

IN RE: PETITION FOR VARIANCE
SE side of Pot Spring Road; 420'
SW of c/line of Old Bosley Road
8th Election District
3rd Council District
(10356 Pot Spring Road)

George W. Denlein
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2011-0326-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by Edward C. Covahey, Jr. with Covahey, Boozer, Devan & Dore, P.A., on behalf of the legal owner, George W. Denlein. The Petitioner is requesting Variance relief under Sections 1A04.3.A and 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to permit a dwelling with a height of 43 feet in lieu of the required 35 feet; and, if necessary, (2) to permit a west property line set back of 36 feet in lieu of the required 50 feet, and (3) to amend the approved Final Development Plan, Jones Property (PDM No. VIII-658) approved November 6, 2001. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the variance request were Petitioner George W. Denlein and James Grammer, Professional Land Surveyor with McKee & Associates, Inc., the consultant who prepared the site plan for this property. Also appearing was Edward C. Covahey, Jr., attorney for Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance, and the file does not contain any letters of opposition or protest.

ORDER RECEIVED FOR FILING

Date 6-15-11

By 

Testimony and evidence revealed that the subject property is an unimproved lot which is irregularly shaped, contains 1.257 acres, and is zoned R.C.5. The Petitioner purchased the property in 2002 (See Deed, marked as Exhibit 2) and it is located within a subdivision approved in 2001 (See Exhibit 5, Order in PDM VIII-658) on what was commonly known as the "Jones Property."

Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. Comments received on June 7, 2011, from the Department of Environmental Protection and Sustainability (DEPS), indicate that Groundwater Management will need to review any proposed building permit for a dwelling on this site. There were no adverse ZAC comments received from any of the County reviewing agencies.

Based upon the testimony and evidence presented, I am persuaded to grant the request for variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. I also find that strict compliance with the B.C.Z.R. would result in practical difficulty or unreasonable hardship upon Petitioner.

Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md 53, 80 (2008).

The Petitioner has met this test when the subject property is compared to the other lots on the cul-de-sac. The Petitioner's lot drops off from its point of ingress to the rear of the lot. Mr. Grammer testified that the elevation at the cul-de-sac is approximately 25 feet higher than at the rear of the lot. Hence the request for the height variance, lest the home be virtually invisible from the road through the subdivision. In fact, though the B.C.Z.R. provides a height limitation of 35

ORDER RECEIVED FOR FILING

Date 6-15-11

By 

feet in an RC 5 zone (B.C.Z.R. § 1A04.3.A), Mr. Grammer testified and provided evidence (see Chart marked as Exhibit 11) that every one of the other five (5) houses on the cul-de-sac exceed a height of 35 feet.

The subject property is unique in another respect: as seen on the site plan, Lot #3 (known as 10356 Pot Spring Road) "pinches in" (to use the words of Mr. Grammer) where it joins the cul-de-sac, and is in that respect very different than the 5 adjoining lots which all have wide openings at the mouth of the lot. This fact, along with the presence of the septic reserve area at the rear (See Exhibit 7) further constricts the building envelope available to Petitioner.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty and/or hardship. As explained by Mr. Grammer, the Petitioner would be unable to construct the home he has been planning to build and for which architectural renderings have been prepared (See Exhibit 9). Indeed, the subdivision is subject to onerous restrictive covenants (See Exhibit 8) and Petitioner has already had his proposed dwelling approved by the architectural committee (See Exhibit 12), and Mr. Grammer opined that the Petitioner could not build the home which has been approved without variance relief.

Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and after considering the testimony and evidence offered by the Petitioner, I find that Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED, this 15 day of June 2011 by this Administrative Law Judge that Petitioner's Variance request from Sections 1A04.3.A and

ORDER RECEIVED FOR FILING

Date 6-15-11

By [Signature]

1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows: (1) to permit a dwelling with a height of 43 feet in lieu of the required 35 feet; and (2) to permit a west property line set back of 36 feet in lieu of the required 50 feet be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Final Development Plan, Jones Property PDM VIII-658, be and hereby is AMENDED in accordance with the terms of this Order.

The relief granted herein shall be subject to the following:

1. The Petitioner may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will be required to return and be responsible for returning said property to its original condition.
2. Petitioner shall comply with the ZAC comments received from the Department of Environmental Protection and Sustainability (DEPS), dated June 7, 2011, which indicate that Groundwater Management will need to review any proposed building permit for a dwelling on this site

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


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

ORDER RECEIVED FOR FILING

Date 6-15-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

June 15, 2011

EDWARD C. COVAHEY, JR., ESQUIRE
COVAHEY BOOZER DEVAN & DORE PA
614 BOSLEY AVENUE
TOWSON MD 21204

Re: Petition for Variance
Case No. 2011-0326-A
Property: 10356 Pot Spring Road

Dear Mr. Covahey:

Enclosed please find the decision rendered in the above-captioned case.

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 10356 Pot Spring Road
which is presently zoned D.R.-5 RC-5

Deed Reference: 17257 / 481 Tax Account # 8-2400000013

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)

Section 1A04.3.A. of the Baltimore County Zoning Regulations to permit a dwelling with a height of 43' in lieu of the required 35', and if necessary

Section 1A04.3.B.2.b to permit a west property line set back of 36' in lieu of the required 50', and to amend the approved Final Development Plan, Jones Property (PDM No. VIII-658) approved November 6, 2001.

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

The subject property is unique in that the lot building envelope is 10' below the cul-de-sac and the property is subject to a 20' Baltimore County Access Easement to the Storm Water Management Reservation and further, the shape of the lot precludes construction of a dwelling situate to the rear of the lot because of the existence of the septic reserve area.

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:

Edward C. Covahey, Jr.

Name - Type or Print

Signature

Covahey, Boozer, Devan & Dore, P.A.

Company

614 Bosley Avenue

410-828-9441

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

George W. Denlein

Name - Type or Print

Signature

Name - Type or Print

Signature

P.O. Box 18471

410-686-3782

Address

Baltimore

MD

Telephone No.

21237-0471

City

State

Zip Code

Representative to be Contacted:

Edward C. Covahey, Jr., Esq.

Name

614 Bosley Avenue

410-828-9441

Address

Towson

MD

Telephone No.

21204

City

State

Zip Code

Case No. 2011-0326-A

Office Use Only

ORDER RECEIVED FOR FILING

Estimated Length of Hearing

Unavailable For Hearing

REV 8/20/07

Date 6-15-11

Reviewed by A-TSUI Date 5/4/11

By J

Supplement to Petition for Variance – 10356 Pot Spring Road

2. Without the requested variances, the Petitioner will sustain a practical difficulty and unreasonable hardship in that:

a) The dwelling may not be constructed in compliance with the Stonewall Architectural Guidelines that require the dwelling be constructed in "traditional architectural styles such as, Georgian, Federal, Victorian Farmhouse, New England Farmhouse, New England Cape Cod, Southern Colonial, and Southern Tidewater".

b) A dwelling cannot be constructed in compliance with the Stonewall Architectural Guidelines and that is compatible with the neighborhood without the grant of the requested variances.

0425kcr01

2011-0326-A

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

ZONING DESCRIPTION 10356 POT SPRING ROAD 8TH ELECTION DISTRICT BALTIMORE COUNTY, MD

Beginning at a point on the southeast side of Pot Spring Road, being 60-feet wide, said point being situated 420 feet southwesterly from the centerline of Old Bosley Road, and being known and designated as Lot 3 as shown on Plat of Jones Property, which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 74, page 74. Containing 1.257 acres of land, more or less. Also known as 10356 Pot Spring Road and located in the 8th Election District, 3rd Councilmanic District.

2011-0326-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **65987**

Date: **5/4/11**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 5/10/2011 5/04/2011 14:19:52 2

MS02 MAIL JEVA JEE
 RECEIPT # 734377 5/04/2011 OFLN

Dept 5 520 ZONING VERIFICATION

TR NO. 065987

Recpt Tot \$75.00
 \$1.00 CK \$80.00 CA
 \$5.00- CO

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						\$75-

Total: **\$75-**

Rec

From:

For:

10356 POT SPRING RD.

2011-0326-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: # 2011-0326-A

10356 Pot Spring Road
S/east side of Pot Spring Road, 420 feet s/west of
centerline of Old Bosley Road
8th Election District - 3rd Councilmanic District
Legal Owner(s): George Denlein

Variance: to permit a dwelling with a height of 43 feet in lieu of the required 35 feet, and if necessary, to permit a west property line setback of 36 feet in lieu of the required 50 feet, and to amend the approved Final Development Plan, Jones Property (PDM #V111-658) approved November 6, 2001.

Hearing: Tuesday, June 7, 2011 at 2:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
5/207 May 19 276290

CERTIFICATE OF PUBLICATION

5/19/ 2011

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 5/19/ 2011.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 2011-0326-A

Petitioner/Developer GEORGE
JENLEIN / MCKEE & ASSO.

Date Of Hearing/Closing: 6/7/11

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 penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 10356 POT SPRING ROAD

This sign(s) were posted on May 20, 2011

Month, Day, Year
Sincerely,

Martin Ogle 5/20/11
Signature of Sign Poster and Date

Martin Ogle
60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

ZONING NOTICE

CASE # 2011-0326-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

ROOM 202 STEVENSON BUILDING 105 WEST

PLACE: CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: TUESDAY, JUNE 7, 2011
AT 2:30 PM

REQUEST: VARIANCE TO PERMIT A DUELING BURN
VARIANCE TO HEIGHT OF 45 FEET IN LUGA. THE
REQUESTED 35 FEET, AND IF NECESSARY TO RELOCATE
A BEST PROPERTY USE, SETBACK OF 35 FEET IN LUGA, OR
THE REQUESTED 35 FEET, AND TO AMEND THE PRESENT
FUEL DEVELOPMENT PLAN, TOWNS PROPERTY (PDM
#VIII-658) APPROVED NOVEMBER 6, 2001.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONTINUE HEARING CALL 410-381-1301

HANDICAPPED ACCESSIBLE

DO NOT REMOVE THIS SIGN AND POST WHITE DAY OF HEARING, UNDER PENALTY OF LAW

05/20/2011

Wendy De 5/20/11

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 19, 2011 Issue - Jeffersonian

Please forward billing to:
George Denlein
P.O. Box 18471
Baltimore, MD 21237

410-686-3782

NOTICE OF ZONING HEARING

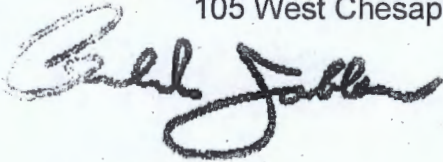
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S/east side of Pot Spring Road, 420 feet s/west of centerline of Old Bosley Road
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Legal Owners: George Denlein

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
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CASE NUMBER: 2011-0326-A

10356 Pot Spring Road

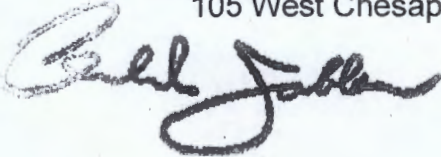
S/east side of Pot Spring Road, 420 feet s/west of centerline of Old Bosley Road

8th Election District – 3rd Councilmanic District

Legal Owners: George Denlein

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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0326-A
Petitioner: George W. Denlein
Address or Location: 10356 Pot Spring Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: George W. Denlein
Address: P.O. Box 18471
Baltimore, MD 21237-0471

Telephone Number: 410 686-3782



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

May 26, 2011

Mr. George W. Denlein
P. O. Box 18471
Baltimore, MD 21237

RE: Case Number 2011-0326A, 10356 Pot Spring Road

Dear Mr. Denlein,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 4, 2011. 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Edward C. Covahey, Jr., 614 Bosley Avenue, Towson, MD 21204



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 17, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 16, 2011**

Item No.:

Administrative Variance: 2011-0324A, 2011-0328A – 0329A.

Special Hearing: 2011-0152-SPHA, 2011-0330-SPH.

Variance: 2011- 0152-SPHA, 2011-0326A, 2011-0327-SPHA, 2011-0331A – 0332A.

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 5-17-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

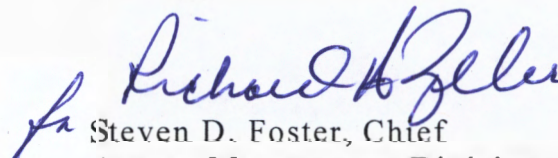
RE: Baltimore County
Item No. 2011-0326-A
Variance
George W. Denlien
10356 Pot Spring Road

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. 2011-0326-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

JB 6/7 2:30

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: June 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-326-A
Address 10356 Pot Spring Road
(Denlein Property)

Zoning Advisory Committee Meeting of May 16, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Groundwater Mgmt. will need to review any proposed building permit for a dwelling on this site.

Reviewer: *Dan Esser; Groundwater Management*

RECEIVED

JUN 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: May 25, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For May 30, 2011
Item Nos. 2011-152, 324, 326, 327, 328, 329, 331
And 332

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05302011 -NO COMMENTS.doc

RE: PETITION FOR VARIANCE	*	BEFORE THE
10356 Pot Spring Road; SE/S Pot Spring Road,	*	ADMINISTRATIVE LAW
420' SW of c/line of Old Bosley Road	*	JUDGE FOR
8 th Election & 3 rd Councilmanic Districts	*	BALTIMORE COUNTY
Legal Owner(s): George W. Denlein	*	2011-326-A
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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 and all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

RECEIVED

MAY 13 2011

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of May, 2011, a copy of the foregoing Entry of Appearance was mailed to Edward Covahey, Jr., Esquire, Covahey Boozer Devan & Dore PA, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 08 Account Number - 2400000013 ✓

Owner Information

Owner Name: DENLEIN GEORGE W **Use:** RESIDENTIAL
Mailing Address: P O BOX 18471 **Principal Residence:** NO
BALTIMORE MD 21237-0471 **Deed Reference:** 1)/17257/ 00481
2)

Location & Structure Information**Premises Address**

10356 POT SPRING RD
0-0000

Legal Description

1.257 AC
10356 POT SPRING RD ESR
JONES PROPERTY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0052	0008	0022		0000			3	2	Plat Ref: 0074/ 0074

Special Tax Areas
Town NONE
Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1.2600 AC	04

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	310,400	232,800		
Improvements:	0	0		
Total:	310,400	232,800	310,400	232,800
Preferential Land:	0			0

Transfer Information

Seller: STONEWALL ASSOCIATES INC	Date: 12/19/2002	Price: \$290,105
Type: ARMS LENGTH VACANT	Deed1: /17257/ 00481	Deed2:
Seller: JONES ISAAC, JR/DOROTHY A	Date: 01/11/2002	Price: \$1,420,000
Type: ARMS LENGTH MULTIPLE	Deed1: /15966/ 00401	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

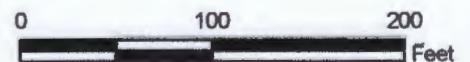
Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: * NONE *



2011-0326-A



1 inch = 100 feet

Case No.: 2011 - 326 - A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan Plan	
No. 2	11-13-2002 DEED	
No. 3	FDP PDM VIII-658	
No. 4	Subdivision Plat	
No. 5	Kotroco opinion 01-421	
No. 6	Site Plan	
No. 7	11-13-2002 5-22-08 Easement to BC	
No. 8	Architectural Guidelines Decl. of Covenants	
No. 9	Architectural Elevations	
No. 10	Photos	
No. 11	Adjacent Dwelling Hgts.	
No. 12	Gaylord Brooks letter 5-27-11	

This Deed

08-240000013

Tax Account No./Parcel Identifier

Made this 13th day of November, 2002, by and between

STONEWALL ASSOCIATES, INC., A MD. CORPORATION

party(ies) of the first part, and

GEORGE W. DENLEIN

party(ies) of the second part:

Witnesseth, that in consideration of the sum of \$ 290,105.00 receipt of which is hereby acknowledged, and which party(ies) of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said party(ies) of the first part do(es) grant and convey unto the party(ies) of the second part in fee simple as SOLE OWNER all that property situate in Baltimore County, State of Maryland,

described as:

BEING KNOWN AND DESIGNATED AS Lot No. 3 as shown on a subdivision plat entitled "PLAT OF JONES PROPERTY" which plat is recorded among the Plat Records of Baltimore County, Maryland in Plat Book No. 74, folio 74

which has an address of 10356 POT SPRING ROAD,

Subject to covenants, easements and restrictions of record.

To Have and to **Hold** said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings, and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party(ies) of the second part in fee simple. Being the same property described in Liber 15955 folio 401, among the said Land Records.

And the said party(ies) of the first part covenants that it will warrant specially the property hereby conveyed and that it will execute such further assurances of said land as may be requisite or necessary.

In Testimony Whereof, the said STONEWALL ASSOCIATES, INC., A MD.

CORPORATION

hath

on the 13th day of November, 2002 caused these presents to be signed by THOMAS R.

MOORE

its President and attested by its Secretary

and its corporate seal to be hereunto affixed; and doth hereby appoint

its true and lawful attorney in fact to acknowledge and deliver these presents as its act and deed.

Attest:

STONEWALL ASSOCIATES, INC.

Richard A. DiBenedetto
Secretary

By:

Thomas R. Moore
THOMAS R. MOORE

President

I certify that this instrument was prepared under the supervision of an attorney admitted to practice before the Court of Appeals of Maryland.

Christine R. Saffers
CHRISTINE R. SAFFERS

IN RE: DEVELOPMENT PLAN HEARING
& PETITION FOR VARIANCE
E/S Pot Spring Road
S Old Bosley Road
8th Election District
4th Councilmanic District
(Isaac Jones, Jr., et al. Property)

* BEFORE THE
* HEARING OFFICER
* OF BALTIMORE COUNTY
* Case No. VIII-658 & 01-421-A

Isaac A. Jones, Jr., et al
Petitioner/Developer

* * * * *

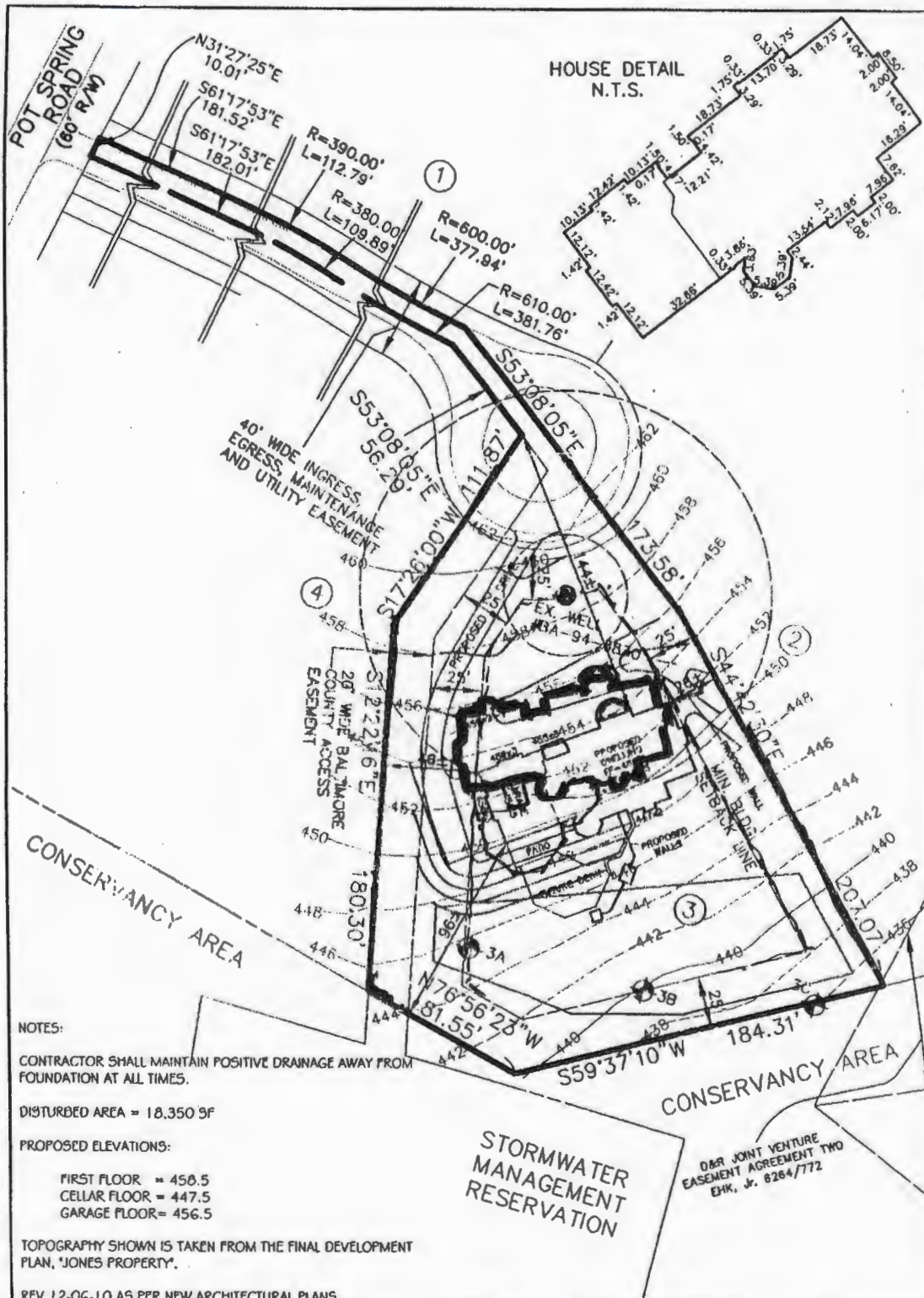
HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County as a requested approval of a Development Plan and a Petition for Variance involving property located on the east side of Pot Spring Road, south of its intersection with Old Bosley Road, located in the Cockeysville area of Baltimore County. The property owner is seeking approval of a Development Plan prepared by Daft, McCune & Walker, Inc., depicting the development of the subject property which contains 52.746 acres, more or less, split-zoned RC 4 and RC 5 into 13 single-family residential lots. In addition, the property owner is requesting variances for Lots 1-6 of that subdivision.

Appearing at the hearing on behalf of the Variance and Development Plan approval request were, Charles Main, Mitch Kellman, Eric Hadaway and Tony Vitti, all appearing on behalf of Daft, McCune & Walker, Inc., the engineering firm who prepared the site plan and development plans for the subject property. Steven Smith appeared on behalf of the contract purchaser. Rob Hoffman, attorney at law, represented the Petitioner/Developer. As is usual and customary, representatives of the various Baltimore County reviewing agencies also attended the hearing; namely, John Alexander (Zoning Review), Christine Rorke (Development Project Manager) and Ron Goodwin (Land Acquisition), all from the Office of Permits & Development Management; R. Bruce Seeley, Paul Dennis and Todd Taylor from the Department of Environmental Protection and Resource Management (DEPRM); Mark Cunningham from the Office of Planning; and Jan Cook from the Department of Recreation & Parks. Finally, two

Pet # 5

DATE 8/10/01
BY J. R. Jones



SITE PLAN #10356 POT SPRING ROAD LOT 3, "JONES PROPERTY", PLAT S.M. 74/74 8th ELECTION DISTRICT BALTIMORE COUNTY, MD		SCALE: 1" = 60'
		DATE: 07-20-2007
McKEE & ASSOCIATES, INC. Engineering - Surveying - Natural Resources Planning Natural Resource Planning - Real Estate Development SHAWAN PLACE, 5 SHAWAN ROAD COCKEYSVILLE, MARYLAND 21030 TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563		REVISION: 12-06-2010
		JOB No.: 07-1348
DRAWN BY: JWE	CHECKED BY: JDG	

P:\0356\10356\10356 SITE PLAN.dwg 1362510 20070720 PM 146
 2010 McKee and Associates, Inc.

Pet # 6

0027126 666

RW: 02-015
J.O. 5-1-9621
Item/(AE)
Election District: 8th

DEED OF EASEMENT AND AGREEMENT

THIS DEED OF EASEMENT AND AGREEMENT, made this 22nd day of May, in the year 2008, by and between STONEWALL ASSOCIATES, INC., Grantor; and BALTIMORE COUNTY, MARYLAND, a body corporate and politic, Grantee.

WHEREAS, Grantor obtained fee simple title to certain real property being commonly known as "JONES PROPERTY" by deed dated January 10, 2002, and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 15966, folio 401 et. seq. (the "Property"), said premises being also designated as:

ALL THAT LAND SHOWN/CONTAINED IN A CERTAIN SUBDIVISION PLAT ENTITLED, "PLAT OF JONES PROPERTY", WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK NO. 74, FOLIO 74. AID LAND TO INCLUDE, BUT NOT LIMITED TO, LOTS 1-13, ALL EASEMENT, RESERVATION AND CONSERVANCY AREAS, OPEN SPACE AND ROAD BEDS AS SHOWN ON SAID PLAT; and

WHEREAS, in the Declaration of Covenants, Conditions and Restrictions for Stonewall Homeowners Association, Inc., dated January 16, 2002, and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 16033, folio 382 et seq. and on the aforesaid Plat, the Grantor reserved the right to grant easements to Baltimore County, Maryland; and

WHEREAS, the Grantee desires to enter on, through, and across the land hereinafter described (the "Easement Area"), for the purpose of ingress and egress, said Easement Area being a portion of the Property, and the Grantor is willing to grant such right.

NOW, THEREFORE, in consideration of the premises and the sum of One Dollar, the receipt

Pet # 7

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR STONEWALL HOMEOWNERS ASSOCIATION, INC.**

THIS DECLARATION (the "Declaration") is made this 16 day of January, 2002 by STONEWALL ASSOCIATES, INC., a Maryland corporation (the "Declarant").

RECITALS

A. Declarant is the owner of certain real property located in Baltimore County, Maryland, shown on that certain plat(s) entitled "Jones Property", such plat being recorded among the Plat Records of Baltimore County, Maryland in Plat Book 74, Folio 74, to be developed as residential homesites (the "Subdivision" or "Community").

B. Declarant intends by this Declaration to impose upon the Property mutually beneficial restrictions under a general plan of improvement for the benefit of all Owners (hereinafter defined), as more particularly described herein. Declarant desires to provide a flexible and reasonable procedure for the overall development of the Property, and to establish a method for the administration, maintenance, preservation, use and enjoyment of the Property now or hereafter subjected to this Declaration.

C. Declarant has caused or will cause a non-profit, non-stock corporation known as Stonewall Homeowners Association, Inc. (the "Association") to be formed in order to perform certain functions on behalf of the Owners of Lots within the Property (as such terms are defined below), including, but not limited to, the enforcement of the covenants, conditions and restrictions herein set forth, and for the management of the Common Areas (hereinafter defined) to be owned by, and the easements created for the use and benefit of, the Association, and collection and disbursement of the assessments and charges hereinafter created.

D. The purpose of the Covenants, Conditions, and Restrictions ("Covenants") contained in this Declaration is to enhance the quality of the Subdivision, and to support the maximum property value for the Declarant and the future property Owners. Subject to the terms of this Declaration, the Declarant, the Association and each Owner, have the individual right to enforce the terms and conditions set forth in this Declaration against any violation by means as provided herein or by appropriate legal proceedings. The Declarant has no legal obligation to enforce these terms and conditions set forth in this Declaration, but may selectively act to further its own individual best interests.

NOW, THEREFORE, Declarant covenants and declares on behalf of itself and its successors and assigns, that the Property shall be held, sold and conveyed subject to the following easements, covenants, conditions and restrictions, for the purpose of protecting the value and desirability, and enhancing the attractiveness of the Property and which shall run with the Property and (a) shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, personal

Pet #8



VIEW FROM DRIVEWAY SOUTHEASTERLY TOWARDS SUBJECT LOT



VIEW FROM BUILDING AREA TOWARDS REAR OF LOT

Plot #10



VIEW FROM BUILDING AREA TOWARDS LOT 2 (#10358 POT SPRING ROAD)



VIEW FROM BUILDING AREA TOWARDS REAR OF LOT 2 (#10358 POT SPRING ROAD)



VIEW FROM BUILDING AREA TOWARDS LOT 4 (#10354 POT SPRING ROAD)



VIEW FROM BUILDING AREA TOWARDS POOL ON
LOT 4 (#10358 POT SPRING ROAD)

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

10356 Pot Spring Road
Zoning Case No. 2011-0326-A
8th Election District
3rd Councilmanic District

Adjacent Dwelling Heights

Lot Number	Address	Height (+/- 6")
1	10360 Pot Spring Road	36
2	10358 Pot Spring Road	38
4	10354 Pot Spring Road	44
5	10352 Pot Spring Road	45
6	10350 Pot Spring Road	37

Dwelling heights were established by field survey on June 2, 2011 by McKee and Associates, Inc.

Ref # 17



GAYLORD | BROOKS
ARCHITECTURAL COMMITTEE

May 27, 2011

George W. Denlein
G.W. Denlein & Associates, Inc.
P.O. Box 18471
Baltimore, MD 21237-0471

Re: Conceptual House Plan Approval
Stonewall, Lot 3

Dear George,

Please be advised that the plans for the above referenced property have been given Conceptual Approval by the Gaylord Brooks Architectural Committee, Inc. (GBAC). Construction cannot begin until Final Approval has been given. Phase 2, Final Approval, will be contingent upon the submission, review and approval of the following:

- Review Fees: Conceptual Review \$300.00 Final Review \$300.00
- Location of rainwater drainage lines from the house
- Location of outside heat pump / AC units, buried oil/propane tank and electric meters.
- Location and type of exterior lighting both attached to and detached from main dwelling (if any).
- Sediment control plan showing the limits of disturbance, location of all silt and super silt fence(s) necessary to protect areas where excavated materials will be stored during construction.

Pet #12

RELEASED FOR
PRELIMN.
BIDDING
● PERMIT
CONSTRUCT

Denlein Residence

Wesley David Burton AIA
Architect

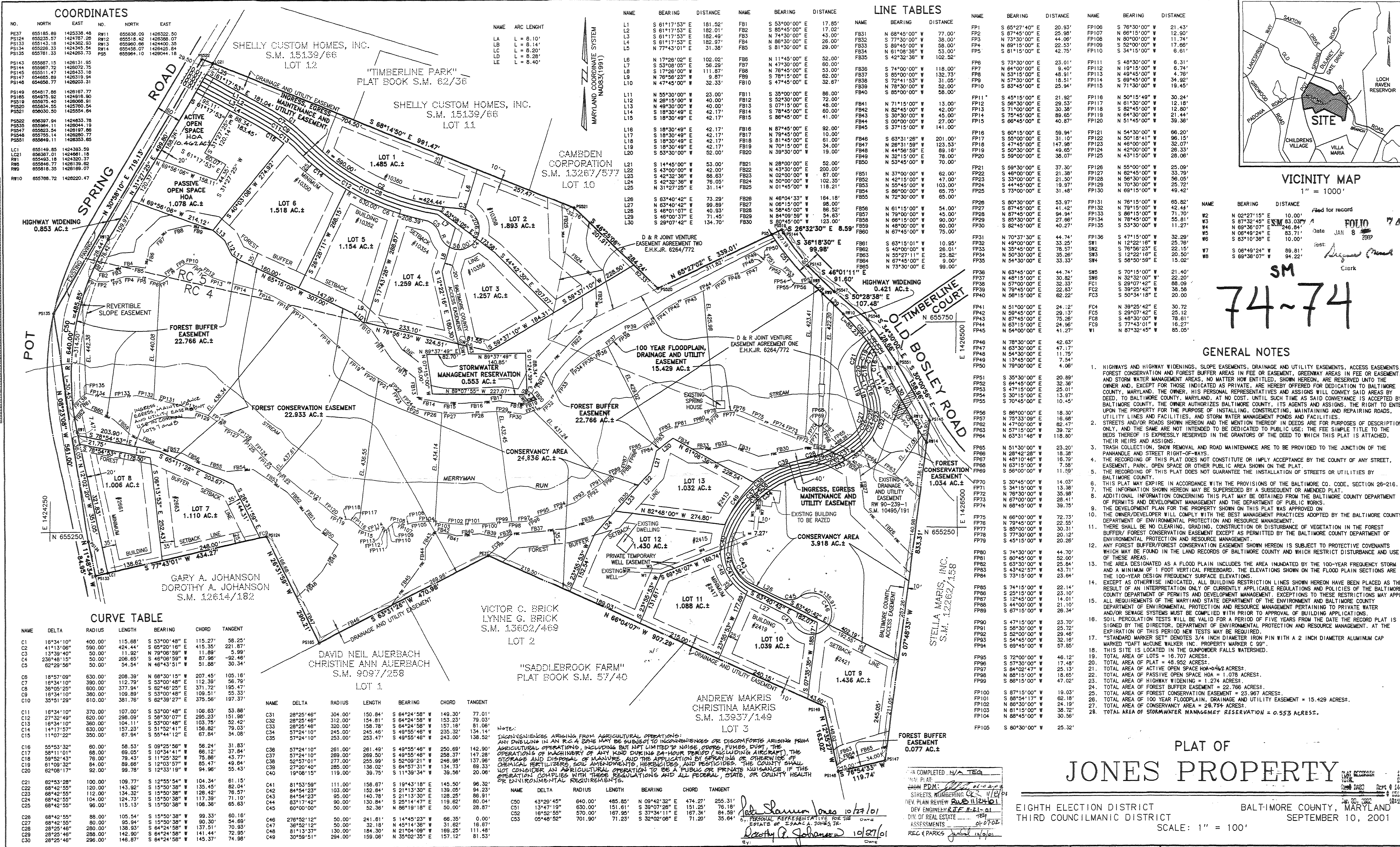


DATE	1-20-07
SCALE	AS NOTED
DRAWN	WDB
CHECKED	WDB



42'-2" HT.

Ref # 9



APPROVED:
Robert Schuchman 12/27/01
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(c), BALTIMORE COUNTY CODE
Donnell T. Reese 1-7-02
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

OWNERS
MARGARET N. JONES
SAAC A. JONES, JR. AND DOROTHY A. JOHANSON
OF
TIMONIUM, MARYLAND 21093-1103
DEED REF.: S.M. 14431/710.
TAX ACCT. NO.: 08-10-045675

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COAST AND GEODETIC SURVEY, PROVIDED BY THE NATIONAL GEODETIC SURVEY:
DESIGNATION NORTH (NPT) EAST (EPT) P.D. G1S-01 680031.56 1408974.06 AE2459 G1S-22 674115.03 143734.31 AC7705

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.
Margaret N. Jones 10/25/01
DATE

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A PROFESSIONAL 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 CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
Anthony J. Vitti 10/24/01
PROFESSIONAL LAND SURVEYOR NO. 10951 DATE

1. I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THAT I HAVE DETERMINED THAT THE PLAT IS IN COMPLIANCE WITH THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
Anthony J. Vitti 10/24/01
APPROVED FINAL DEVELOPMENT PLAN

COMPUTED BY: ps DRAWN BY: ps CHECKED BY: JOB NO.: 00014
MSA SSU 1236-10932
Fp: 00014/RECORD/00014 D.L.: <PLA>

POT SPRING ROAD
(60' R/W)

EXISTING PAVING

N61°17'53"W
182.01'

N31°27'25"E
10.01'

S61°17'53"E
181.52'

R=390.00'
L=112.79'

R=380.00'
L=109.89'

16' PAVING OF PRIVATE
USE-IN-COMMON
DRIVEWAY

R=600.00'
L=377.94'

R=610.00'
L=381.76'

40' WIDE INGRESS,
EGRESS, MAINTENANCE
AND UTILITY EASEMENT

S53°08'05"E
56.29'

S53°08'05"E
111.87'

TAMARA PETERSON-TILLMAN
10358 POT SPRING ROAD
DEED: SM 27933/155
24-00-000012

EXISTING
DWELLING

EXISTING
DWELLING

MYO MIN
PWINT THEINGI MAN
10354 POT SPRING ROAD
DEED: SM 16337/078
24-00-000014

EXISTING SEPTIC
RESERVE AREA

EX. POOL

20' WIDE BALTIMORE
COUNTY ACCESS
EASEMENT

CONSERVANCY AREA

RC-5
RC-6

STORMWATER MANAGEMENT RESERVATION

BALTIMORE COUNTY, MD
04-RW-02015
DEED: SM 25408/576
24-00-000024

CONSERVANCY AREA

STONEWALL H.O.A.
DEED: SM 17470/650
24-00-000025

RC-5
RC-6

EASEMENT AGREEMENT TWO
E.H. J. 6364/172

PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCES
#10356 POT SPRING ROAD

8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DATE: APRIL 14, 2011

OWNER

GEORGE W. DENLEIN
P.O. BOX 18741
BALTIMORE, MD 21237
PHONE: (410)

SHEET 1 OF 1	COMPUTED BY:	DRAWN BY:	CHECKED BY:	JOB No.: 11-034
		JDG	JDG	(07-134)

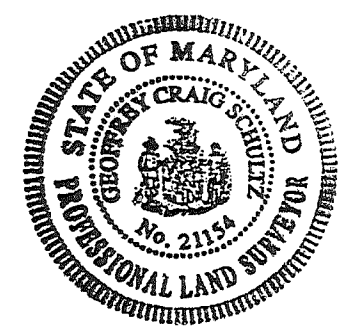
2011-0326-A

GENERAL NOTES

- EXISTING ZONING IS RC-5.
- BEING KNOWN AS LOT 4 AS SHOWN ON PLAT OF JONES PROPERTY RECORDED AMONG THE LAND RECORDS IN PLAT BOOK S.M. 74/74.
- DEED REFERENCE: S.M. 17257/481.
- PROPERTY TAX ACCOUNT No.: 24-00-000013.
- AREA OF PROPERTY - 54,754sf OR 1.257 ac±.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
- THIS SITE IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEMS.
- THERE ARE NO ZONING LINES WITHIN 200-FEET OF THIS PROPERTY, UNLESS OTHERWISE SHOWN.

PRIOR ZONING HISTORY

- CASE NO. 01-421-A: FRONT AND SIDE SETBACKS OF 25ft FOR LOTS 1-6, REAR YARD SETBACKS OF 25ft FOR LOTS 1-4, AND REAR YARD SETBACKS OF 35ft FOR LOT 5 AND 6; APPROVED ON AUGUST 1, 2001.
- FINAL DEVELOPMENT PLAN, JONES PROPERTY (PDM No. VIII-658) APPROVED NOVEMBER 6, 2001.



GCS
GEOFFREY C. SCHULTZ
PROFESSIONAL LAND SURVEYOR #21154

4/27/11
DATE

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying

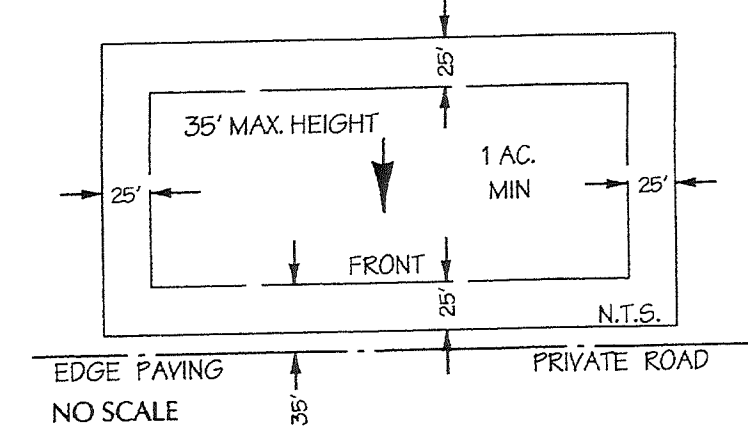
Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

VICINITY MAP
SCALE: 1" = 1000'

REQUESTED ZONING RELIEF:

- REQUESTING A VARIANCE FROM SECTION 1A04.3.A OF THE B.C.Z.R. TO PERMIT A DWELLING WITH A HEIGHT OF 43-FEET, IN LIEU OF THE REQUIRED 35-FEET.
- REQUESTING A VARIANCE FROM SECTION 1A04.3.B.2.b TO PERMIT A WEST PROPERTY LINE SETBACK OF 36-FEET IN LIEU OF THE REQUIRED 50-FEET.
- AND TO AMEND THE APPROVED FINAL DEVELOPMENT PLAN, JONES PROPERTY.

TYPICAL LOT DETAIL
FOR R.C. 4 AND ZONING VARIANCES GRANTED IN R.C. 5



FINAL DEVELOPMENT PLAN

No building permits will be issued until the existing house is razed. The Developer accepts full cost and responsibility for razing the house.

SITE DEVELOPMENT PROPOSAL

TABLE LINE	TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	ACTIVE OPEN SPACE REQUIRED (SQ. FT.)	ACTIVE OPEN SPACE PROVIDED (SQ. FT.)	PASSIVE OPEN SPACE REQUIRED (SQ. FT.)	PASSIVE OPEN SPACE PROVIDED (SQ. FT.)	AVERAGE DAILY TRIPS	PHASE	DEVELOPMENT SCHEDULE
1	13	26	26	26	8,480±	20,000±	4,880±	5,000±	130	N/A	N/A
137A	13	26	26	26	8,480±	20,000±	4,880±	5,000±	130	N/A	N/A

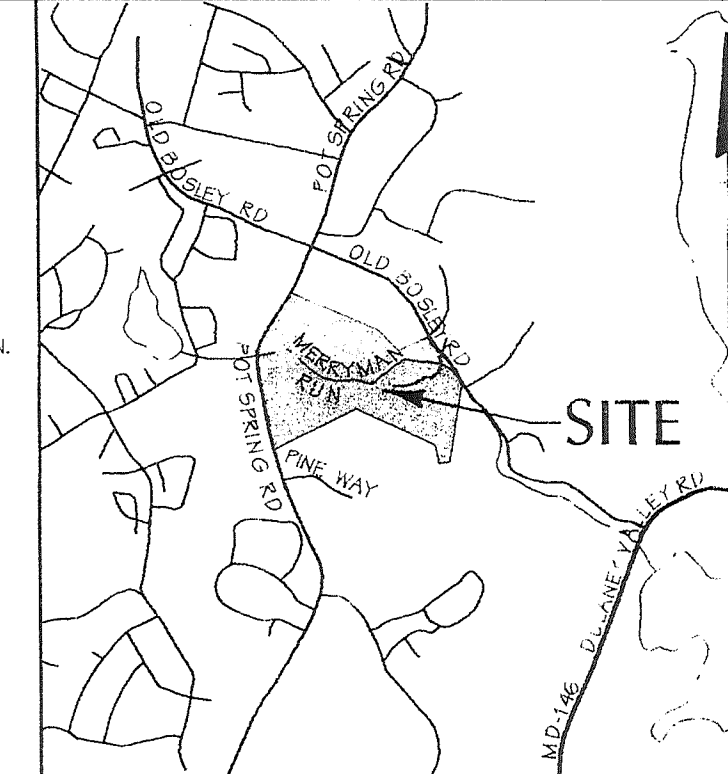
OPEN SPACE PROPOSAL

LOCAL OPEN SPACE TYPE	50 FT.
ACTIVE OPEN SPACE	8,480±
100 YEAR FLOOD PLAIN	682±
FOREST BUFFER	1,027±
AMENITY AREAS	
TRAILS AND CONNECTORS	
OTHER	
TOTAL PROVIDED	11,189±
PROPOSED OWNERSHIP	

SITE DATA

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED	UNITS ALLOWED	DENSITY UNITS	UNITS PROPOSED
RC-4	40,836±	8±	8±
RTS	11,028±	8±	8±
137A	52,746±	15	14

* 100% JOHNSON PROPERTY NET CONVEYANCE, APPROVED BY MINOR SUBDIVISION.



LEGEND

- EX. WETLAND SYMBOL
- EX. WETLAND BOUNDARY
- EX. STREAM
- EX. SPRING
- EX. FENCE LINE
- PROPERTY LINE
- SOILS DELINEATION
- 100 YEAR FLOODPLAIN LIMIT
- FOREST BUFFER EASEMENT
- PROPOSED PROPERTY LINE
- PROPOSED WELL AREA
- PROPOSED SEPTIC RESERVE AREA
- PROPOSED BUILDING FOOTPRINT
- PURIFICATION TEST LOCATIONS
- PROPOSED LANDSCAPING
- PROPOSED CONSERVANCY AREA
- PROPOSED ROAD RIGHT OF WAY
- STREET LIGHT
- FOREST CONSERVATION EASEMENT

LANDSCAPE REQUIREMENTS

PLANTING: 1. 100' WIDE BUFFER @ 10' PER 100' ± 60 PLANTS
2. 200' WIDE BUFFER @ 10' PER 200' ± 100 PLANTS
3. 400' WIDE BUFFER @ 10' PER 400' ± 200 PLANTS
4. 600' WIDE BUFFER @ 10' PER 600' ± 300 PLANTS
5. 800' WIDE BUFFER @ 10' PER 800' ± 400 PLANTS
6. 1000' WIDE BUFFER @ 10' PER 1000' ± 500 PLANTS
7. 1200' WIDE BUFFER @ 10' PER 1200' ± 600 PLANTS
8. 1400' WIDE BUFFER @ 10' PER 1400' ± 700 PLANTS
9. 1600' WIDE BUFFER @ 10' PER 1600' ± 800 PLANTS
10. 1800' WIDE BUFFER @ 10' PER 1800' ± 900 PLANTS
11. 2000' WIDE BUFFER @ 10' PER 2000' ± 1000 PLANTS
12. 2200' WIDE BUFFER @ 10' PER 2200' ± 1100 PLANTS
13. 2400' WIDE BUFFER @ 10' PER 2400' ± 1200 PLANTS
14. 2600' WIDE BUFFER @ 10' PER 2600' ± 1300 PLANTS
15. 2800' WIDE BUFFER @ 10' PER 2800' ± 1400 PLANTS
16. 3000' WIDE BUFFER @ 10' PER 3000' ± 1500 PLANTS
17. 3200' WIDE BUFFER @ 10' PER 3200' ± 1600 PLANTS
18. 3400' WIDE BUFFER @ 10' PER 3400' ± 1700 PLANTS
19. 3600' WIDE BUFFER @ 10' PER 3600' ± 1800 PLANTS
20. 3800' WIDE BUFFER @ 10' PER 3800' ± 1900 PLANTS
21. 4000' WIDE BUFFER @ 10' PER 4000' ± 2000 PLANTS
22. 4200' WIDE BUFFER @ 10' PER 4200' ± 2100 PLANTS
23. 4400' WIDE BUFFER @ 10' PER 4400' ± 2200 PLANTS
24. 4600' WIDE BUFFER @ 10' PER 4600' ± 2300 PLANTS
25. 4800' WIDE BUFFER @ 10' PER 4800' ± 2400 PLANTS
26. 5000' WIDE BUFFER @ 10' PER 5000' ± 2500 PLANTS
27. 5200' WIDE BUFFER @ 10' PER 5200' ± 2600 PLANTS
28. 5400' WIDE BUFFER @ 10' PER 5400' ± 2700 PLANTS
29. 5600' WIDE BUFFER @ 10' PER 5600' ± 2800 PLANTS
30. 5800' WIDE BUFFER @ 10' PER 5800' ± 2900 PLANTS
31. 6000' WIDE BUFFER @ 10' PER 6000' ± 3000 PLANTS
32. 6200' WIDE BUFFER @ 10' PER 6200' ± 3100 PLANTS
33. 6400' WIDE BUFFER @ 10' PER 6400' ± 3200 PLANTS
34. 6600' WIDE BUFFER @ 10' PER 6600' ± 3300 PLANTS
35. 6800' WIDE BUFFER @ 10' PER 6800' ± 3400 PLANTS
36. 7000' WIDE BUFFER @ 10' PER 7000' ± 3500 PLANTS
37. 7200' WIDE BUFFER @ 10' PER 7200' ± 3600 PLANTS
38. 7400' WIDE BUFFER @ 10' PER 7400' ± 3700 PLANTS
39. 7600' WIDE BUFFER @ 10' PER 7600' ± 3800 PLANTS
40. 7800' WIDE BUFFER @ 10' PER 7800' ± 3900 PLANTS
41. 8000' WIDE BUFFER @ 10' PER 8000' ± 4000 PLANTS
42. 8200' WIDE BUFFER @ 10' PER 8200' ± 4100 PLANTS
43. 8400' WIDE BUFFER @ 10' PER 8400' ± 4200 PLANTS
44. 8600' WIDE BUFFER @ 10' PER 8600' ± 4300 PLANTS
45. 8800' WIDE BUFFER @ 10' PER 8800' ± 4400 PLANTS
46. 9000' WIDE BUFFER @ 10' PER 9000' ± 4500 PLANTS
47. 9200' WIDE BUFFER @ 10' PER 9200' ± 4600 PLANTS
48. 9400' WIDE BUFFER @ 10' PER 9400' ± 4700 PLANTS
49. 9600' WIDE BUFFER @ 10' PER 9600' ± 4800 PLANTS
50. 9800' WIDE BUFFER @ 10' PER 9800' ± 4900 PLANTS
51. 10000' WIDE BUFFER @ 10' PER 10000' ± 5000 PLANTS
52. 10200' WIDE BUFFER @ 10' PER 10200' ± 5100 PLANTS
53. 10400' WIDE BUFFER @ 10' PER 10400' ± 5200 PLANTS
54. 10600' WIDE BUFFER @ 10' PER 10600' ± 5300 PLANTS
55. 10800' WIDE BUFFER @ 10' PER 10800' ± 5400 PLANTS
56. 11000' WIDE BUFFER @ 10' PER 11000' ± 5500 PLANTS
57. 11200' WIDE BUFFER @ 10' PER 11200' ± 5600 PLANTS
58. 11400' WIDE BUFFER @ 10' PER 11400' ± 5700 PLANTS
59. 11600' WIDE BUFFER @ 10' PER 11600' ± 5800 PLANTS
60. 11800' WIDE BUFFER @ 10' PER 11800' ± 5900 PLANTS
61. 12000' WIDE BUFFER @ 10' PER 12000' ± 6000 PLANTS
62. 12200' WIDE BUFFER @ 10' PER 12200' ± 6100 PLANTS
63. 12400' WIDE BUFFER @ 10' PER 12400' ± 6200 PLANTS
64. 12600' WIDE BUFFER @ 10' PER 12600' ± 6300 PLANTS
65. 12800' WIDE BUFFER @ 10' PER 12800' ± 6400 PLANTS
66. 13000' WIDE BUFFER @ 10' PER 13000' ± 6500 PLANTS
67. 13200' WIDE BUFFER @ 10' PER 13200' ± 6600 PLANTS
68. 13400' WIDE BUFFER @ 10' PER 13400' ± 6700 PLANTS
69. 13600' WIDE BUFFER @ 10' PER 13600' ± 6800 PLANTS
70. 13800' WIDE BUFFER @ 10' PER 13800' ± 6900 PLANTS
71. 14000' WIDE BUFFER @ 10' PER 14000' ± 7000 PLANTS
72. 14200' WIDE BUFFER @ 10' PER 14200' ± 7100 PLANTS
73. 14400' WIDE BUFFER @ 10' PER 14400' ± 7200 PLANTS
74. 14600' WIDE BUFFER @ 10' PER 14600' ± 7300 PLANTS
75. 14800' WIDE BUFFER @ 10' PER 14800' ± 7400 PLANTS
76. 15000' WIDE BUFFER @ 10' PER 15000' ± 7500 PLANTS
77. 15200' WIDE BUFFER @ 10' PER 15200' ± 7600 PLANTS
78. 15400' WIDE BUFFER @ 10' PER 15400' ± 7700 PLANTS
79. 15600' WIDE BUFFER @ 10' PER 15600' ± 7800 PLANTS
80. 15800' WIDE BUFFER @ 10' PER 15800' ± 7900 PLANTS
81. 16000' WIDE BUFFER @ 10' PER 16000' ± 8000 PLANTS
82. 16200' WIDE BUFFER @ 10' PER 16200' ± 8100 PLANTS
83. 16400' WIDE BUFFER @ 10' PER 16400' ± 8200 PLANTS
84. 16600' WIDE BUFFER @ 10' PER 16600' ± 8300 PLANTS
85. 16800' WIDE BUFFER @ 10' PER 16800' ± 8400 PLANTS
86. 17000' WIDE BUFFER @ 10' PER 17000' ± 8500 PLANTS
87. 17200' WIDE BUFFER @ 10' PER 17200' ± 8600 PLANTS
88. 17400' WIDE BUFFER @ 10' PER 17400' ± 8700 PLANTS
89. 17600' WIDE BUFFER @ 10' PER 17600' ± 8800 PLANTS
90. 17800' WIDE BUFFER @ 10' PER 17800' ± 8900 PLANTS
91. 18000' WIDE BUFFER @ 10' PER 18000' ± 9000 PLANTS
92. 18200' WIDE BUFFER @ 10' PER 18200' ± 9100 PLANTS
93. 18400' WIDE BUFFER @ 10' PER 18400' ± 9200 PLANTS
94. 18600' WIDE BUFFER @ 10' PER 18600' ± 9300 PLANTS
95. 18800' WIDE BUFFER @ 10' PER 18800' ± 9400 PLANTS
96. 19000' WIDE BUFFER @ 10' PER 19000' ± 9500 PLANTS
97. 19200' WIDE BUFFER @ 10' PER 19200' ± 9600 PLANTS
98. 19400' WIDE BUFFER @ 10' PER 19400' ± 9700 PLANTS
99. 19600' WIDE BUFFER @ 10' PER 19600' ± 9800 PLANTS
100. 19800' WIDE BUFFER @ 10' PER 19800' ± 9900 PLANTS
101. 20000' WIDE BUFFER @ 10' PER 20000' ± 10000 PLANTS
102. 20200' WIDE BUFFER @ 10' PER 20200' ± 10100 PLANTS
103. 20400' WIDE BUFFER @ 10' PER 20400' ± 10200 PLANTS
104. 20600' WIDE BUFFER @ 10' PER 20600' ± 10300 PLANTS
105. 20800' WIDE BUFFER @ 10' PER 20800' ± 10400 PLANTS
106. 21000' WIDE BUFFER @ 10' PER 21000' ± 10500 PLANTS
107. 21200' WIDE BUFFER @ 10' PER 21200' ± 10600 PLANTS
108. 21400' WIDE BUFFER @ 10' PER 21400' ± 10700 PLANTS
109. 21600' WIDE BUFFER @ 10' PER 21600' ± 10800 PLANTS
110. 21800' WIDE BUFFER @ 10' PER 21800' ± 10900 PLANTS
111. 22000' WIDE BUFFER @ 10' PER 22000' ± 11000 PLANTS
112. 22200' WIDE BUFFER @ 10' PER 22200' ± 11100 PLANTS
113. 22400' WIDE BUFFER @ 10' PER 22400' ± 11200 PLANTS
114. 22600' WIDE BUFFER @ 10' PER 22600' ± 11300 PLANTS
115. 22800' WIDE BUFFER @ 10' PER 22800' ± 11400 PLANTS
116. 23000' WIDE BUFFER @ 10' PER 23000' ± 11500 PLANTS
117. 23200' WIDE BUFFER @ 10' PER 23200' ± 11600 PLANTS
118. 23400' WIDE BUFFER @ 10' PER 23400' ± 11700 PLANTS
119. 23600' WIDE BUFFER @ 10' PER 23600' ± 11800 PLANTS
120. 23800' WIDE BUFFER @ 10' PER 23800' ± 11900 PLANTS
121. 24000' WIDE BUFFER @ 10' PER 24000' ± 12000 PLANTS
122. 24200' WIDE BUFFER @ 10' PER 24200' ± 12100 PLANTS
123. 24400' WIDE BUFFER @ 10' PER 24400' ± 12200 PLANTS
124. 24600' WIDE BUFFER @ 10' PER 24600' ± 12300 PLANTS
125. 24800' WIDE BUFFER @ 10' PER 24800' ± 12400 PLANTS
126. 25000' WIDE BUFFER @ 10' PER 25000' ± 12500 PLANTS
127. 25200' WIDE BUFFER @ 10' PER 25200' ± 12600 PLANTS
128. 25400' WIDE BUFFER @ 10' PER 25400' ± 12700 PLANTS
129. 25600' WIDE BUFFER @ 10' PER 25600' ± 12800 PLANTS
130. 25800' WIDE BUFFER @ 10' PER 25800' ± 12900 PLANTS
131. 26000' WIDE BUFFER @ 10' PER 26000' ± 13000 PLANTS
132. 26200' WIDE BUFFER @ 10' PER 26200' ± 13100 PLANTS
133. 26400' WIDE BUFFER @ 10' PER 26400' ± 13200 PLANTS
134. 26600' WIDE BUFFER @ 10' PER 26600' ± 13300 PLANTS
135. 26800' WIDE BUFFER @ 10' PER 26800' ± 13400 PLANTS
136. 27000' WIDE BUFFER @ 10' PER 27000' ± 13500 PLANTS
137. 27200' WIDE BUFFER @ 10' PER 27200' ± 13600 PLANTS
138. 27400' WIDE BUFFER @ 10' PER 27400' ± 13700 PLANTS
139. 27600' WIDE BUFFER @ 10' PER 27600' ± 13800 PLANTS
140. 27800' WIDE BUFFER @ 10' PER 27800' ± 13900 PLANTS
141. 28000' WIDE BUFFER @ 10' PER 28000' ± 14000 PLANTS
142. 28200' WIDE BUFFER @ 10' PER 28200' ± 14100 PLANTS
143. 28400' WIDE BUFFER @ 10' PER 28400' ± 14200 PLANTS
144. 28600' WIDE BUFFER @ 10' PER 28600' ± 14300 PLANTS
145. 28800' WIDE BUFFER @ 10' PER 28800' ± 14400 PLANTS
146. 29000' WIDE BUFFER @ 10' PER 29000' ± 14500 PLANTS
147. 29200' WIDE BUFFER @ 10' PER 29200' ± 14600 PLANTS
148. 29400' WIDE BUFFER @ 10' PER 29400' ± 14700 PLANTS
149. 29600' WIDE BUFFER @ 10' PER 29600' ± 14800 PLANTS
150. 29800' WIDE BUFFER @ 10' PER 29800' ± 14900 PLANTS
151. 30000' WIDE BUFFER @ 10' PER 30000' ± 15000 PLANTS
152. 30200' WIDE BUFFER @ 10' PER 30200' ± 15100 PLANTS
153. 30400' WIDE BUFFER @ 10' PER 30400' ± 15200 PLANTS
154. 30600' WIDE BUFFER @ 10' PER 30600' ± 15300 PLANTS
155. 30800' WIDE BUFFER @ 10' PER 30800' ± 15400 PLANTS
156. 31000' WIDE BUFFER @ 10' PER 31000' ± 15500 PLANTS
157. 31200' WIDE BUFFER @ 10' PER 31200' ± 15600 PLANTS
158. 31400' WIDE BUFFER @ 10' PER 31400' ± 15700 PLANTS
159. 31600' WIDE BUFFER @ 10' PER 31600' ± 15800 PLANTS
160. 31800' WIDE BUFFER @ 10' PER 31800' ± 15900 PLANTS
161. 32000' WIDE BUFFER @ 10' PER 32000' ± 16000 PLANTS
162. 32200' WIDE BUFFER @ 10' PER 32200' ± 16100 PLANTS
163. 32400' WIDE BUFFER @ 10' PER 32400' ± 16200 PLANTS
164. 32600' WIDE BUFFER @ 10' PER 32600' ± 16300 PLANTS
165. 32800' WIDE BUFFER @ 10' PER 32800' ± 16400 PLANTS
166. 33000' WIDE BUFFER @ 10' PER 33000' ± 16500 PLANTS
167. 33200' WIDE BUFFER @ 10' PER 33200' ± 16600 PLANTS
168. 33400' WIDE BUFFER @ 10' PER 33400' ± 16700 PLANTS
169. 33600' WIDE BUFFER @ 10' PER 33600' ± 16800 PLANTS
170. 33800' WIDE BUFFER @ 10' PER 33800' ± 16900 PLANTS
171. 34000' WIDE BUFFER @ 10' PER 34000' ± 17000 PLANTS
172. 34200' WIDE BUFFER @ 10' PER 34200' ± 17100 PLANTS
173. 34400' WIDE BUFFER @ 10' PER 34400' ± 17200 PLANTS
174. 34600' WIDE BUFFER @ 10' PER 34600' ± 17300 PLANTS
175. 34800' WIDE BUFFER @ 10' PER 34800' ± 17400 PLANTS
176. 35000' WIDE BUFFER @ 10' PER 35000' ± 17500 PLANTS
177. 35200' WIDE BUFFER @ 10' PER 35200' ± 17600 PLANTS
178. 35400' WIDE BUFFER @ 10' PER 35400' ± 17700 PLANTS
179. 35600' WIDE BUFFER @ 10' PER 35600' ± 17800 PLANTS
180. 35800' WIDE BUFFER @ 10' PER 35800' ± 17900 PLANTS
181. 36000' WIDE BUFFER @ 10' PER 36000' ± 18000 PLANTS
182. 36200' WIDE BUFFER @ 10' PER 36200' ± 18100 PLANTS
183. 36400' WIDE BUFFER @ 10' PER 36400' ± 18200 PLANTS
184. 36600' WIDE BUFFER @ 10' PER 36600' ± 18300 PLANTS
185. 36800' WIDE BUFFER @ 10' PER 36800' ± 18400 PLANTS
186. 37000' WIDE BUFFER @ 10' PER 37000' ± 18500 PLANTS
187. 37200' WIDE BUFFER @ 10' PER 37200' ± 18600 PLANTS
188. 37400' WIDE BUFFER @ 10' PER 37400' ± 18700 PLANTS
189. 37600' WIDE BUFFER @ 10' PER 37600' ± 18800 PLANTS
190. 37800' WIDE BUFFER @ 10' PER 37800' ± 18900 PLANTS
191. 38000' WIDE BUFFER @ 10' PER 38000' ± 19000 PLANTS
192. 38200' WIDE BUFFER @ 10' PER 38200' ± 19100 PLANTS
193. 38400' WIDE BUFFER @ 10' PER 38400' ± 19200 PLANTS
194. 38600' WIDE BUFFER @ 10' PER 38600' ± 19300 PLANTS
195. 38800' WIDE BUFFER @ 10' PER 38800' ± 19400 PLANTS
196. 39000' WIDE BUFFER @ 10' PER 39000' ± 19500 PLANTS
197. 39200' WIDE BUFFER @ 10' PER 39200' ± 19600 PLANTS
198. 39400' WIDE BUFFER @ 10' PER 39400' ± 19700 PLANTS
199. 39600' WIDE BUFFER @ 10' PER 39600' ± 19800 PLANTS
200. 39800' WIDE BUFFER @ 10' PER 39800' ± 19900 PLANTS
201. 40000' WIDE BUFFER @ 10' PER 40000' ± 20000 PLANTS
202. 40200' WIDE BUFFER @ 10' PER 40200' ± 20100 PLANTS
203. 40400' WIDE BUFFER @ 10' PER 40400' ± 20200 PLANTS
204. 40600' WIDE BUFFER @ 10' PER 40600' ± 20300 PLANTS
205. 40800' WIDE BUFFER @ 10' PER 40800' ± 20400 PLANTS
206. 41000' WIDE BUFFER @ 10' PER 41000' ± 20500 PLANTS
207. 41200' WIDE BUFFER @ 10' PER 41200' ± 20600 PLANTS
208. 41400' WIDE BUFFER @ 10' PER 41400' ± 20700 PLANTS
209. 41600' WIDE BUFFER @ 10' PER 41600' ± 20800 PLANTS
210. 41800' WIDE BUFFER @ 10' PER 41800' ± 20900 PLANTS
211. 42000' WIDE BUFFER @ 10' PER 42000' ± 21000 PLANTS
212. 42200' WIDE BUFFER @ 10' PER 42200' ± 21100 PLANTS
213. 42400' WIDE BUFFER @ 10' PER 42400' ± 21200 PLANTS
214. 42600' WIDE BUFFER @ 10' PER 42600' ± 21300 PLANTS
215. 42800' WIDE BUFFER @ 10' PER 42800' ± 21400 PLANTS
216. 43000' WIDE BUFFER @ 10' PER 43000' ± 21500 PLANTS
217. 43200' WIDE BUFFER @ 10' PER 43200' ± 21600 PLANTS
218. 43400' WIDE BUFFER @ 10' PER 43400' ± 21700 PLANTS
219. 43600' WIDE BUFFER @ 10' PER 43600' ± 21800 PLANTS
220. 43800' WIDE BUFFER @ 10' PER 43800' ± 21900 PLANTS
221. 44000' WIDE BUFFER @ 10' PER 44000' ± 22000 PLANTS
222. 44200' WIDE BUFFER @ 10' PER 44200' ± 22100 PLANTS
223. 44400' WIDE BUFFER @ 10' PER 44400' ± 22200 PLANTS
224. 44600' WIDE BUFFER @ 10' PER 44600' ± 22300 PLANTS
225. 44800' WIDE BUFFER @ 10' PER 44800' ± 22400 PLANTS
226. 45000' WIDE BUFFER @ 10' PER 45000' ± 22500 PLANTS
227. 45200' WIDE BUFFER @ 10' PER 45200' ± 22600 PLANTS
228. 45400' WIDE BUFFER @ 10' PER 45400' ± 22700 PLANTS
229. 45600' WIDE BUFFER @ 10' PER 45600' ± 22800 PLANTS
230. 45800' WIDE BUFFER @ 10' PER 45800' ± 22900 PLANTS
231. 46000' WIDE BUFFER @ 10' PER 46000' ± 23000 PLANTS
232. 46200' WIDE BUFFER @ 10' PER 46200' ± 23100 PLANTS
233. 46400' WIDE BUFFER @ 10' PER 46400' ± 23200 PLANTS
234. 46600' WIDE BUFFER @ 10' PER 46600' ± 23300 PLANTS
235. 46800' WIDE BUFFER @ 10' PER 46800' ± 23400 PLANTS
236. 47000' WIDE BUFFER @ 10' PER 47000' ± 23500 PLANTS
237. 47200' WIDE BUFFER @ 10' PER 47200' ± 23600 PLANTS
238. 47400' WIDE BUFFER @ 10' PER 47400' ± 23700 PLANTS
239. 47600' WIDE BUFFER @ 10' PER 47600' ± 23800 PLANTS
240. 47800' WIDE BUFFER @ 10' PER 47800' ± 23900 PLANTS
241. 48000' WIDE BUFFER @ 10' PER 48000' ± 24000 PLANTS
242. 48200' WIDE BUFFER @ 10' PER 48200' ± 24100 PLANTS
243. 48400' WIDE BUFFER @ 10' PER 48400' ± 24200 PLANTS
244. 48600' WIDE BUFFER @ 10' PER 48600' ± 24300 PLANTS
245. 48800' WIDE BUFFER @ 10' PER 48800' ± 24400 PLANTS
246. 49000' WIDE BUFFER @ 10' PER 49000' ± 24500 PLANTS
247. 49200' WIDE BUFFER @ 10' PER 49200' ± 24600 PLANTS
248. 49400' WIDE BUFFER @ 10' PER 49400' ± 24700 PLANTS
249. 49600' WIDE BUFFER @ 10' PER 49600' ± 24800 PLANTS
250. 49800' WIDE BUFFER @ 10' PER 49800' ± 24900 PLANTS
251. 50000' WIDE BUFFER @ 10' PER 50000' ± 25000 PLANTS
252. 50200' WIDE BUFFER @ 10' PER 50200' ± 25100 PLANTS
253. 50400' WIDE BUFFER @ 10' PER 50400' ± 25200 PLANTS
254. 50600' WIDE BUFFER @ 10' PER 50600' ± 25300 PLANTS
255. 50800' WIDE BUFFER @ 10' PER 50800' ± 25400 PLANTS
256. 51000' WIDE BUFFER @ 10' PER 51000' ± 25500 PLANTS
257. 51200' WIDE BUFFER @ 10' PER 51200' ± 25600 PLANTS
258. 51400' WIDE BUFFER @ 10' PER 51400' ± 25700 PLANTS
259. 51600' WIDE BUFFER @ 10' PER 51600' ± 25800 PLANTS
260. 51800' WIDE BUFFER @ 10' PER 51800' ± 25900 PLANTS
261. 52000' WIDE BUFFER @ 10' PER 52000' ± 26000 PLANTS
262. 52200' WIDE BUFFER @ 10' PER 52200' ± 26100 PLANTS
263. 52400' WIDE BUFFER @ 10' PER 52400' ± 26200 PLANTS
264. 52600' WIDE BUFFER @ 10' PER 52600' ± 26300 PLANTS
265. 52800' WIDE BUFFER @ 10' PER 52800' ± 26400 PLANTS
266. 53000' WIDE BUFFER @ 10' PER 53000' ± 26500 PLANTS
267. 53200' WIDE BUFFER @ 10' PER 53200' ± 26600 PLANTS
268. 53400' WIDE BUFFER @ 10' PER 53400' ± 26700 PLANTS
269. 53600' WIDE BUFFER @ 10' PER 53600' ± 26800 PLANTS
270. 53800' WIDE BUFFER @ 10' PER 53800' ± 26900 PLANTS
271. 54000' WIDE BUFFER @ 10' PER 54000' ± 27000 PLANTS
272. 54200' WIDE BUFFER @ 10' PER 54200' ± 27100 PLANTS
273. 54400' WIDE BUFFER @ 10' PER 54400' ± 27200 PLANTS
274. 54600' WIDE BUFFER @ 10' PER 54600' ± 27300 PLANTS
275. 54800' WIDE BUFFER @ 10' PER 54800' ± 27400 PLANTS
276. 55000' WIDE BUFFER @ 10' PER 55000' ± 27500 PLANTS
277. 55200' WIDE BUFFER @ 10' PER 55200' ± 27600 PLANTS
278. 55400' WIDE BUFFER @ 10' PER 55400' ± 27700 PLANTS
279. 55600' WIDE BUFFER @ 10' PER 55600' ± 27800 PLANTS
280. 55800' WIDE BUFFER @ 10' PER 55800' ± 27900 PLANTS
281. 56000' WIDE BUFFER @ 10' PER 56000' ± 28000 PLANTS
282. 56200' WIDE BUFFER @ 10' PER 56200' ± 28100 PLANTS
283. 56400' WIDE BUFFER @ 10' PER 56400' ± 28200 PLANTS
284. 56600' WIDE BUFFER @ 10' PER 56600' ± 28300 PLANTS
285. 56800' WIDE BUFFER @ 10' PER 56800' ± 28400 PLANTS
286. 57000' WIDE BUFFER @ 10' PER 57000' ± 28500 PLANTS
287. 57200' WIDE BUFFER @ 10' PER 57200' ± 28600 PLANTS
288. 57400' WIDE BUFFER @ 10' PER 57400' ± 28700 PLANTS
289. 57600' WIDE BUFFER @ 10' PER 57600' ± 28800 PLANTS
290. 57800' WIDE BUFFER @ 10' PER 57800' ± 28900 PLANTS
291. 58000' WIDE BUFFER @ 10' PER 58000' ± 29000 PLANTS
292. 58200' WIDE BUFFER @ 10' PER 58200' ± 29100 PLANTS
293. 58400' WIDE BUFFER @ 10' PER 58400' ± 2