILLIPS HELEN M. HART 3947 EITEMILLER RD. BALTIMORE MD 21244 PLAT REF.:62/136
DIANE A. KNIGHT JOSEPH L. JORDAN 3949 EITEMILLER RD. BALTIMORE MD 21244 PLAT REF.:62/136
DAVID N. MCPHERSON PAULETTE M. MCPHERSON 3951 EITEMILLER RD. BALTIMORE MD 21244 PLAT REF.:62/136
DRAINAGE AND UTILITY EASEMENT
EX. SWM RESERVATION P.B.-S.M. 62/135
EX. D.U.E. P.B. 62/136
LIMIT OF FOREST BUFFER
EX. 24" RCCP (DWG. #70-0687)
EX. 8" SAN. (DWG. #91-0785)
EX. 8" WATER (DWG. 70-0687)
EX. F.H.
EX. WALL
EX. CURB & GUTTER TO BE REMOVED
SIDEWALK
EX. POLE TO BE RELOCATED
PRIVATE UTIL. EASE., TYP.
CENTER OF CHURCH LANE
EX. 8" W (91-0786)
EX. 8" S (91-0785)
INV.=450.97
INV.=451.11
INV.=468.86
INV.=466.93
INV.=463.35
INV.=463.15
INV.=463.25
INV.=463.45
INV.=463.65
INV.=463.85
INV.=464.05
INV.=464.25
INV.=464.45
INV.=464.65
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