

IN RE: PETITION FOR ADMIN. VARIANCE

SE corner of Neepier Road and West
Geipe Road
1st Election District
1st Councilmanic District
(445 Neepier Road)

Roger and Catherine Acker
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2012-0115-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Roger and Catherine Acker for property located at 445 Neepier Road. The variance request is from Sections 1B01.2.C and 504.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck/screened porch) with a 12 foot rear yard setback in lieu of the required 22.5 feet, and to amend the latest Final Development Plan for Westchester Oaks, Lot 8 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to build a deck over an existing stamped concrete patio to provide additional space for the growing family. The property is located at the corner of Neepier Road and West Geipe Road. The rear of Petitioners' property backs to Hahn Avenue, a paper street. The most affected property owner at 443 Neepier Road did not express any concern about the variance.

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.

ORDER RECEIVED FOR FILING

Date 11-29-11

By [Signature]

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on November 6, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have 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 Administrative Law Judge, 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 Petitioners.

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 Administrative Law Judge for Baltimore County, this 29th day of November, 2011 that a Variance from Sections 1B01.2.C and 504.2 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an open projection (deck/screened porch) with a 12 foot rear yard setback in lieu of the required 22.5 feet, and to amend the latest Final Development Plan for Westchester Oaks, Lot 8 only, be and is hereby GRANTED, subject to the following:

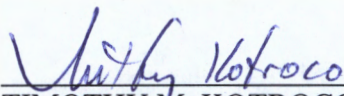
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this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

ORDER RECEIVED FOR FILING

Date 11-29-11

By pm

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

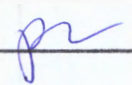


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 11-29-11

By 



KEVIN KAMENETZ
County Executive

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

November 29, 2011

ROGER AND CATHERINE ACKER
445 NEEPIER ROAD
CATONSVILLE MD 21228

Re: Petition for Administrative Variance
Case No. 2012-0115-A
Property: 445 Neeper Road

Dear Mr. and Mrs. Acker:

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 with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 445 NEEPER ROADwhich 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) 1001.2.C., 504.2 (BCZR)

TO PERMIT AN OPEN PROJECTION (DECK/SCREENED PORCH) WITH A 12-FOOT REAR YARD SETBACK IN LIEU OF THE REQUIRED 22.5-FOET AND TO AMEND THE LATEST F.D.P. FOR "WESTCHESTER OAKS", LOT 8 ONLY.

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

Date

Telephone No.

City

By

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

MD

State

443-695-7010

Telephone No.

Catonsville

21228

Zip Code

Representative to be Contacted:

Name

Address

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. 2012-0115-AReviewed By D.T.Date 10/26/11

REV 10/25/01

Estimated Posting Date

11/6/11

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 445 Neepier Rd
Address
Catonsville MO 21228
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 are requesting a variance for a deck to be built over our existing stamped concrete patio to provide additional space for our growing family. My wife and I have a 2 year old daughter, Julia, and a second baby due on October 22, 2011. This additional space is being requested to accomodate our growing family. The deck will be made of maintenance-free Trex material in neutral colors to provide for nice aesthetics within our community. The deck will also have a gate for the safety of our children. (deck to be screened in about a year or two).

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.

Roger L. Acker
Signature
Roger L. Acker
Name - Type or Print

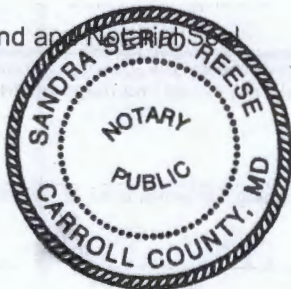
Catherine L. Acker
Signature
Catherine L. Acker
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of October, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notary Seal



Sandra S. Reese
Notary Public
My Commission Expires 7/15/2015

Zoning Description

445 Neeper Road

Beginning at a point on the east side of Neeper Road, 50 feet right-of-way at its intersection with the southside of West Geipe Road, 60' right-of-way being Lot #8 in the subdivision of West Chester Oaks as recorded in Baltimore County Plat Book Liber 78 Folio 132 and containing 0.148 acres +/- . Being known as 445 Neeper Road and located in the 1st Election District and 1st Councilmanic District of Baltimore County.

273

2012-0115-A

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

No. **74475**

Date: **10/26/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				150.00

Total: **150.00**

Rec From: **JOHN J. SULLIVAN, JR.**

For: **2012-0115-A**
445 NEEPIER RD.

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

PAID RECEIPT

**CASHIER'S
 VALIDATION**

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0115 -A Address 445 NEEPIER RD.
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/26/11 Posting Date: 11/6/11 Closing Date: 11/21/11

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2012- 0115 -A Address 445 NEEPIER RD.
Petitioner's Name ACKER Telephone 443-695-7010

Posting Date: 11/6/11 Closing Date: 11/21/11

Wording for Sign: To Permit AN OPEN PROTECTION (DECK / SCREENED PORCH)
WITH A 12-FOOT REAR^{YARD} SETBACK IN LIEU OF THE REQUIRED 22.5- FEET
AND TO AMEND THE LATEST F.D.P. FOR "WESTCHESTER OAKS",
LOT 8 ONLY.

Revised 7/06/11

Letter of Transmittal

William D. Gulick, Jr.

Consultant to Land Development and Industry

Commercial and Residential

2944 Edgewood Avenue

Baltimore, MD 21234

Phone - 410-530-6293

E-mail - wdgjr@comcast.net

To: BALTO. CO. PAI

ZONING OFFICE : ATTN. MS. KRISTEN LEWIS

We Are Sending You: ☒ Attached ☐ Under separate cover the following items:

☐ Copy of Letter ☒ Prints ☒ Documents ☐ Other

No. of Copies Date Description

1	11-6-2011	CERTIFICATE OF POSTING
2	11-6-2011	SITE PHOTOS

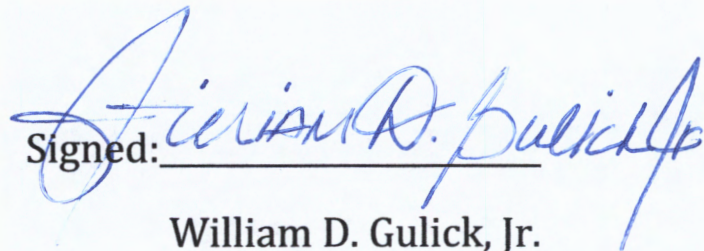
Transmittals are as checked below:

☐ For approval ☒ For your use ☐ As requested ☐ For review & content

Remarks: CASE NO.: 2012-0115-A

ADDRESS : 445 NEEPIER ROAD

Signed: _____



William D. Gulick, Jr.

Chief Office Engineer

cc. ROGER ACKER



Certificate of Posting

Department of Permits, Approval, and Inspections
Baltimore County
111 W. Chesapeake Avenue
Room 111
Towson, MD 21204

Date: NOV. 6, 2011

Attention: MS. KRISTEN LEWIS

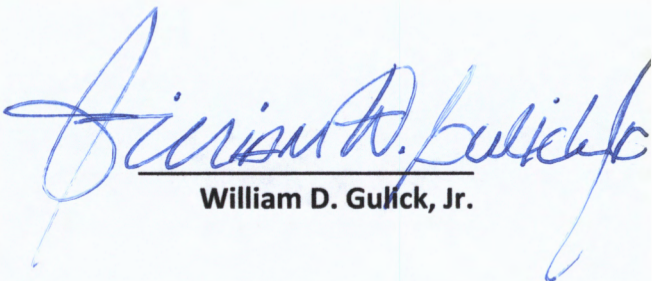
Re: Case Number: 2012-0115-A
Petitioner/Developer: ROGER ACKER
Date of Hearing/Closing: NOV. 21, 2011

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: 445 NEEPIER ROAD
BALTO. MD 21228

The sign(s) were posted on:

NOV. 6, 2011

(SEE ATTACHED PHOTOS)



William D. Gulick, Jr.

2944 Edgewood Avenue
Baltimore, MD 21234
(410) 530-6293

M E M O R A N D U M

DATE: December 30, 2011
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0115-A

The appeal period for the above-referenced case expired on December 29, 2011. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings



KEVIN KAMENETZ
County Executive

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

November 16, 2011

Roger & Catherine Acker
445 Neeper Road
Catonsville, MD 212289

RE: Case Number 2012-0115-A, 445 Neeper Road

Dear Mr. & Mrs. Acker,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 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.", is written over a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For November 21, 2011
Item Nos. 2012-115, 116, 117, 118
And 119

DATE: November 16, 2011

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-11212011 -NO COMMENTS.doc

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11-8-11

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

RE: Baltimore County
Item No. 2012-0115-A
Administrative Variance
Roger and Catherine Ackler
445 Neepier 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. 2012-0115-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

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.roads.maryland.gov

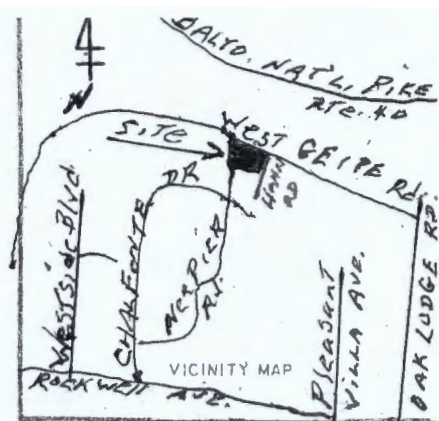
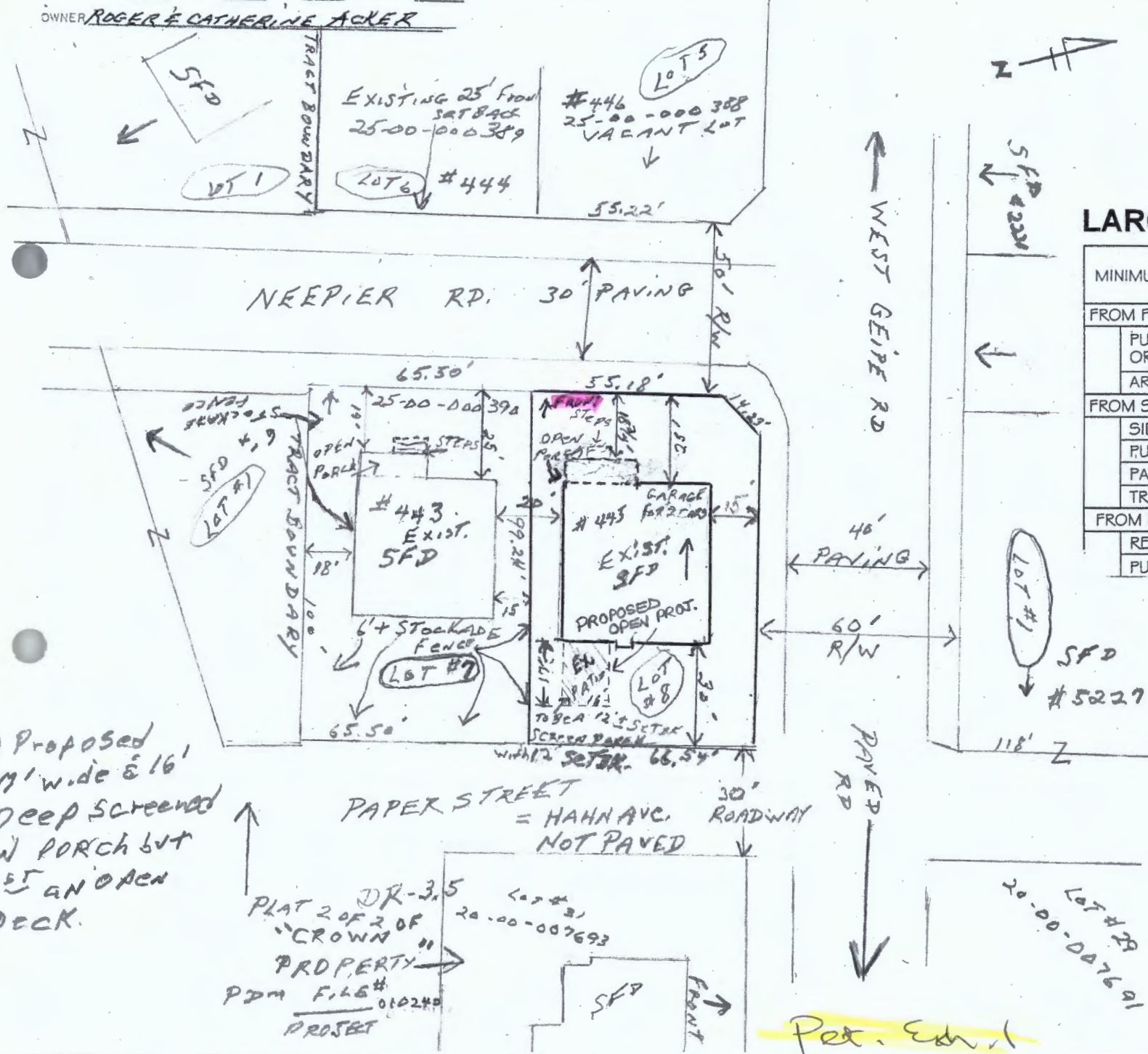
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 445 NEEPIER RD. SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WEST-CHESTER OAKS PDM FILE # 1-521

PLAT BOOK # 0078 FOLIO # 132 LOT # 8 SECTION # -

OWNER ROGER & CATHERINE ACKER



LARGE TRACT TABLE

MINIMUM SETBACK REQUIREMENTS		DR 5.5 (FEET)
FROM FRONT BUILDING FACE TO:		
	PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25
	ARTERIAL OR COLLECTOR	-
FROM SIDE BUILDING FACE TO:		
	SIDE BUILDING FACE	16 < 20 HIGH
	PUBLIC STREET RIGHT-OF-WAY	15
	PAVING OF A PRIVATE ROAD	25
	TRACT BOUNDARY	15
FROM REAR BUILDING FACE TO:		
	REAR PROPERTY LINE	30
	PUBLIC STREET RIGHT-OF-WAY	30

SCALE: 1" = 40'

LOCATION INFORMATION

ELECTION DISTRICT 158

COUNCILMANIC DISTRICT 1ST

1" = 200' SCALE MAP # 09483 (SW 2H)

ZONING DR-5.5

LOT SIZE 0.1483 6,459.9
ACREAGE SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

CHESAPEAKE BAY
CRITICAL AREA ☐ ☒

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/
BUILDING ☐ ☒

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY D.T. ITEM# 2012-0115-A CASE#

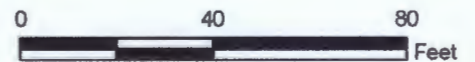
Pet. Edm. 1

445 Neepier Road



Publication Date: October 21, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

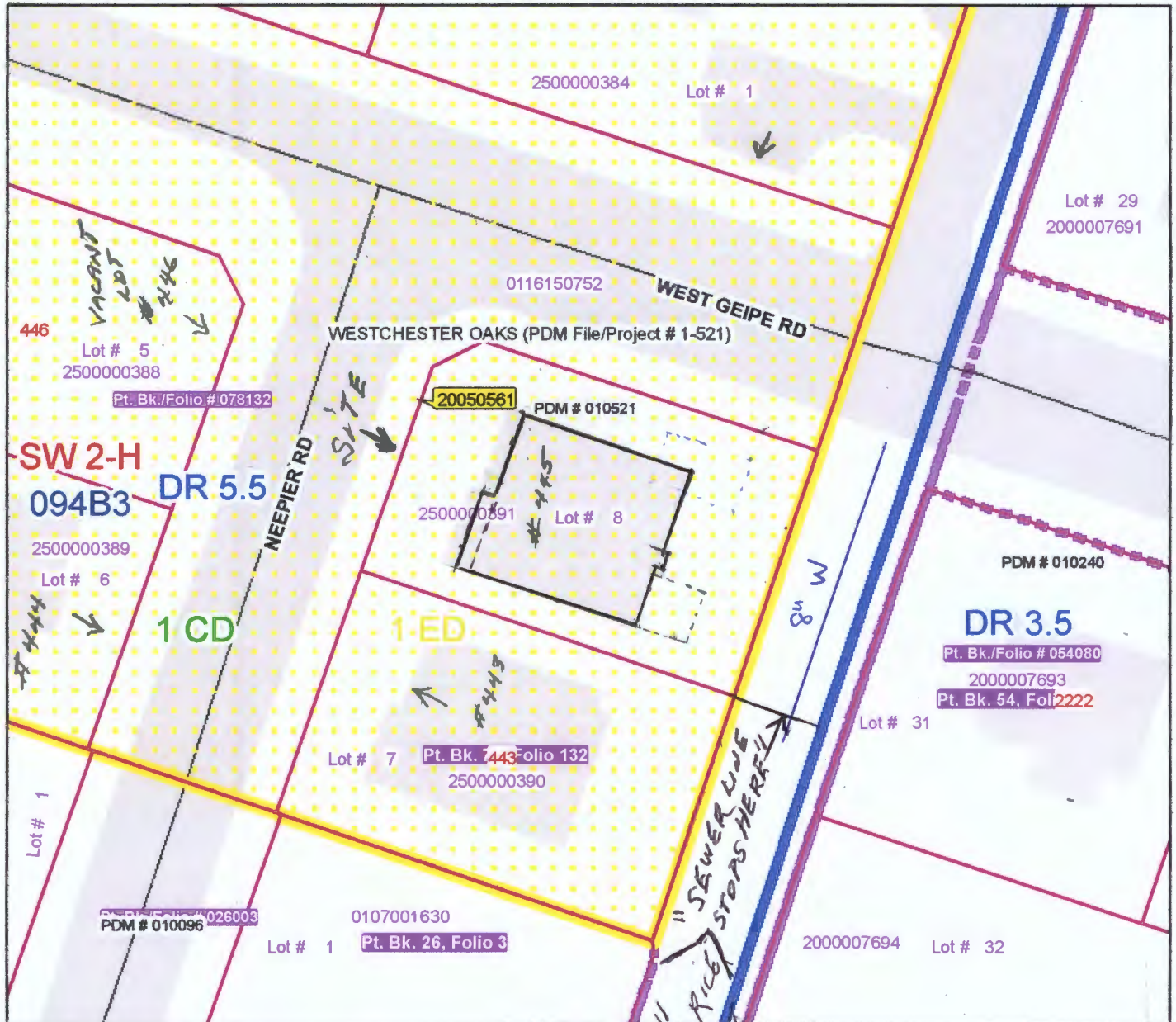
DQ Map Notes



1 inch = 40 feet

2012-0115-A

445 Neeper Road



10-21-11
 PER GEORGE RILEY
 CO. DEVELOPMENT
 PLAN'S REVIEW
 OFFICE
[Signature]



Publication Date: September 30, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



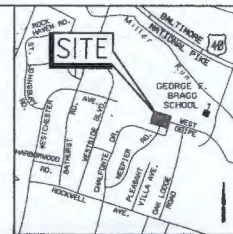
0 40 80
 Feet

1 inch = 40 feet

2012-0115-A

COORDINATES		
NO.	NORTH	EAST
285	588958.2587	1377958.1210
283	588800.0607	1377960.3216
294	589105.8833	1378054.8339
293	589236.3314	1377650.3369
290	589251.5486	1377635.5169
2001	588963.1334	1377543.9342
2023	588852.5564	1377665.7487
2024	588668.6042	1377618.4623
2033	588945.4280	1378001.7765
2034	589002.3946	1378020.6155
2044	589114.4283	1378057.6595
2102	589025.3639	1377950.5517
2104	589068.3572	1377931.8556
2105	589073.0074	1377917.7103
2106	589066.6846	1377904.9639
2107	589062.5020	1377887.5296
2108	589055.1511	1377851.3020
2109	589008.9485	1377855.6295
2110	589145.3284	1377604.5150

CURVE DATA					
NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD
1	10030.00'	281.75'	01°36'34"	140.88'	N70°33'16"W 281.74'
2	9970.00'	366.46'	02°06'21"	183.25'	S70°41'28"E 366.44'
3	10030.00'	14.89'	00°05'06"	1.44'	N71°48'06"W 14.89'



VICINITY MAP
SCALE 1"=400'

ON STATE ROAD 63/69
ON STATE ROAD 63/69

GENERAL NOTES

1. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT GREENWAY AREAS IN FEE EASEMENT AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE HEREBY OFFERED TO THE OWNER AND EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY LAND 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.
2. 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 DEEDS THEREOF IS EXPRESSLY RESERVED TO THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. 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 THIS PLAT.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER MANAGEMENT (FBI) OR FOREST CONSERVATION EASEMENT (FCE) AREAS AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
10. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF THE INTERPRETATION ONLY, OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
11. THIS SITE IS LOCATED IN THE PATAPSCO RIVER WATERSHED.
12. TOTAL AREA OF PLAT: 3.3015 AC.
13. AREA OF RIGHT OF WAY: 0.7584 AC.
14. AREA OF ROADWAY TO BE ACQUIRED: 0.8925 AC.
15. AREA OF LOTS: 1.5303 AC.
16. AREA OF FOREST CONSERVATION / FOREST BUFFER RESERVATION: 0.0089 AC.
17. AREA OF FOREST CONSERVATION / FOREST BUFFER EASEMENT: 0.4608 AC.
18. AREA OF STORM WATER MANAGEMENT RESERVATION: 0.0643 AC.
19. AREA OF BALTIMORE COUNTY RESERVATION: 0.0009 AC.
20. 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 COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
21. ANY FOREST BUFFER RESERVATION OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THIS AREA.
22. DESIGN AND DRAINAGE BASED ON MARYLAND STATE GRID SYSTEM AND DATUM: HORIZONTAL - NAD 83 / VERTICAL - NAVD 83.
23. THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 10/3/05.
24. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
25. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

PLAT 2 OF 2
CORWIN PROPERTY
P.B. LK# J-54 / 80

PLAT 2 OF 2
CORWIN PROPERTY
P.B. LK# J-54 / 80

- SITE DATA**
1. ELECTION DISTRICT: 1
 2. COUNCILMANIC DISTRICT: 1
 3. CONSERVATION TRACT: 10.405.03
 4. WATERSHED: PATAPSCO RIVER
 5. SUBSEWERED: 78
 6. DEED REFERENCE: 9848 / 31
 7. TAX ACCOUNT NO: 01850702
 8. POM NO: 01-521

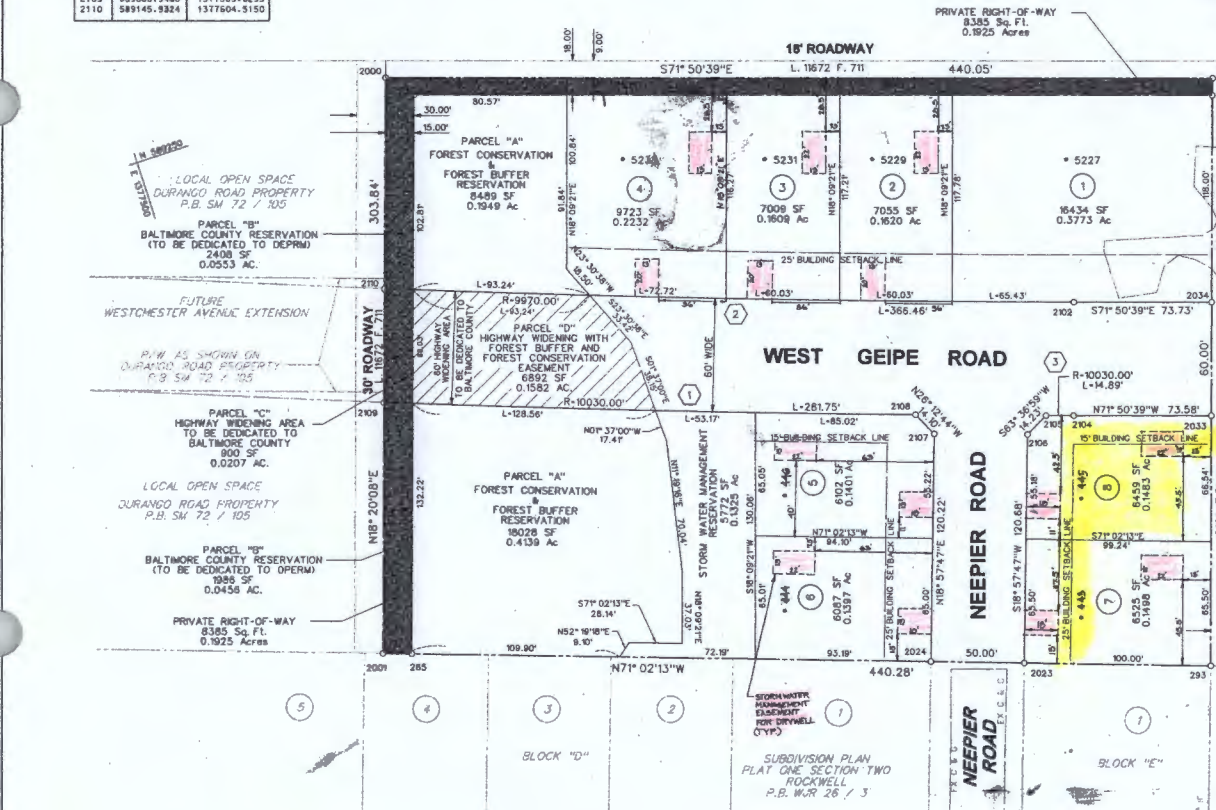
S.M. 78-132

SUBDIVISION PLAT OF WESTCHESTER OAKS

IN ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'



COMPUTED BY: RLC
DRAWN BY: RLC
CHECKED BY: CAP
DATE: 12/26/05
USA SSM 12362 11593



THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE COSTS OF MAINTENANCE OF WATER AND SEWER FACILITIES PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 28-2-246. THE FEE OR ASSESSMENT WHICH BEARS WITH THE LAND OWNED BY THIS PLAT IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

PWA COMPLETED 6/26/06 BY:
PWA PLAN NO. 637-06
STREETS NUMBERED 63-06
DEV. PLAN REVIEW DATE 6/26/06
ASSESSMENT:
DIV. OF REAL ESTATE
REC. & PERMITS J-12-05

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER:
Richard L. Butt
L.C. #33086

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Bluford James J. Urban
DATE: 12/26/05
DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE
Gloria Miller
DATE: 12/26/05
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:
STREETS and/or ROADS shown hereon and easements shown in pink are for purposes of description only, and the same are not intended to be dedicated to public use by the grantor. If the grantor is not a governmental entity, the grantor is not intended to be dedicated to public use by the grantor.

NOTE:
COORDINATES AND BEARINGS shown on this plat are referenced to the Maryland State Grid System (MSGS) and were defined by using GPS data from the following National Geodetic Survey (NGS) station:
G15 - 88 AE2445
N 501287.032
E 573873.569
G15 - 99 AE2449
N 501288.857
E 570749.034

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS/HER KNOWLEDGE, THE REQUIREMENT 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 MAPPING OF THE PLAT AND SETTING OF THE MARKERS.
TACKA WEST, LLC
PAUL MUELLER, MANAGING MEMBER
DATE: 12/26/05

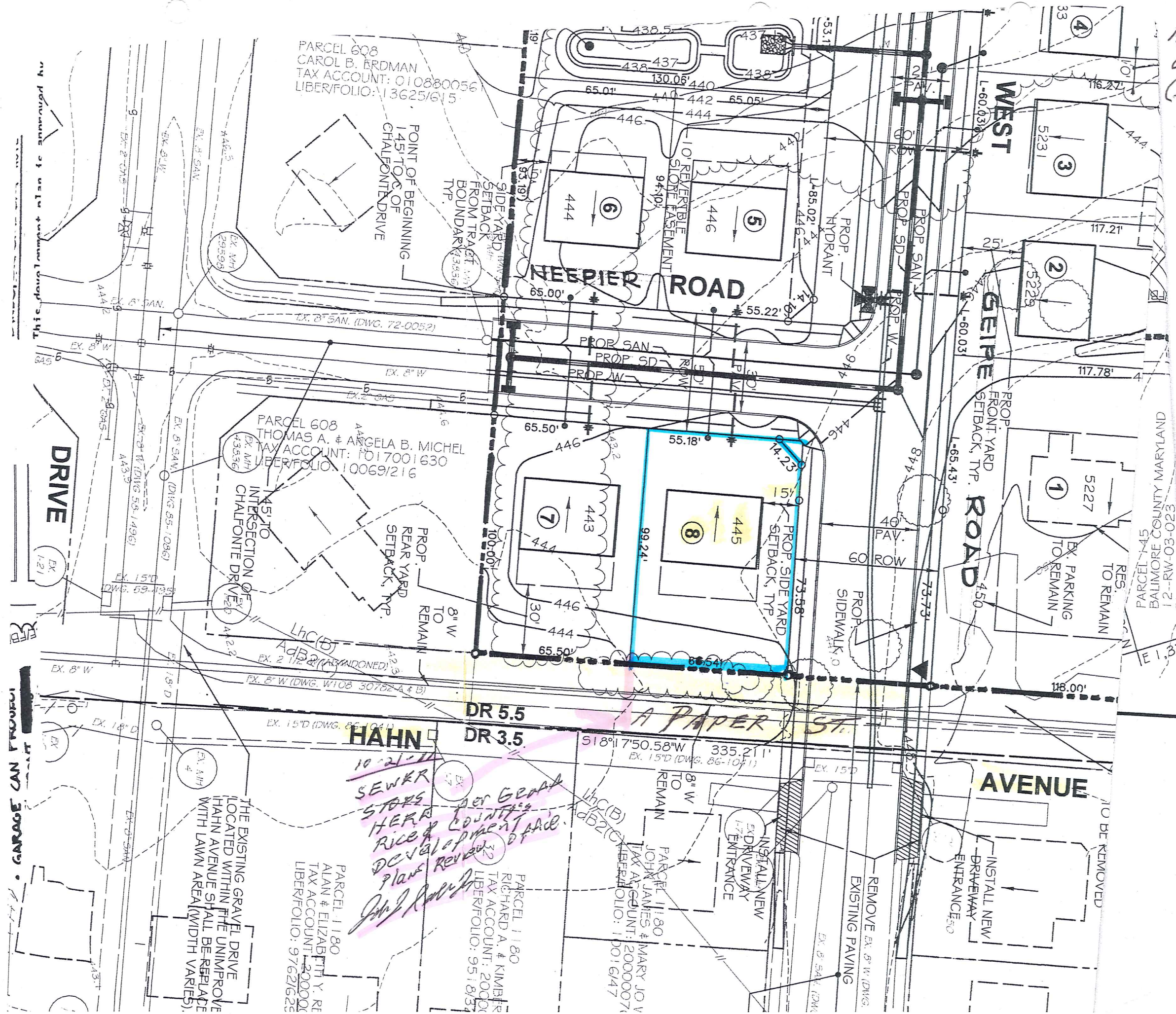
NOTE:
HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 10/3/05, AND HAVE PREPARED WITH DUE DILIGENCE THIS SUBDIVISION PLAT PURSUANT TO THE APPROVED FINAL DEVELOPMENT PLAN.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE LAND SURVEYOR WHO HAS Laid out and the PLAT HEREON HAS BEEN PLACED 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 MAPPING OF THE PLAT AND SETTING OF THE MARKERS.
ROBERT A. PHILLIPS JR.
REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 483
DATE: 11/14/05



FOR
HEARING
OFFICER'S
(ADMIN.
LAW
JUDGE'S)
FILE

1" = 40'



PARCEL 608
CAROL B. ERDMAN
TAX ACCOUNT: 010880056
LIBER/FOLIO: 13625/615

PARCEL 608
THOMAS A. & ANGELA B. MICHEL
TAX ACCOUNT: 1017001630
LIBER/FOLIO: 10069/216

PARCEL 1180
JOHN JAMES & MARY JO V
TAX ACCOUNT: 2000007
LIBER/FOLIO: 101647

PARCEL 1180
RICHARD A. & KIMBER
TAX ACCOUNT: 20000
LIBER/FOLIO: 9518/37

PARCEL 1180
ALAN & ELIZABETH Y. RE
TAX ACCOUNT: 20000
LIBER/FOLIO: 9762/625

10-21-11
SEWER
STOPS
HERR
RICE & COUNTY'S
DEVELOPMENT
Plans Review
John J. Rice

THE EXISTING GRAVEL DRIVE
LOCATED WITHIN THE UNIMPROVE
HAHN AVENUE SHALL BE REPLACED
WITH LAWN AREA (WIDTH VARIES).