IN RE: PETITION FOR ADMIN. VARIANCE SW/S Greene Tree Road, NE/S Clifton Court **(3 Clifton Court)** 3rd Election District 3rd Council District James Redd Petitioner	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 06-033-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, James Redd. The Petitioner seeks relief from Sections 1B02.3.B (504) of the 1970 Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear window setback from a public street right of way of 15 feet in lieu of the required 25 feet for a proposed addition, and an amendment to the Final Development Plan for "Grey Rock, Phase IV, Lot 2, only, accordingly. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

ORDER RECEIVED FOR FILING
Date 8/11/06
By

Based upon all of the evidence contained therein, I am persuaded that strict compliance with the regulations would result in a practical difficulty and unreasonable hardship to the Petitioners. Variance relief is necessitated given the unique configuration of this lot and the layout and location of the existing dwelling thereon. As shown on the site plan, the existing dwelling is located 5 feet from the rear property line. Thus, any addition to the rear of the home would necessitate variance relief. Moreover, there were no adverse comments submitted by any County reviewing agency and none of the neighbors voiced any objection. Thus, it appears that relief can be granted and that there will be no detrimental impact to adjacent properties or the surrounding locale.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of August 2005 that the Petition for Administrative Variance seeking relief from Sections 1B02.3.B (504) of the 1970 Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6.a of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a rear window setback from a public street right of way of 15 feet in lieu of the required 25 feet for a proposed addition, and an amendment to the Final Development Plan for "Grey Rock, Phase IV, Lot 2, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

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.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 8/11/05
By

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

August 11, 2005

Mr. James Redd
3 Clifton Court
Pikesville, Maryland 21208

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Greene Tree Road, NE/S Clifton Court
(3 Clifton Court)
3rd Election District – 3rd Council District
James Redd - Petitioner
Case No. 06-033-A

Dear Mr. Redd:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. L. J. Link, Jr.
P.O. Box 727, Brooklandville, Md. 21022
People's Counsel; Case File

Printed on Recycled Paper

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at N°3 Clifton Court 21208

which is presently zoned DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

see attached

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

James. Rodd.

Name - Type or Print

James Rodd

Signature

Name - Type or Print

Signature

N°3 Clifton Court

Address Telephone No.

Pikesville MD 21208.

City State Zip Code

Representative to be Contacted:

L. J. Link Jr. Architect

Name

PX 727. 410.337.9528.

Address Telephone No.

Boxkirkandville MD. 21022

City State Zip Code

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

Zoning Commissioner of Baltimore County

CASE NO. 06-033-A

Reviewed By BN **Date** 7/13/05

Estimated Posting Date 7/24/05

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at H°3 Clifton Court
Address
Pikesville Md. 21208.
City State Zip Code

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

due to the:
1. small lot
2. narrowness of lot
3. function of the addition & house.
its a hardship & difficulty to locate the addition elsewhere

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

James Redd
Signature

James Redd.
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12 day of July, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared James Redd.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires

LAWRENCE JOSEPH LINK, JR
NOTARY PUBLIC STATE OF MARYLAND
Baltimore County
My Commission Expires May 1, 2009

REV 10/25/01

Sections 1B02.3.B, BCZR (504, 1970 BCZR; VB.6.a 1970 CMDP) to permit an addition with a rear yard setback of 15 ft. from window to right-of-way line in lieu of the required 25 ft., and to amend the 1st amended Partial Development Plan for Grey Rock Phase IV, lot #2 only.

#033

ZONING DESCRIPTION FOR Nº 3 CLIFFORD COURT 21208.
BEING LOT Nº 2 RESUBDIVISION GREY ROCK, PHASE 4.
CONTAINING 0.267 AC±

DEED REFERENCE: S.M. LIBER 12795 FOLIO 404
TAX ACCOUNT No. 22-00-009633
TOTAL AREA OF LOTS = 2.988 Ac.+/-
TOTAL AREA OF REMAINDER PHASE IV= 2.770 AC.+/-
TOTAL AREA OF ROAD = 0.301 Ac.+/-
TOTAL AREA OF PLAT = 6.039 Ac.+/-

Filed for record

SHEET 75 140

Date JUL 1 2003

Test: Suzanne Mensh

Clerk

PLAT RECORDIN
TOTAL
Rec# BA84 Rcpt $
SN JLF Blk # 4
Jul 01, 2003 03

REASON FOR PLAT IS TO RESUBDIVIDE PHASE IV AS SHOWN ON A PLAT DATED OCTOBER 8, 1991 AND ENTITLED "PHASE II & IV GREY ROCK", RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK S.M. 63/133

RESUBDIVISION PHASE IV
GREY ROCK

(FORMERLY SHOWN ON PLAT ENTITLED
PHASE II & IV GREY ROCK-S.M.63/133)

COUNCILMANIC DISTRICT NO. 3
ELECTION DISTRICT 3 BALTIMORE COUNTY, MARYLAND
SCALE 1"=40' MAY 15, 2003

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS

1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
PHONE: (410) 825-8120

TEG
TJC 6/18/03
5-12-03
6-24-03

COMPUTED BY: MBT/DRT CHECKED BY: MBT/JP
DRAWN BY: MBT/SAK W.O. No. 109863

DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

#033

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 448220

DATE 7/13/05 ACCOUNT 1001-006-6150

AMOUNT $ 115.00

RECEIVED FROM: Larry Lewis

FOR: Administrative Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item #033

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/14/2005	7/13/2005	10:51:47	4

STA WS04 WALKIN KNCH KXM
RECEIPT N 371782 7/13/2005 OTLR
Rept 5 520 ZONING VERIFICATION
R M1 448220
Recpt Tot $115.00
$590.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No: 06-033-A

Petitioner/Developer:
JAMES REDD

Date Of Hearing/Closing: 8/8/05

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

Attention:

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 at 3 CLIFTON CT.

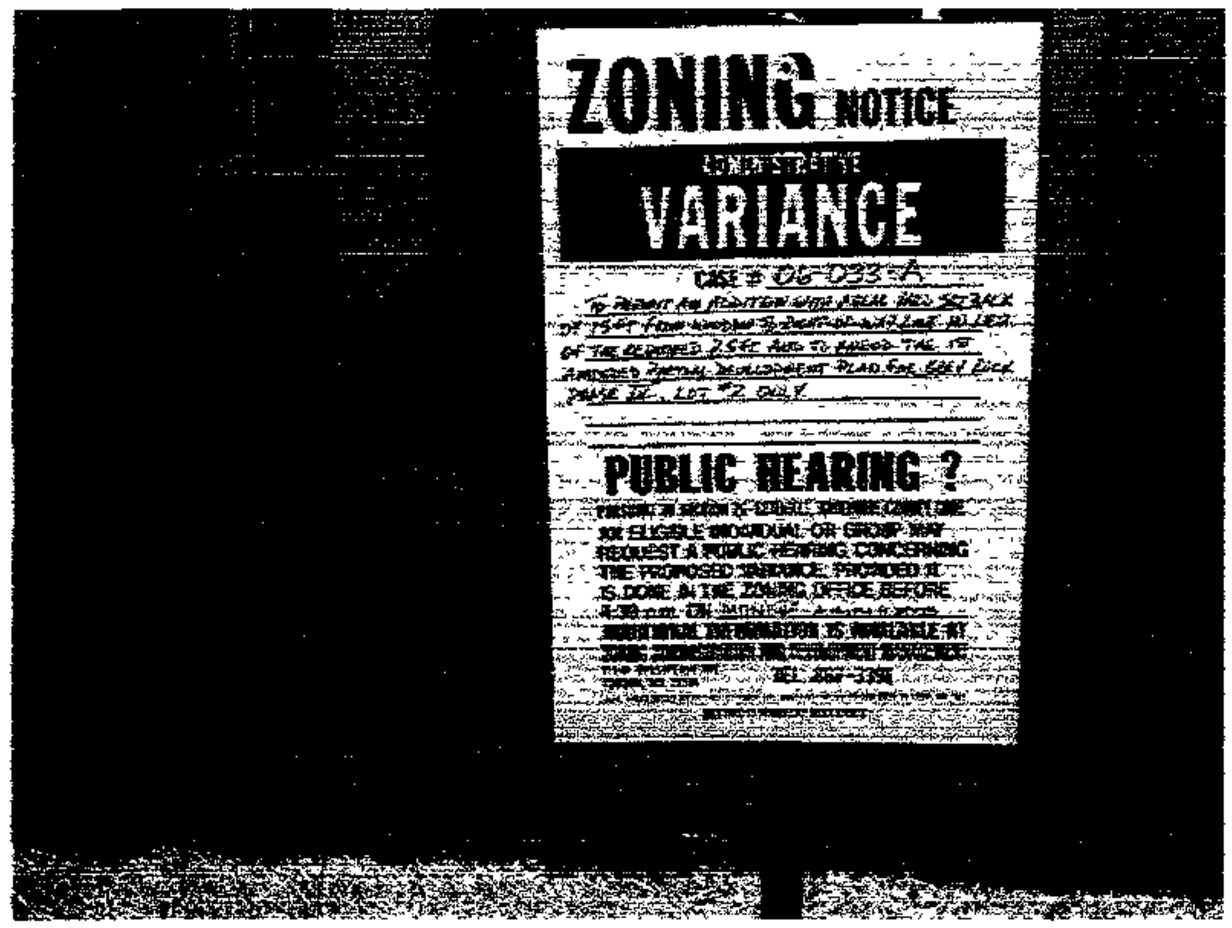
This sign(s) were posted on July 23, 2005.
(Month, Day, Year)

Sincerely,

Martin Ogle 7/23/05
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im000363 (576x432x24b jpeg)



Martin Ogle 7/23/05

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: 06-033-A

Petitioner: James Redd.

Address or Location: No 3. Clifton Court 21208.

PLEASE FORWARD ADVERTISING BILL TO:

Name: L. J. Link Jr.

Address: bx 727.
Parkville Md. 21022.

Telephone Number: 410.337.9528

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 033 -A Address 3 Clifton Ct.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/13/05 **Posting Date:** 7/24/05 **Closing Date:** 8/8/05

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

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

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

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

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

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 06- 033 -A Address 3 Clifton Ct.

Petitioner's Name James Redd Telephone 410-337-9528

Posting Date: 7/24/05 **Closing Date:** 8/8/05

Wording for Sign: To Permit an addition with a rear yard setback of 15 ft. from window to right-of-way line in lieu of the required 25 ft., and to amend the 1st amended Partial Development Plan for Grey Rock Phase II, Lot # 2 only.

WCR - Revised 6/25/04

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

August 8, 2005

James Redd
3 Clifton Court
Pikesville, Maryland 21209

Dear Mr. Redd:

RE: Case Number: 06-033-A, 3 Clifton Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 13, 2005.

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
Link P.O. Box 727 Brooklandville 21022

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 7-29-05

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

RE: Baltimore County
Item No. 033 BPR

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

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

August 2, 2005

Distribution Meeting of August 1, 2005

ATTENTION: Zoning Review Planners

Item No. 032, 033, 034, 035, 036, 037, 038, 039, 040, 041 and 043

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

The Fire Department has no comments at this time.
If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 2, 2005

RECEIVED
AUG - 4 2005
ZONING COMMISSIONER

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 6-033**

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 Diana Itter in the Office of Planning at 410-887-3480.

Prepared By: _____

Division Chief: _____

CM/LL

W:\DEVREV\ZAC\6-033.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 8, 2005

RECEIVED

AUG 1 0 2005

ZONING COMMISSIONER

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 8, 2005
Item Nos. 032, 033, 034, 035, 036, 038, 039, 040, 041, 042, 043,

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-08082005.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley

DATE: September 2, 2005

SUBJECT: Zoning Items # See List Below

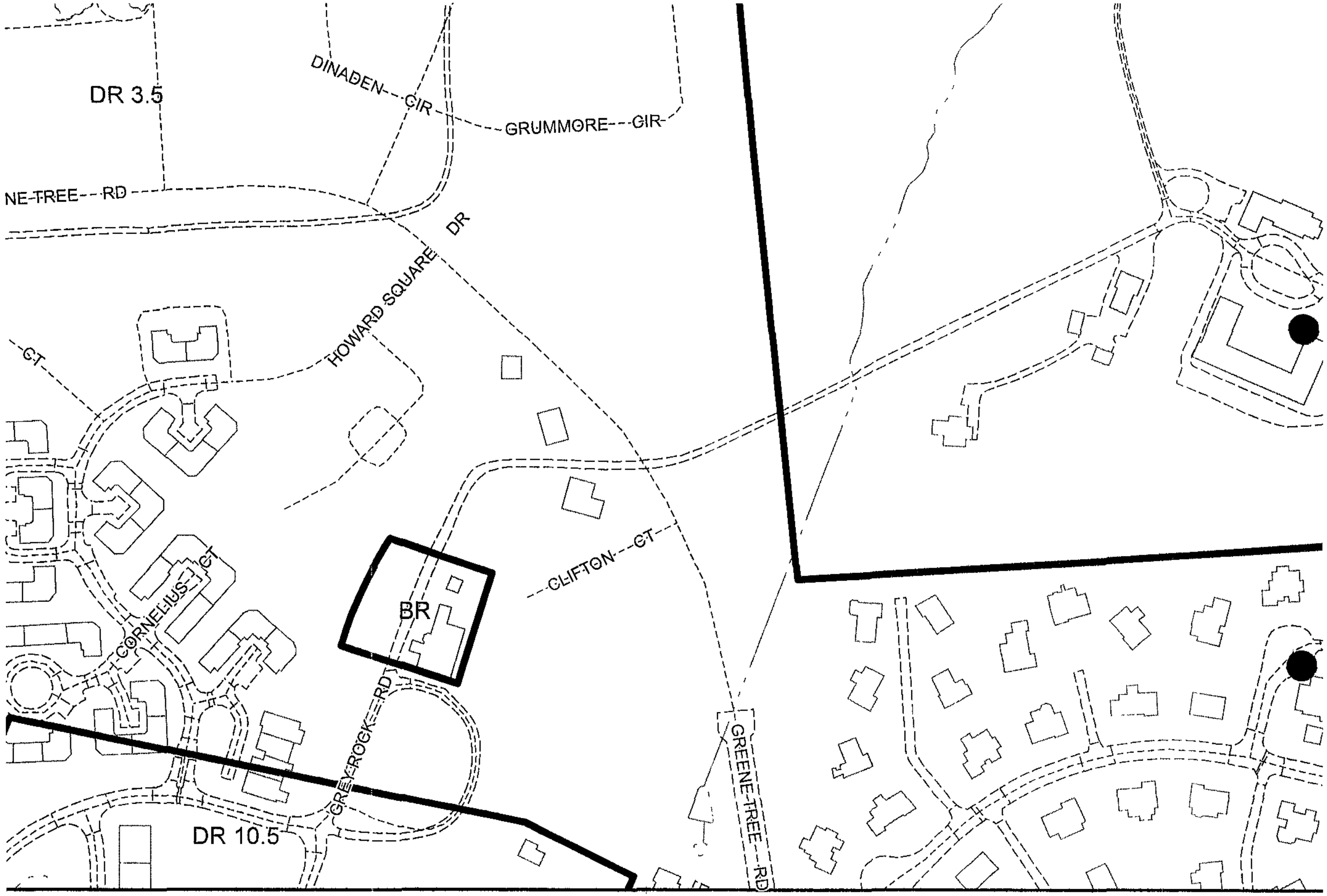
Zoning Advisory Committee Meeting of August 1, 2005

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

06-032
06-033
06-034
06-036
06-038
06-039
06-040
06-041
06-043

Reviewers: Sue Farinetti, Dave Lykens, Glenn Shaffer, Bruce Seeley

S:\Devcoord\ZAC-8-1-05NC doc



map # 068A2

Baltimore County

#033

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE ✓

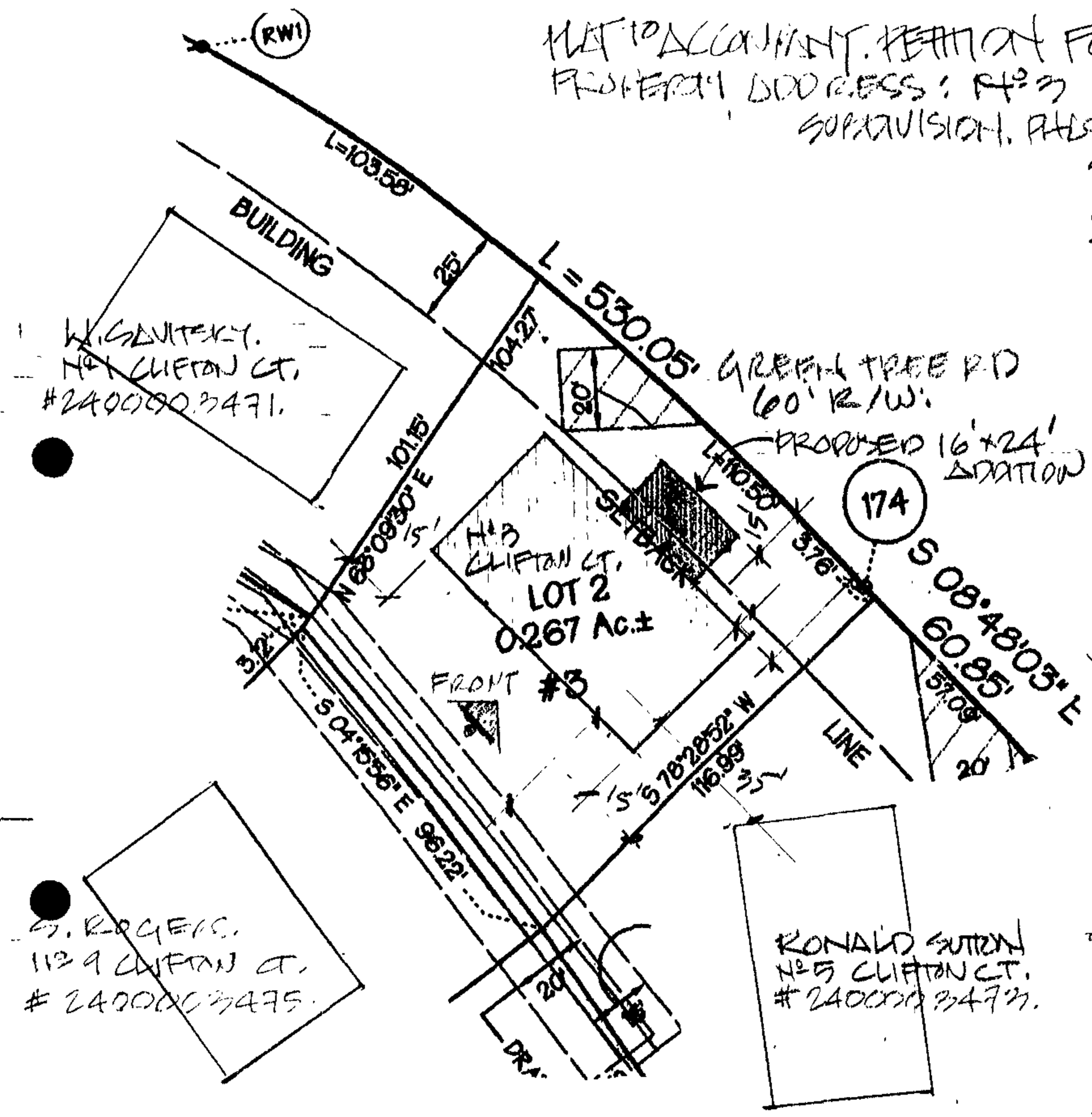
PROPERTY ADDRESS: #3 CLIFTON COURT 21208.

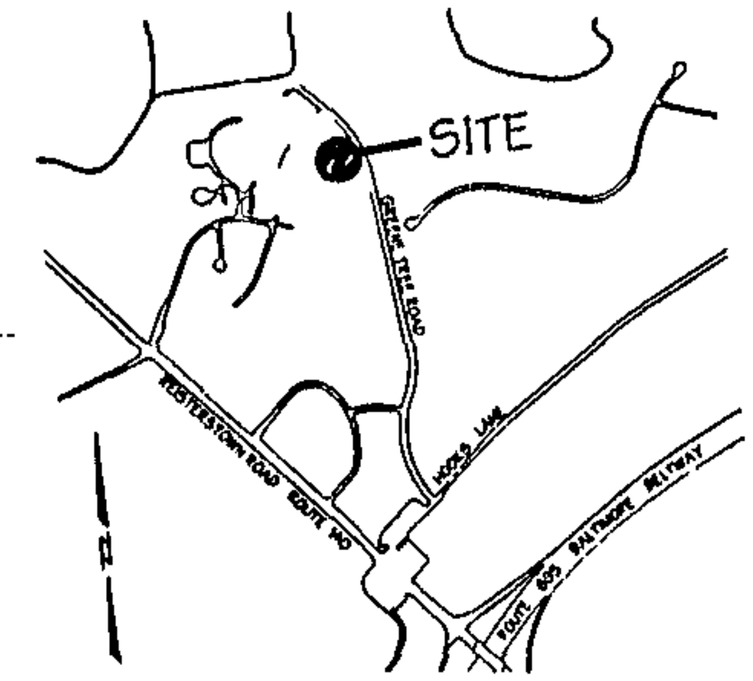
SUBDIVISION, PHASE 4 — GREENROCK, JULY 1, 2003

S.M. 75 : 140.

OWNER: LYNNE & JAMES REDD.

TAX #: 2400003472.





VICINITY MAP.

ELECTION DISTRICT	3.
COUNCILMANIC DISTRICT	3.
1"=200' SCALE MAP	
ZONING.	DR 3.5
LOT SIZE	0.267 AC.
SEWER	PUBLIC
WATER	PUBLIC.
CHESAPEAKE BAY CRITICAL AREA	- NO.
100 YR. FLOOD PLAIN	- NO
HISTORIC PROPERTY	- NO.
PRIOR ZONING HRG.	

L.J. LINK JR. [illegible]
BX 927. BALTIMORE MD 21042.
410.922.9578.

SITE PLAN.
1"=40'-0"

NORTH.

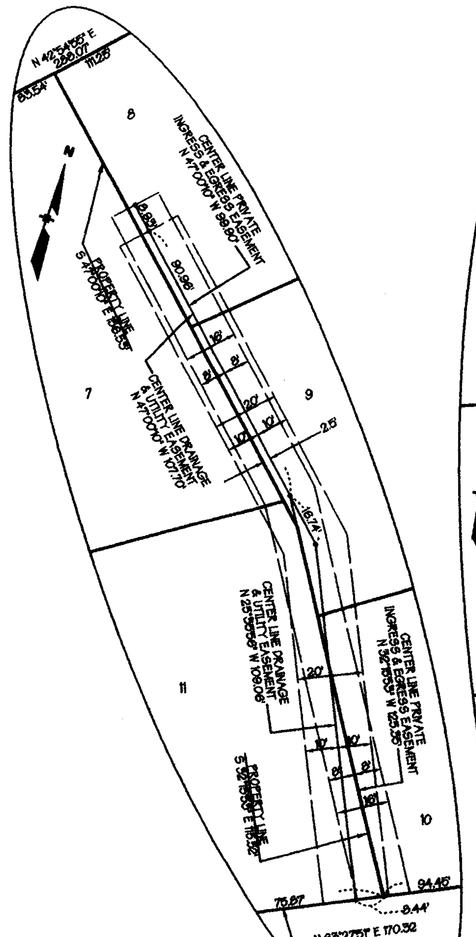
#033

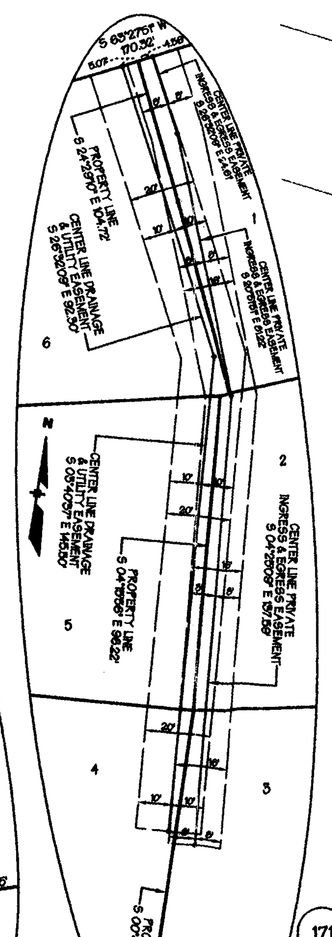
06.033.A

FRONT

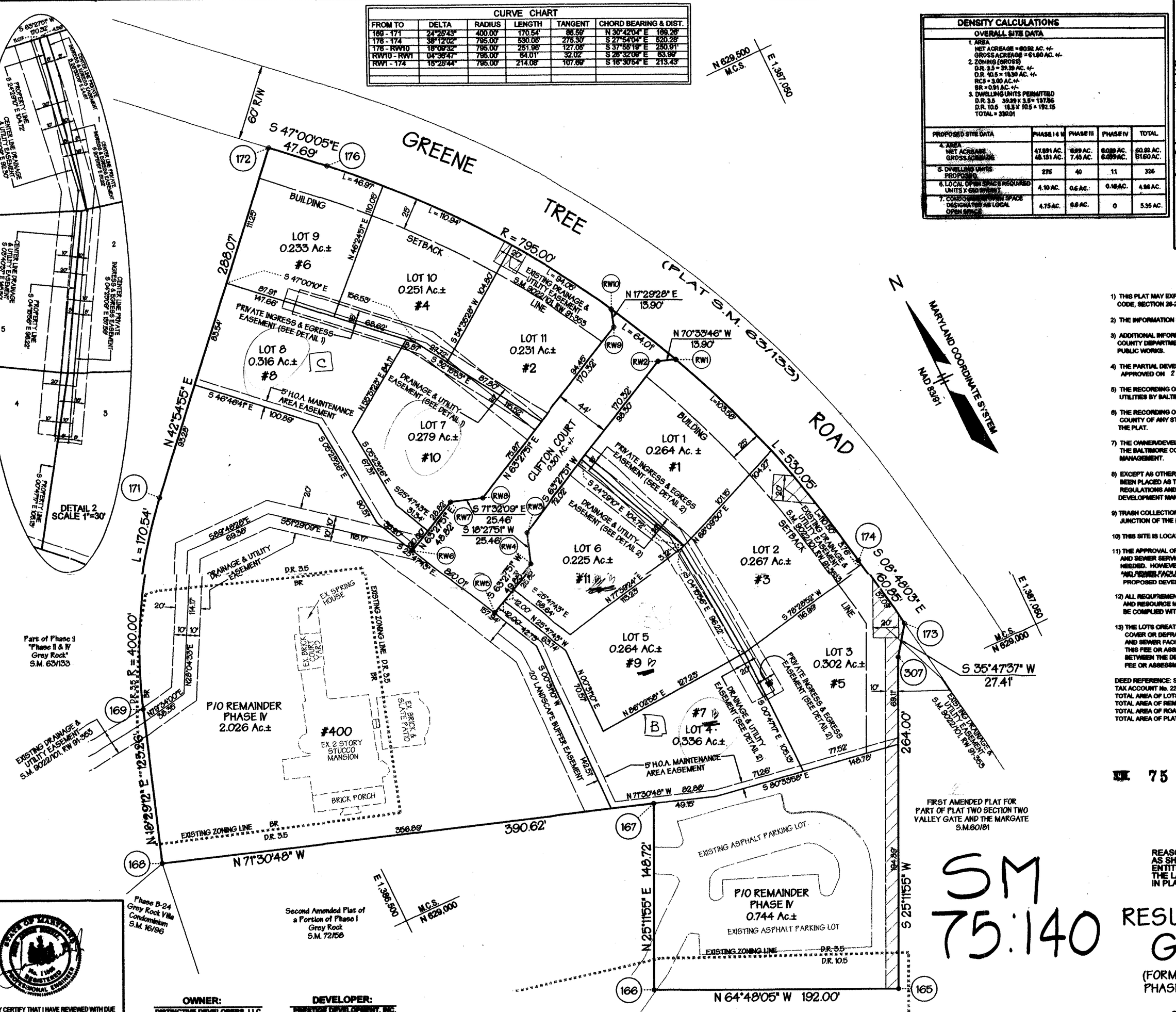
Nº 3 Clifton Court.

REAR

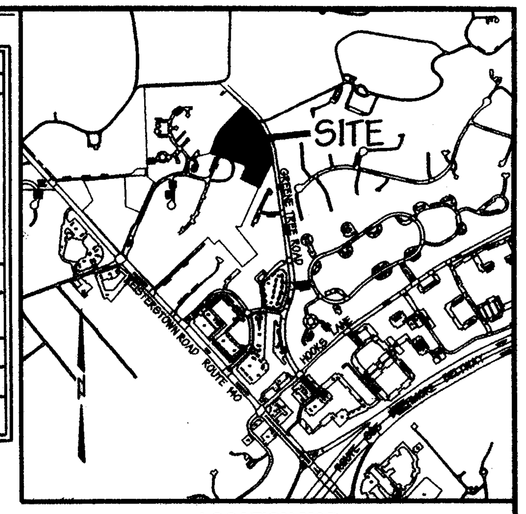




CURVE CHART					
FROM TO	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING & DIST.
169 - 171	24°25'43"	400.00'	170.54'	86.59'	N 39°42'04" E 169.28'
176 - 174	38°12'02"	795.00'	530.05'	275.30'	S 27°54'04" E 520.28'
176 - RW10	18°09'32"	795.00'	251.96'	127.05'	S 37°58'19" E 250.91'
RW10 - RW1	04°36'47"	795.00'	64.01'	32.02'	S 26°32'09" E 63.99'
RW1 - 174	15°25'44"	795.00'	214.08'	107.59'	S 16°30'54" E 213.43'



DENSITY CALCULATIONS				
OVERALL SITE DATA				
1. AREA NET ACREAGE = 60.92 AC. +/- GROSS ACREAGE = 61.60 AC. +/- 2. ZONING (GROSS) D.R. 3.5 = 39.39 AC. +/- D.R. 10.5 = 18.30 AC. +/- RCS = 3.00 AC.+/- BR = 0.91 AC. +/- 3. DWELLING UNITS PERMITTED D.R. 3.5 39.39 X 3.5 = 137.86 D.R. 10.5 18.3 X 10.5 = 192.15 TOTAL = 330.01				
PROPOSED SITE DATA	PHASE I & II	PHASE III	PHASE IV	TOTAL
4. AREA NET ACREAGE GROSS ACREAGE	47.691 AC. 48.151 AC.	6.69 AC. 7.45 AC.	6.539 AC. 6.009 AC.	60.92 AC. 61.60 AC.
5. DWELLING UNITS PROPOSED	275	40	11	326
6. LOCAL OPEN SPACE REQUIRED (UNITS X 650 SY/UNIT)	4.10 AC.	0.6 AC.	0.16 AC.	4.86 AC.
7. CONDOMINIUM OPEN SPACE DESIGNATED AS LOCAL OPEN SPACE	4.75 AC.	0.6 AC.	0	5.35 AC.



LOCATION MAP
SCALE: 1" = 2000'

GENERAL NOTES

1) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.

2) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

3) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.

4) THE PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 2/5/03.

5) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.

7) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

8) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

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

10) THIS SITE IS LOCATED IN THE GWYNNS FALLS SEWERSHED.

11) THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE CONSTRUCTED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

12) ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

13) THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 26-248. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

DEED REFERENCE: S.M. LIBER 12795 FOLIO 404
TAX ACCOUNT No. 22-00-009933
TOTAL AREA OF LOTS = 2.988 Ac.+/-
TOTAL AREA OF REMAINDER PHASE IV= 2.770 Ac.+/-
TOTAL AREA OF ROAD = 0.301 Ac.+/-
TOTAL AREA OF PLAT = 6.039 Ac.+/-

COORDINATE CHART		
NUMBER	NORTH	EAST
RW1	629309.79	1386888.06
RW2	629314.41	1386872.94
RW3	629288.32	1386720.86
RW4	629214.18	1386712.50
RW5	629191.90	1386867.80
RW6	629263.94	1386853.06
RW7	629286.75	1386876.76
RW8	629277.69	1386700.91
RW9	629333.76	1386693.29
RW10	629387.04	1386877.46
165	629163.92	1386827.80
166	629866.56	1386853.86
167	629090.23	1386717.19
168	629124.09	1386348.73
169	629240.98	1386382.82
171	629386.52	1386472.23
172	629597.49	1386668.36
173	629045.02	1386864.05
174	629105.16	1386948.72
176	629684.96	1386703.28
307	629222.79	1386840.00

LEGEND

PROPERTY LINE SHOWN THUS	
ROAD RIGHT OF WAY SHOWN THUS	
LOT LINES SHOWN THUS	
EASEMENTS SHOWN THUS	
LOT NUMBERS SHOWN THUS	12
HOUSE NUMBERS SHOWN THUS	#24
COORDINATES SHOWN THUS	(490)
BUILDING SETBACKS SHOWN THUS	

NOTE:

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

STATE OF MARYLAND — JAMES R. VOHN — No. 11818 — REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 2/5/03, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

OWNER:
DISTINCTIVE DEVELOPERS, LLC
12 BRIAN DANIEL COURT
REISTERSTOWN, MD. 21136
PHONE # 410-356-4700

DEVELOPER:
PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWINGS MILLS, MARYLAND
21117

FILED for record
TOTAL 75 140
Date JUL 1 2003
Test: Clerk

PLAT RECORDIN
TOTAL
Rec# 84844 Rcpt # 27
SM JLF Blk # 43
Jul 01, 2003 09:08

SM 75:140

REASON FOR PLAT IS TO RESUBDIVIDE PHASE IV AS SHOWN ON A PLAT DATED OCTOBER 8, 1991 AND ENTITLED "PHASE II & IV GREY ROCK", RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK S.M. 63/133

RESUBDIVISION PHASE IV GREY ROCK

(FORMERLY SHOWN ON PLAT ENTITLED PHASE II & IV GREY ROCK-S.M.63/133)

COUNCILMANIC DISTRICT NO. 3
ELECTION DISTRICT 3 BALTIMORE COUNTY, MARYLAND
SCALE 1"=40' MAY 15, 2003

NOTE:

GRID COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE NAD 83/91 MARYLAND COORDINATE SYSTEM AND PROJECTED BY BALTIMORE COUNTY PRIMARY GPS NETWORK MONUMENTS.

POINT	NORTH US FT.	EAST US FT.	ELEV US FT.
MELSAGE	641024.15	1377995.69	531.46
GIS-86	624053.01	1382252.68	486.42

NOTE:

THE STREETS AND/OR ROADS, AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTOR OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

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

Robert P. Henry, Member — May 15, 03 DATE
Louis M. Stone, Member — 5-15-03 DATE

SURVEYOR'S CERTIFICATE

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

Robert P. Henry — 5/15/03
ROBERT P. HENRY, Professional Land Surveyor No. 10855 — DATE

STATE OF MARYLAND — ROBERT P. HENRY — No. 10855 — REGISTERED PROFESSIONAL LAND SURVEYOR

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
James P. Vohn, Deputy — 6/24/03
DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT — DATE

APPROVED BY THE DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-216 (C), BALTIMORE COUNTY CODE
Donald T. Rascoe — 6-30-03
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE

P.W.A. COMPLETED 030301 TEC
FINAL PLAT CHECKED
ENGINEERING 6/12/03
HOUSE NUMBERS 6-12-03
RECREATION & PARKS
DEVELOPMENT MANAGEMENT 6-24-03

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
PHONE: (410) 825-8120

COMPUTED BY: MBT/DRT CHECKED BY: MBT/JP
DRAWN BY: MBT/SAK W.O. No. 100953

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

FILENAME: J:\towson\99853\sadsurvey\99853resplat.s01

SM 75:140

#033