

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Landwood Circle, 107 feet NE
of Greenapple Court
2nd Election District
4th Councilmanic District
(2203 Lawnwood Circle)

Dayrl and Angela Johnson
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2009-0030-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Dayrl and Angela Johnson for property located at 2203 Lawnwood Circle. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a addition with a side setback of 6 feet in lieu of the required 10 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners wish to construct a small kitchen 'bump out' measuring 4.5 feet x 9 feet in size. This small addition will greatly increase the functionality of the kitchen. The only area to enlarge the kitchen is into the side yard. None of the neighbors voiced any objection to the proposed minor addition.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on August 10, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

RECEIVED FOR FILE
9-2-08
B

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 2nd day of September, 2008 that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a addition with a side setback of 6 feet in lieu of the required 10 feet is hereby GRANTED, subject to the following:

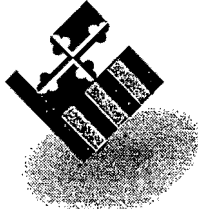
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

RECEIVED FOR FILE
9-2-08

BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

September 2, 2008

DAYRL AND ANGELA JOHNSON
2203 LAWNWOOD CIRCLE
BALTIMORE MD 21207

Re: Petition for Administrative Variance
Case No. 2009-0030-A
Property: 2203 Lawnwood Circle

Dear Mr. and Mrs. Johnson:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick", written over a horizontal line.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Cutting Edge Construction Services, Inc., 712 Stemmers Run Road, Unit B, Baltimore MD 21221



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2203 Lawnwood Circle
which is presently zoned DR 5.5

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

1B02.3.C.1

To permit a addition with a side setback of 6-feet in lieu of the required 10-feet.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

2203 Lawnwood Cir.

Address

Baltimore

City

MD

State

Telephone No.

21207

Zip Code

Representative to be Contacted:

Cutting Edge Construction Services Inc.

Name

712 Stemmers Rvw Rd. Unit B (410) 238-4900

Address

Balt.

City

MD

State

Telephone No.

21221

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 9-2-08 day of September 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. 2009-0030-A

REV 10/25/01

Reviewed By [Signature]

Date 7/31/08

Estimated Posting Date 8/10/08

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

Address 2203 LAWNWOOD CIRCLE
City BALTIMORE State MD Zip Code 21207

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):

We have a very lovely, but small house. The kitchen is especially small. The only reasonable area to enlarge the kitchen into is the side yard. By enlarging the kitchen out approx. 4.5 feet by 9 feet would greatly increase the function of the kitchen we surely need.

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.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Darryl Johnson — Angela Johnson
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

1/10/10

Affidavit in Support of Administrative Variance

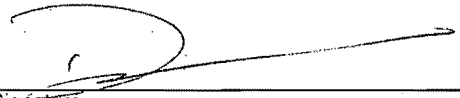
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 2203 LAWNWOOD CIRCLE
Address
BALTIMORE MD 21207
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):

We have a very lovely, but small house. The kitchen is especially small. The only reasonable area to enlarge the kitchen into is the side yard. By enlarging the kitchen out approx. 4.5 feet by 9 feet would greatly increase the function of the kitchen we surely need.

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.


Signature
Darryl Johnson
Name - Type or Print

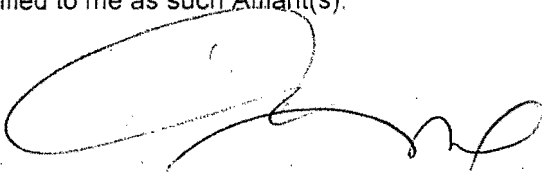

Signature
Angela D Johnson
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Darryl Johnson — Angela Johnson
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 11/01/0

Zoning description for 2203 LAWNWOOD Circle

Beginning at a point on the East side of Lawnwood Circle which is 50' R/W wide at the distance of 107' Northeast of the centerline of the nearest improved intersecting street Greenapple Ct. which is 50' R/W Being lot 29 Block, Section # 2 in the subdivision of Lawnwood as recorded in Baltimore County Plat Book # 53, folio # 122, containing .11 AC., Also known as 2203 Lawnwood Cir. and located in the 2nd Election District, 4 Councilmanic District.

2009-0030-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 08/12/08

Case Number: 2009-0030-A

Petitioner / Developer: DARYL & D ANGELA JOHNSON~
CUTTING EDGE CONSTRUCTION CO.

Date of Hearing (Closing): AUGUST 25, 2008

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:
2203 LAWNWOOD CIRCLE

The sign(s) were posted on: 8/10/08



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 of Sign Poster)

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

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

2009
Case Number 00- 0030 -A Address 2203 LAWNWOOD CIR
Contact Person: LEONARD WASILCWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/31/08 Posting Date: 8/10/08 Closing Date: 8/25/08

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)

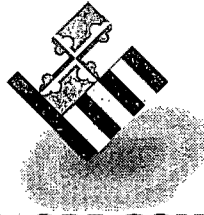
Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

2009
Case Number 00- 0030 -A Address 2203 LAWNWOOD CIR
Petitioner's Name Dayrel & Angela Johnson Telephone 410-238-4900
Posting Date: 8/10/08 Closing Date: 08/25/08
Wording for Sign: To Permit

To permit a addition with a side setback of 6-feet in lieu of the required 10-feet.

WCR - Revised 6/25/04



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

August 25, 2008

Daryl & Angela Johnson
2203 Lawnwood Circle
Baltimore, MD 21207

Dear: Daryl & Angela Johnson

RE: Case Number 2009-0030-A, 2203 Lawnwood Circle

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 31, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Cutting Edge Construction Services INC., 712 Stemmers Run Rd. Unit B, Baltimore, MD 21221

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 14, 2008

FROM: Dennis A. Kennedy^{DAK}, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For August 18, 2008
Item Nos. 2009-0026, 0027, 0028, 0029,
0030, 0031, 0035, and 0036

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

DAK:CEN:lrk
cc: File
ZAC-ITEM NO. 2009-0028-08142008



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: ~~August 12, 2008~~

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

RE: Baltimore County
Item No 2009-0030-A
2203 LAWNWOOD CIRCLE
JOHNSON PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0030-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
AUG 27 2008
BY:

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination JWL
DATE: August 27, 2008
SUBJECT: Zoning Item # 09-030-A
Address 2203 Lawnwood Circle
(Johnson Property)

Zoning Advisory Committee Meeting of August 11, 2008

☒ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

☐ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

☐ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston

Date: 8/27/08

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2008

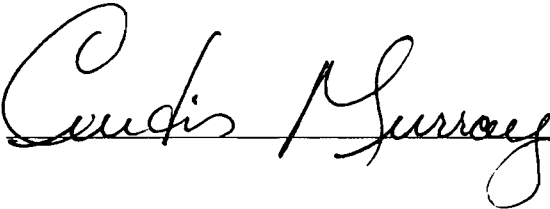
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-030- Administrative Variance**

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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL

A handwritten signature in cursive script, appearing to read "Curtis Murray", written over a horizontal line.

From: <cuttingedgeconstruction@comcast.net>
To: <Pzook@baltimorecountymd.gov>
Date: 8/28/2008 9:29:57 AM
Subject: pics

Here are all the pictures I have for Johnson. Any more questions feel free to give me a call. thanks Gus

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

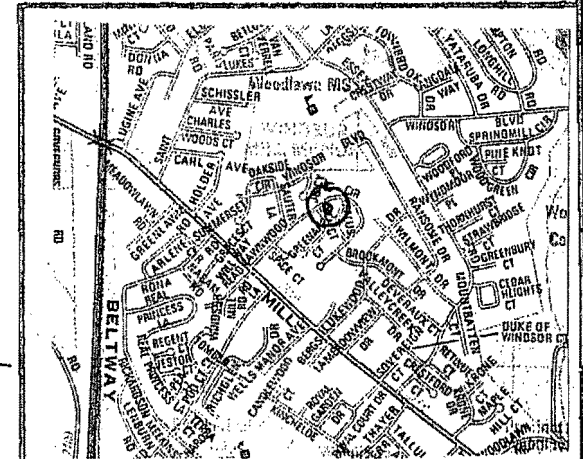
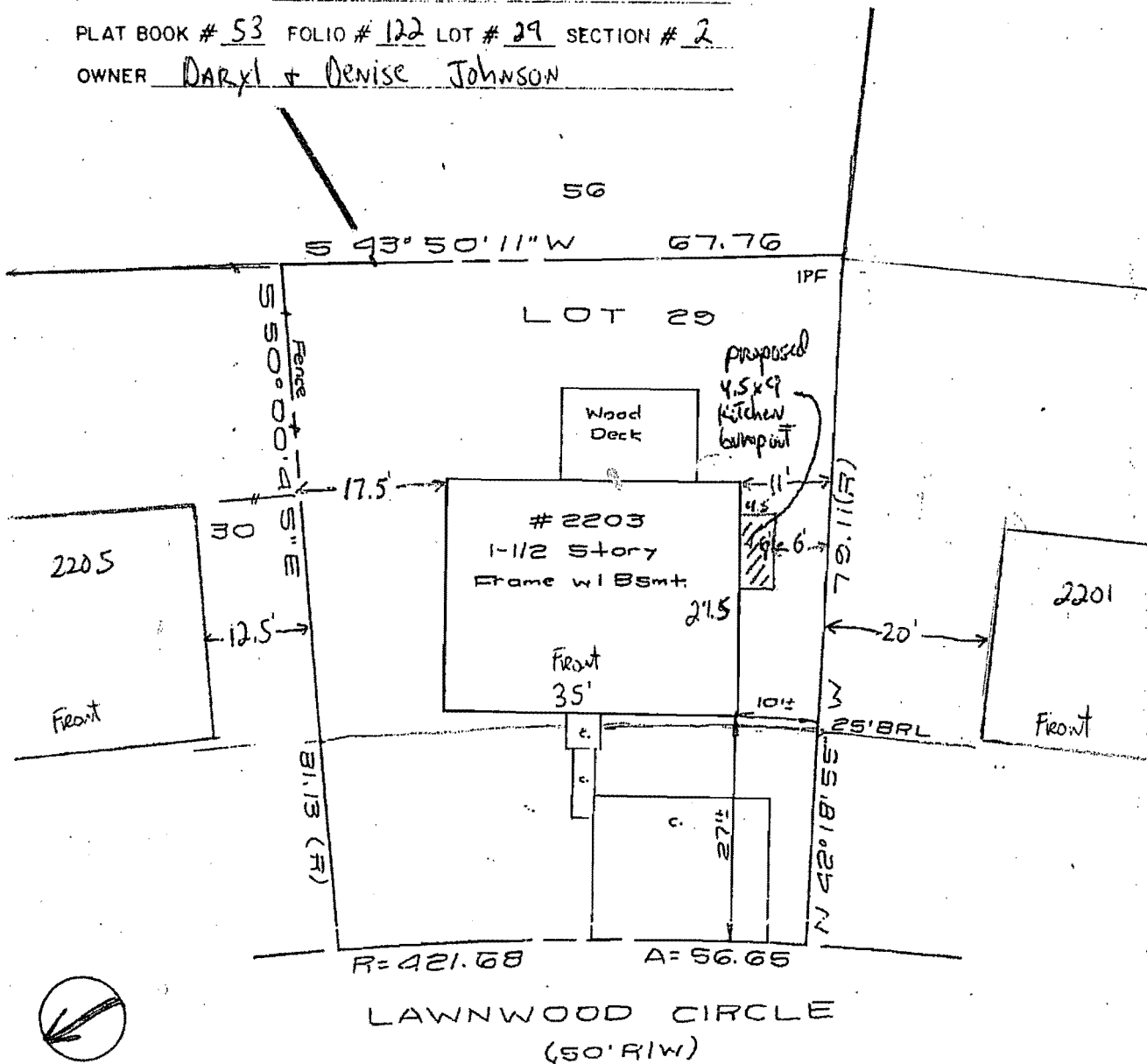
PROPERTY ADDRESS 2203 LAWNWOOD Circle

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Lawnwood

PLAT BOOK # 53 FOLIO # 122 LOT # 29 SECTION # 2

OWNER Daryl + Denise Johnson



VICINITY MAP
SCALE: 1" = 3000'

LOCATION INFORMATION

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # 088A2

ZONING DR S.S

LOT SIZE 11 4,982
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☐	☒
100 YEAR FLOOD PLAIN	☐	☒
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	☐	☐

ZONING OFFICE USE ONLY

REVIEWED BY _____ ITEM # _____ CASE # _____

2009 0030-A

PREPARED BY

Gus Mack

SCALE OF DRAWING: 1" = 20'

CURVE DATA

Δ	R	L	T	CHD
10° 25' 27"	371.60'	171.85'	87.49'	N 41° 40' 54" E 170.32'
10° 25' 27"	421.68'	194.95'	99.25'	N 41° 40' 54" E 193.25'
10° 25' 27"	471.76'	220.89'	121.21'	N 41° 40' 54" E 211.38'
10° 25' 27"	521.84'	250.25'	143.25'	N 41° 40' 54" E 230.54'
10° 25' 27"	571.92'	280.25'	165.25'	N 41° 40' 54" E 250.54'
10° 25' 27"	621.99'	310.25'	187.25'	N 41° 40' 54" E 270.54'
10° 25' 27"	672.07'	340.25'	209.25'	N 41° 40' 54" E 290.54'
10° 25' 27"	722.14'	370.25'	231.25'	N 41° 40' 54" E 310.54'
10° 25' 27"	772.22'	400.25'	253.25'	N 41° 40' 54" E 330.54'
10° 25' 27"	822.29'	430.25'	275.25'	N 41° 40' 54" E 350.54'
10° 25' 27"	872.37'	460.25'	297.25'	N 41° 40' 54" E 370.54'
10° 25' 27"	922.44'	490.25'	319.25'	N 41° 40' 54" E 390.54'
10° 25' 27"	972.52'	520.25'	341.25'	N 41° 40' 54" E 410.54'
10° 25' 27"	1022.59'	550.25'	363.25'	N 41° 40' 54" E 430.54'
10° 25' 27"	1072.67'	580.25'	385.25'	N 41° 40' 54" E 450.54'
10° 25' 27"	1122.74'	610.25'	407.25'	N 41° 40' 54" E 470.54'
10° 25' 27"	1172.82'	640.25'	429.25'	N 41° 40' 54" E 490.54'
10° 25' 27"	1222.89'	670.25'	451.25'	N 41° 40' 54" E 510.54'
10° 25' 27"	1272.97'	700.25'	473.25'	N 41° 40' 54" E 530.54'
10° 25' 27"	1323.04'	730.25'	495.25'	N 41° 40' 54" E 550.54'
10° 25' 27"	1373.12'	760.25'	517.25'	N 41° 40' 54" E 570.54'
10° 25' 27"	1423.19'	790.25'	539.25'	N 41° 40' 54" E 590.54'
10° 25' 27"	1473.27'	820.25'	561.25'	N 41° 40' 54" E 610.54'
10° 25' 27"	1523.34'	850.25'	583.25'	N 41° 40' 54" E 630.54'
10° 25' 27"	1573.42'	880.25'	605.25'	N 41° 40' 54" E 650.54'
10° 25' 27"	1623.49'	910.25'	627.25'	N 41° 40' 54" E 670.54'
10° 25' 27"	1673.57'	940.25'	649.25'	N 41° 40' 54" E 690.54'
10° 25' 27"	1723.64'	970.25'	671.25'	N 41° 40' 54" E 710.54'
10° 25' 27"	1773.72'	1000.25'	693.25'	N 41° 40' 54" E 730.54'
10° 25' 27"	1823.79'	1030.25'	715.25'	N 41° 40' 54" E 750.54'

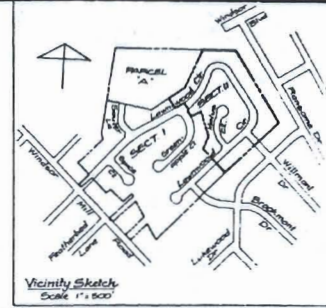
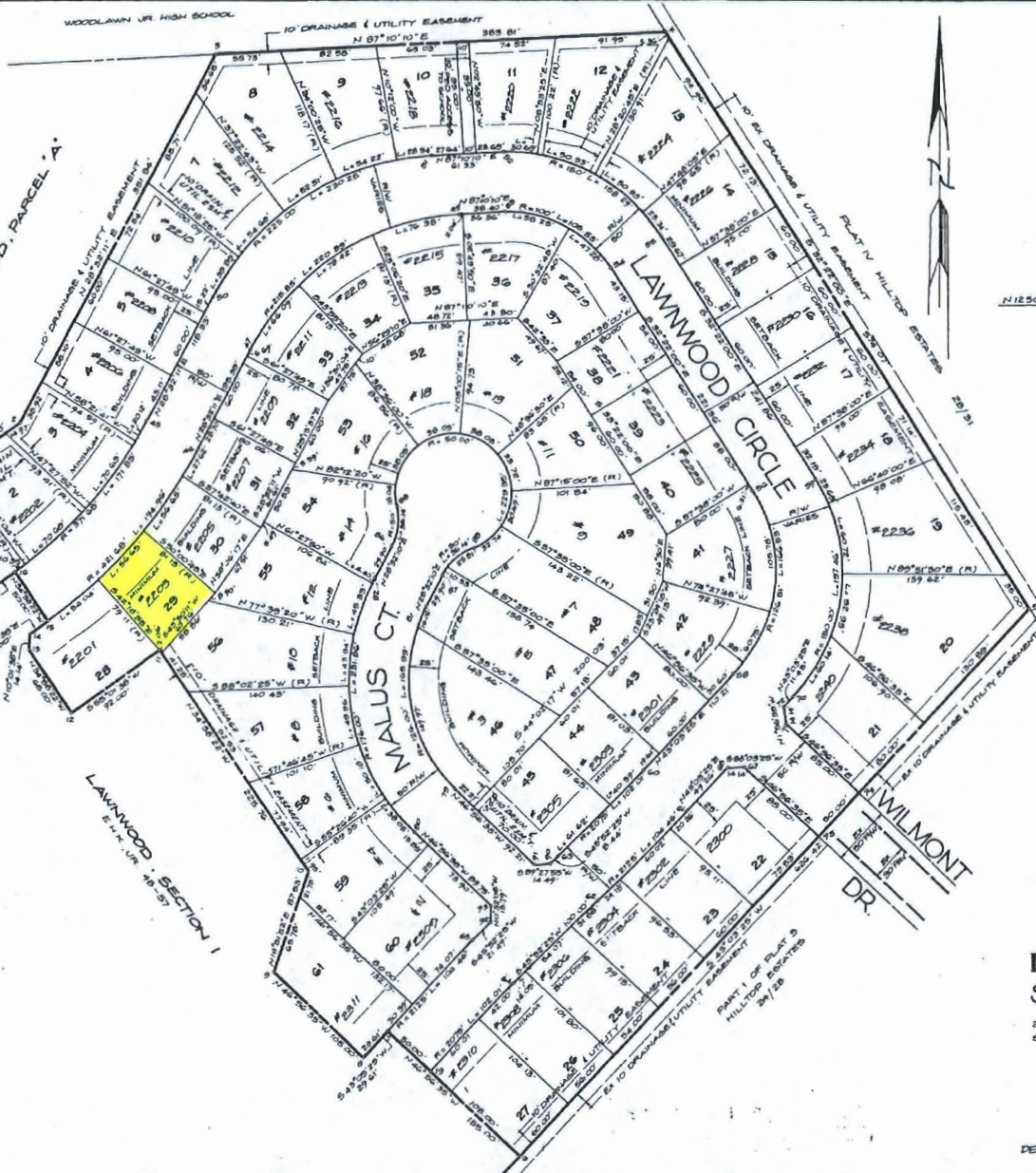
COORDINATES

STATION	WEST	NORTH	WEST	NORTH	WEST	NORTH
1. 502	33 928.643	91	12 625.109	33 929.709	97	12 112.059
1. 508	33 692.004	92	12 625.198	33 640.449	98	12 112.179
1. 514	33 718.878	93	12 578.259	33 640.979	99	12 149.180
1. 520	33 330.850	94	12 531.918	33 376.877	100	12 140.822
1. 526	33 330.850	95	12 530.488	33 376.849	101	12 078.084
1. 532	33 450.888	96	12 544.944	33 268.074	102	12 031.010
1. 538	33 504.180	97	12 190.049	33 272.492	103	11 785.076
1. 544	33 504.180	98	12 364.598	33 204.870	104	11 546.604
1. 550	33 561.077	99	12 110.517	33 547.739	105	12 091.187
1. 556	33 561.077	100	12 055.180	33 311.208	106	12 054.629
1. 562	33 561.077	101	12 001.643	33 304.300	107	12 001.382
1. 568	33 561.077	102	12 037.535	33 419.192	108	12 037.535
1. 574	33 561.077	103	12 032.010	33 488.191	109	12 032.010
1. 580	33 561.077	104	12 037.535	33 497.978	110	12 037.535
1. 586	33 561.077	105	12 037.535	33 521.984	111	12 037.535
1. 592	33 561.077	106	12 037.535	33 507.116	112	12 037.535
1. 598	33 561.077	107	12 037.535	33 541.282	113	12 037.535
1. 604	33 561.077	108	12 246.731	33 531.786	114	12 246.731
1. 610	33 561.077	109	12 210.416	33 507.711	115	12 210.416
1. 616	33 561.077	110	12 294.083	33 561.428	116	12 294.083
1. 622	33 561.077	111	12 272.997	33 517.608	117	12 272.997
1. 628	33 561.077	112	12 331.936	33 506.511	118	12 331.936
1. 634	33 561.077	113	12 294.083	33 490.722	119	12 294.083

DENSITY CALCULATIONS

	SECTION 1	SECTION 2	PINEL A	TOTAL
CRUISE	18 321 AC	11 720 AC	8 152 AC	38 193 AC
LABE	18 292 AC	11 720 AC	8 152 AC	38 164 AC
UNITS ALLOWED	(9.5x18.321) = 173.0	(8.6x11.72) = 100.8	(8.6x8.152) = 70.1	344.9
UNITS PROPOSED	79	61	143	283
REQUIRED	150 spaces	122 spaces	250 spaces	522 spaces
PROPOSED	150 spaces	122 spaces	250 spaces	522 spaces
N SPACE REQUIRED	65 of 18 321 = 3.54 AC	0 91 AC	2 01 AC	6.46 AC
N SPACE PROPOSED	2 858 AC			2 858 AC

Local Open Space is being applied for in Section 2



OWNER:
DEVELOPER:
LAWNWOOD DEVELOPMENT CORP
SUITE 400, WILSON ROAD
1801 York Road
Lutherville, Maryland 21093

LAWNWOOD SECTION II

2ND ELECTION DISTRICT BALD CO, MD
SCALE 1" = 50' DATE 10-18-1984
REV 4-10-1985

DEED REFERENCE: E.H.K. JR. 6810-1759

SURVEYOR'S CERTIFICATE I, the undersigned, a Registered Land Surveyor of the State of Maryland, do hereby certify that I am the Surveyor who prepared this plan and that the land shown on this plan has been laid out and the plat thereof has been prepared in compliance with the Subsection (c) of Section 3-100 of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and setting of the markers.	OWNER'S CERTIFICATE I, the undersigned, owner of the land shown on this plat, hereby certify that, to the best of my knowledge, the requirements of Subsection (c) of Section 3-100 of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and the setting of the markers, have been complied with.	NOTE: THE STREETS AND/OR ROADS 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 DEEDS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.	NOTE: 1) FORMAL, IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE. 2) RECORDS OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAN. 3) THIS PLAN MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY BAL. 84-82 (SECTION 22-68). 4) RECORDS OF THIS PLAN DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. 5) THE INFORMATION SHOWN ON THIS PLAN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAN. 6) ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.	P.W.A. COMPLETED FINAL PLAN PLANNING ENGINEERING STREET NAMES HOUSE NOS	DEVELOPMENT DESIGN GROUP, LTD. SURVEYORS - PLANNERS - ENGINEERS RIDGEWOOD BUILDING SUITE 100 107 KENILWORTH DRIVE TOWSON, MARYLAND 21204 TELEPHONE (301) 828-0707
				COMPUTED BY: RFL DRAWN BY: L.V.D. CHECKED BY: J.D. PROJECT NUMBER: 7842	

2009-0030-A



