

Partial
Folder

The image contains two hand-drawn engineering drawings of a bridge structure.

PLAN View: This drawing shows the top-down layout of the bridge. It consists of a series of rectangular segments. The dimensions for the segments are as follows:

- Segment 1: 30'-6"
- Segment 2: 30'-6"
- Segment 3: 30'-6"
- Segment 4: 40'-0"
- Segment 5: 30'-6"
- Segment 6: 30'-6"
- Segment 7: 30'-6"
- Segment 8: 40'-0"

 The total length of the bridge is indicated as 274'-0". The drawing also shows the bridge's width, which is 10'-0".

ELEVATION View: This drawing shows the side profile of the bridge. It features a central arch structure. The elevation points are as follows:

- Left abutment: 457.75' (Top of Footing)
- Left pier: 465.0' (Top of Footing)
- Right pier: 465.0' (Top of Footing)
- Right abutment: 457.75' (Top of Footing)

 The drawing also shows the bridge's height, which is 10'-0".

Scale: A scale bar at the bottom right indicates that 1" represents 1'-0".

SEE SHEET A-1 FOR ADDITIONAL DETAILS

OFFICE OF PLANNING & ZONING

BY Joseph E. Gaudin

DATE 10/9/66

Revised 3/12/86 KRM

EXPOSED AGGREGATE CONC. PANEL WALL	NETS
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GREEN SPRING
SHOPPING CENTER

SMITH AVE. BALTIMORE COUNTY, MD.

LOG NO.	DATE	TIME BY	FILE NO.	SHEET NO.
2253	AUG. 4, 1962	KW/AL	16-5	A-103

TYPE	QUANTITY	LENGTH	DEPTH	WIDTH
A	5	20.0	2.0	2.0
B	1	20.0	7.0	2.0
C	1	20.0	2.0	2.0
D	1	20.0	2.0	2.0
E	1	20.0	2.0	2.0
F	1	20.0	2.0	2.0
G	1	20.0	2.0	2.0
H	1	20.0	2.0	2.0
I	1	20.0	2.0	2.0
J	1	20.0	2.0	2.0
K	1	20.0	2.0	2.0
L	1	20.0	2.0	2.0
M	1	20.0	2.0	2.0
N	1	20.0	2.0	2.0
O	1	20.0	2.0	2.0
P	1	20.0	2.0	2.0
Q	1	20.0	2.0	2.0
R	1	20.0	2.0	2.0
S	1	20.0	2.0	2.0
T	1	20.0	2.0	2.0
U	1	20.0	2.0	2.0
V	1	20.0	2.0	2.0
W	1	20.0	2.0	2.0
X	1	20.0	2.0	2.0
Y	1	20.0	2.0	2.0
Z	1	20.0	2.0	2.0



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1811 Circle Road, Ruxton, MD 21204 which is presently zoned DR-1

Deed References: 36452/0197 10 Digit Tax Account # 0903671631 & 0903671632

Property Owner(s) Printed Name(s) Daniel S. Goodier & Sydne S. Goodier

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

SEE ATTACHED

*SEE
Attached*

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Daniel S. Goodier / Sydne S. Goodier

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1811 Circle Road, Ruxton MD
Mailing Address City State

21204 / 443-392-4486 / dan@goodier.com
Zip Code Telephone # Email Address

Representative to be contacted:

Richardson Engineering, LLC

Name - Type or Print

Signature

30 E. Padonia Road, Suite 500 / Timonium / MD

Mailing Address City State

21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

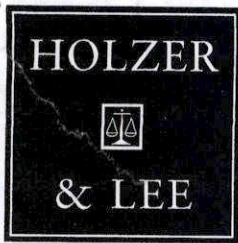
CASE NUMBER 2017-0216-A Filing Date 2/15/17

Do Not Schedule Dates: Reviewer *gk*

REV. 10/4/11

2017-0216-A

To allow a panhandle lot with a distance of 1000 feet in lieu of the maximum distance of 500 feet, per Baltimore county code Section 32-4-409 (e).



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

3-31
THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

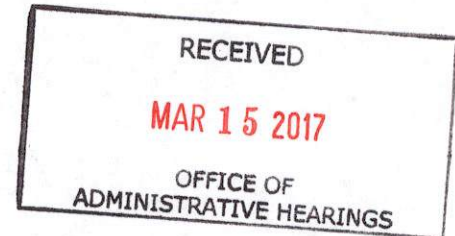
(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@RCCL.NET
XXXXXXXXXXXXXXXXXXXX

E-Mail: jcholzer38@gmail.com

March 13, 2017
#8203



Arnold Jablon, Esquire
Deputy Administrative Officer
Director, Department of Permits
Approvals & Inspection
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: *Variance (Waiver) for Petition 2017-0216-A*
Filed on the Goodier Property
1811 Circle Road
Minor Subdivision No.: 16-039-M

Dear Mr. Jablon:

Please enter my appearance on behalf of Tim Boswell of 1713 Circle Road, Baltimore, Maryland 21204. Mr. Boswell intends to participate in any Hearing that is scheduled for the above-captioned Petition. I would respectfully request that the Hearing (which has not been scheduled), not be scheduled during the weeks of **Monday, April 10, 2017** through **Monday, April 24, 2017**, in that I will be out-of-state during that period. My first day back in the office would be **Tuesday, April 25, 2017**.

Thank you very much for your cooperation in this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "JCH", written over the typed name "J. Carroll Holzer".

J. Carroll Holzer

JCH:mlg

cc: John E. Beverungen, Esquire
Administrative Law Judge
Mr. Tim Boswell

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 3/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-216



INFORMATION:

Property Address: 1811 Circle Road
Petitioner: Daniel L. Goodier, Sydne S. Goodier
Zoning: DR 1
Requested Action: Variance

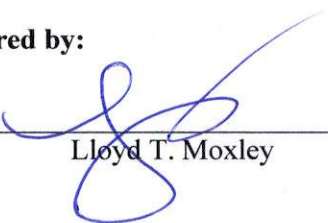
The Department of Planning has reviewed the petition for a variance to permit a panhandle lot with a distance of 1,000 feet in lieu of the maximum distance of 500 feet.

A site visit was conducted on February 28, 2017 and on March 7, 2017. The property is situated within the Ruxton/Riderwood/Lake Roland Residential Design Review Panel area and is a part of the Ruxton/Riderwood/Lake Roland Community Plan 2010.

The Department has no objection to granting the petitioned zoning request.

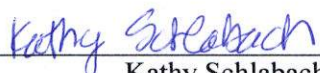
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
Rick Richardson, Richardson Engineering
Office of the Administrative Hearings
People's Counsel for Baltimore County

**ZONING DESCRIPTION FOR
THE GOODIER PROPERTY
1811 CIRCLE ROAD
9TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point in the centerline of Circle Road at a distance of 1,235 feet southwest of the centerline intersection of Circle Road, thence binding on the centerline of Circle Road the following courses and distances; (1) South 64 degrees 27 minutes 21 seconds West 25.47 feet, (2) South 58 degrees 42 minutes 56 seconds West 51.41 feet, (3) South 51 degrees 41 minutes 08 seconds West 82.59 feet, (4) South 52 degrees 25 minutes 34 seconds West 113.98 feet, (5) South 47 degrees 57 minutes 08 seconds West 38.02 feet, (6) South 41 degrees 19 minutes 00 seconds West 55.94 feet, (7) South 28 degrees 36 minutes 32 seconds West 192.28 feet, (8) South 47 degrees 41 minutes 54 seconds West 53.98 feet, (9) South 69 degrees 00 minutes 34 seconds West 44.48 feet, (10) South 88 degrees 34 minutes 02 seconds West 53.36 feet, (11) North 66 degrees 13 minutes 46 seconds West 41.98 feet, (12) North 57 degrees 24 minutes 03 seconds West 45.07 feet, (13) North 48 degrees 14 minutes 14 seconds West 54.22 feet, (14) North 41 degrees 03 minutes 49 seconds West 45.50 feet, (15) North 36 degrees 21 minutes 53 seconds West 56.91 feet, (16) North 35 degrees 08 minutes 49 seconds West 35.24 feet, thence leaving the centerline of Circle Road the following courses and distances; (17) North 56 degrees 28 minutes 28 seconds East 354.16 feet, (18) North 77 degrees 48 minutes 46 seconds West 295.16 feet, (19) North 60 degrees 26 minutes 38 seconds West 83.00 feet, (20) North 78 degrees 47 minutes 22 seconds West 35.55 feet, (21) North 77 degrees 48 minutes 18 seconds West 39.16 feet, (22) South 78 degrees 42 minutes 22 seconds West 36.35 feet, (23) South 45 degrees 34 minutes 22 seconds West 36.91 feet, (24) South 32 degrees 26 minutes 22 seconds West 74.49 feet to a point in the centerline of Circle Road, thence binding on the centerline of Circle Road, (25) North 22 degrees 15 minutes 06 seconds West 11.13 feet, (26) North 12 degrees 03 minutes 44 seconds West 33.74 feet, thence leaving the centerline of Circle Road the following courses and distances; (27) North 44 degrees 37 minutes 36 seconds East 60.30 feet, (28) by a curve to the right with a radius of 100.00 feet and an arc length of 100.86 feet, (29) South 77 degrees 35 minutes 13 seconds East 45.00 feet, (30) North 44 degrees 06 minutes 50 seconds East 68.00 feet, (31) North 13 degrees 25 minutes 03 seconds West 15.68 feet, (32) North 76 degrees 52 minutes 23 seconds East 24.45 feet, (33) North 44 degrees 06 minutes 50 seconds East 555.15 feet, (34) South 51 degrees 29 minutes 44 seconds East 226.87 feet, (35) South 22 degrees 04 minutes 42 seconds East 416.32 feet to the point of beginning.

Containing a gross area of 400,874 square feet, or 9.203 acres of land, more or less.

2017-0216-A



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SEE ATTACHED

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Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Daniel S. Goodier / Sydne S. Goodier

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

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Mailing Address City State

21204 / 443-392-4486 / dan@goodier.com
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Richardson Engineering LLC

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30 E. Padonia Road, Suite 500 / Timonium / MD

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21093 / 410-560-1502 / Rick@RichardsonEngineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2017-0216-A Filing Date 2/15/17

Do Not Schedule Dates: _____

Reviewer gk

2017-0216-A

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2ND COUNCILMANIC DISTRICT
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Containing a gross area of 400,874 square feet, or 9.203 acres of land, more or less.

2017-0216-A

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9TH ELECTION DISTRICT
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2017-0216-A

№ 150302

Date: 2/15/11

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
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2/15/2017 2/15/2017 09:34:24

REG USDO WALKIN CAN

>>RECEIPT # 716028 2/15/2017 05LN

Dept: 5 528 ZONING VERIFICATION

CR NO. 150302

Recpt Tot \$75.00

\$75.00	CK	\$.00	CA
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Baltimore County, Maryland

[illegible]

Total: 15

Rec: Richardson Engineering
From:

For: Variance for 1811 Circle 20

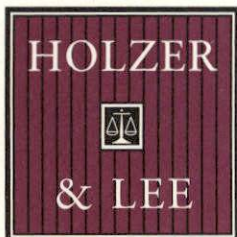
Case # 2017-0216-A

DISTRIBUTION

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

PLEASE PRESS HARD!!!

**CASHIER'S
VALIDATION**



3/15/17
JD KL
OK

LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

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E-MAIL: JCHOLZER@BCCL.NET
XXXXXXXXXXXXXXXXXX

E-Mail: jcholzer38@gmail.com

March 13, 2017

#8203

Arnold Jablon, Esquire
Deputy Administrative Officer
Director, Department of Permits
Approvals & Inspection
111 West Chesapeake Avenue
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RE: *Variance (Waiver) for Petition 2017-0216-A*
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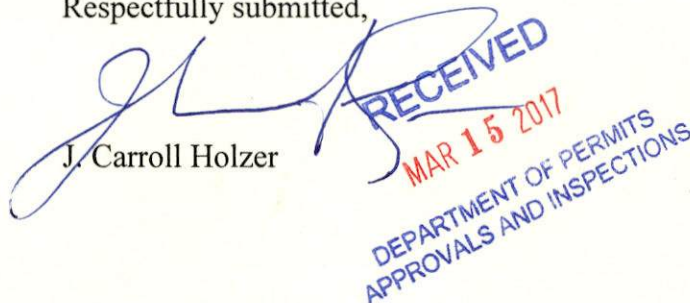
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Thank you very much for your cooperation in this matter.

Respectfully submitted,

J. Carroll Holzer



JCH:mlg

cc: John E. Beverungen, Esquire
Administrative Law Judge
Mr. Tim Boswell

Larry Hogan, *Governor*
Boyd K. Rutherford, *Lt. Governor*



Pete K. Rahn, *Secretary*
Gregory C. Johnson, P.E., *Administrator*

Date: 2/22/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0216-A

Variance
Daniel S. & Sydney S. Cochrane
1811 Circle Road.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Zeller', is written over the word 'Sincerely,'.

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 3/8/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-216

INFORMATION:

Property Address: 1811 Circle Road
Petitioner: Daniel L. Goodier, Sydne S. Goodier
Zoning: DR 1
Requested Action: Variance

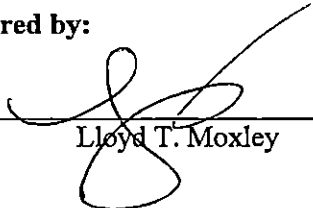
The Department of Planning has reviewed the petition for a variance to permit a panhandle lot with a distance of 1,000 feet in lieu of the maximum distance of 500 feet.

A site visit was conducted on February 28, 2017 and on March 7, 2017. The property is situated within the Ruxton/Riderwood/Lake Roland Residential Design Review Panel area and is a part of the Ruxton/Riderwood/Lake Roland Community Plan 2010.

The Department has no objection to granting the petitioned zoning request.

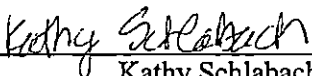
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
Rick Richardson, Richardson Engineering
Office of the Administrative Hearings
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
1811 Circle Road; E/S Circle Road, SW 1,235' *
to c/line of Circle Road * OF ADMINISTRATIVE
9th Election & 2nd Councilmanic Districts *
Legal Owner(s): Daniel & Sydne Goodier * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2017-216-A

* * * * *

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.

RECEIVED

FEB 27 2017

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of February, 2017, a copy of the foregoing Entry of Appearance was mailed to Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



KEVIN KAMENETZ
County Executive

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

March 1, 2017

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 NUMBER: 2017-0216-A

1811 Circle Road

E/S Circle Road, SW to centerline of Circle Road

9th Election District – 2nd Councilmanic District

Legal Owners: Daniel & Sydne Goodier

Variance to allow a panhandle lot with a distance of 1000 ft. in lieu of the maximum distance of 500 ft.

Hearing: Friday, March 31, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Mr. & Mrs. Goodier, 1811 Circle Road, Ruxton 21204
Richardson Engineering, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 11, 2017.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

TO: DAILY RECORD
Thursday, March 9, 2017 Issue

Please forward billing to:
Daniel Goodier
1811 Circle Road
Ruxton, MD 21204

443-392-4486

NOTICE OF ZONING HEARING

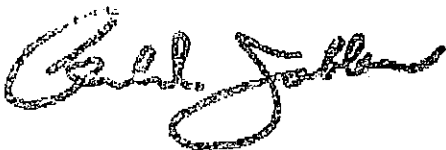
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Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- 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.

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 February 20, 2017
Item No. 2017-0215, 0216, and 0217

DATE: February 23, 2017

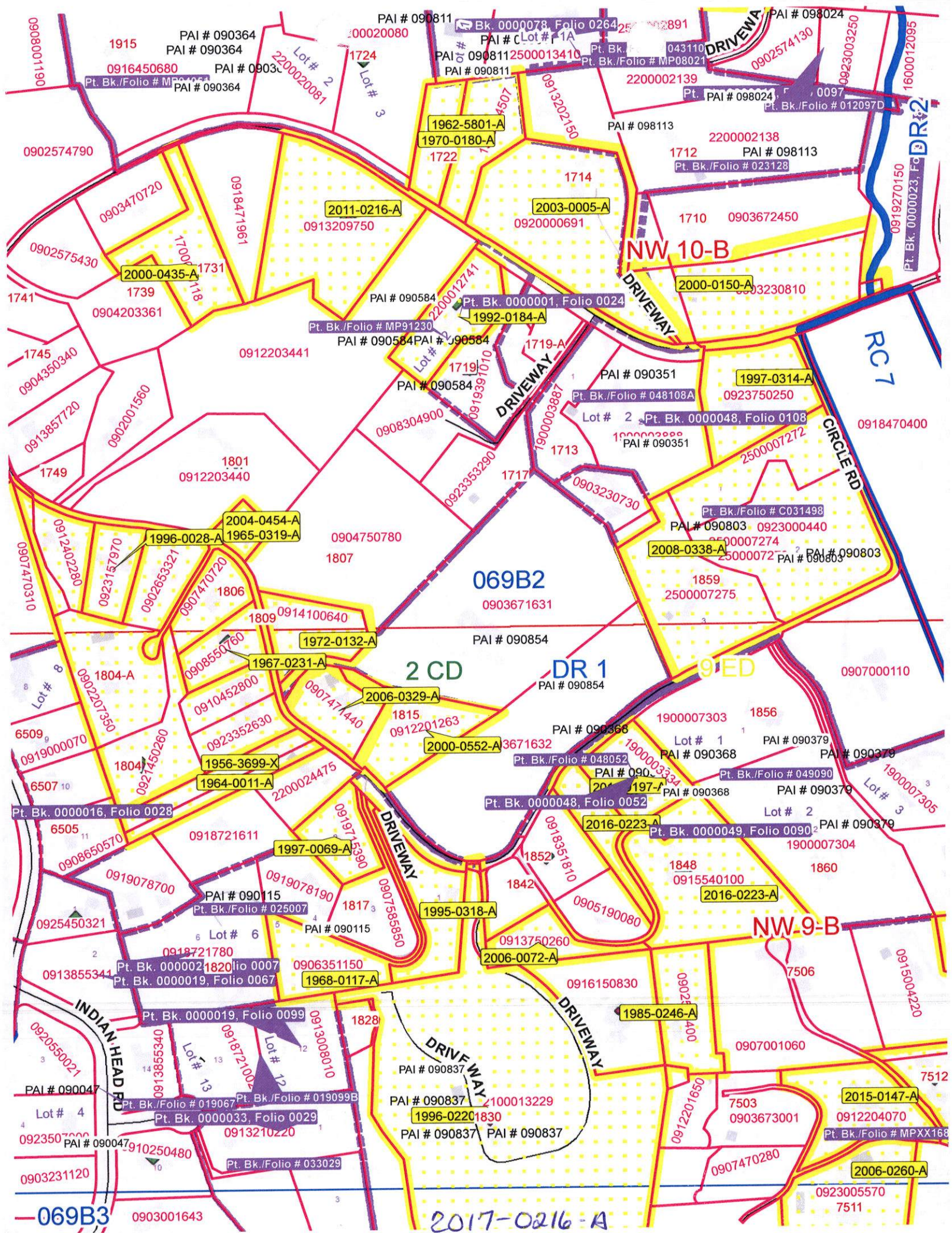
The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN
cc:file
G:\DevPlanRev\ZAC -No Comments\ZAC02202017.doc

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Revised 7/9/2015



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	692.53'	134.05'	133.84'	S 57°01'53" W	11°05'25"
C2	216.00'	80.95'	80.45'	S 47°44'59" W	21°28'22"
C3	140.00'	277.93'	234.49'	N 86°53'09" E	113°44'41"
C4	290.00'	84.28'	83.98'	N 44°29'39" W	16°39'02"
C5	80.00'	52.94'	55.98'	S 32°20'25" W	40°57'30"
C6	90.00'	90.78'	86.98'	S 73°31'11" W	57°47'10"

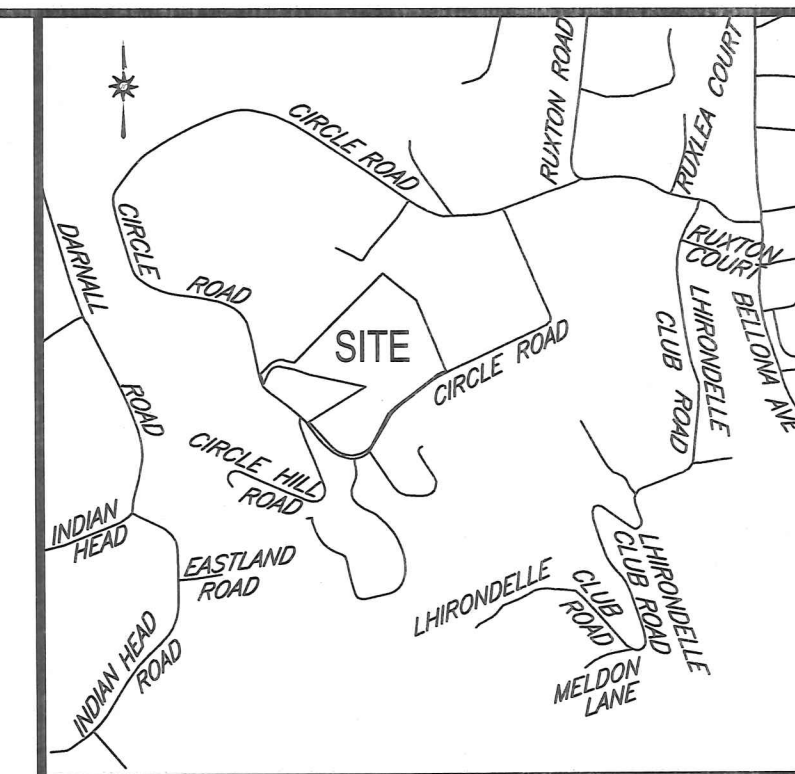
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°37'36" E	26.08'
L2	S 11°51'40" E	38.98'
L3	S 32°26'22" W	28.09'
L4	S 11°51'40" E	11.89'
L5	S 11°51'40" E	28.99'
L6	N 44°37'36" E	34.22'
L7	N 44°37'36" E	40.85'
L8	S 60°26'38" E	75.59'

BENCHMARKS

COORDINATES, BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE BALTIMORE COUNTY SURVEY CONTROL SYSTEM AND ARE BASED ON THE FOLLOWING STATIONS:

NAD83 (2011) - NAVD88			
BCO 1157	N: 633,382.08	E: 1,410,970.03	ELEV. 271.83
BCO 697	N: 629,086.99	E: 1,408,921.34	ELEV. 407.90
BCO 668	N: 629,249.12	E: 1,408,406.53	ELEV. 408.76
BCO 1523	N: 628,377.83	E: 1,413,763.73	ELEV. 249.77



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES

- AREA OF TRACT
GROSS 400,874 SF OR 9.203 AC.±
NET 374,780 SF OR 8.604 AC.±
- ZONING CLASSIFICATION: DR1 (ZONING MAP 69B2)
- DENSITY CALCULATIONS:
LOTS ALLOWED: = 9 LOTS
LOTS PROPOSED: = 3 LOTS
- OWNER: DANIEL S. AND SYDNE S. GOODIER
1811 CIRCLE ROAD
RUXTON, MD 21204
TEL: (443) 392-4486
- TAX ACCOUNT NUMBER: 0903671631 & 0903671632
- PLAT REFERENCE: N/A
- DEED REFERENCE: 36452/0197
- TAX MAP #69, GRID 15, PARCEL 680 & 748
- CENSUS TRACT: 490400
- SCHOOL DISTRICT
RIDERWOOD ELEMENTARY SCHOOL
DUMBARTON MIDDLE SCHOOL
TOWSON HIGH SCHOOL
- WATERSHED: JONES FALLS
- MASTER WATER AND SEWER DESIGNATION:
WATER W-1
SEWER S-5
- ADC MAP COORDINATE 26F07 & 27G07
- EXISTING USE: ONE SINGLE FAMILY DETACHED DWELLING.
- PROPOSED USE: THREE SINGLE FAMILY DETACHED DWELLINGS.
- THE PROPERTY AS SHOWN HAS BEEN HELD INTACT SINCE 1975. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.
- DR1 SETBACKS
FRONT 25'
REAR 30'
SIDE 30' FROM SIDE BUILDING FACE TO SIDE BUILDING FACE
TRACT 25'
- SITE IS CURRENTLY SERVICED BY PUBLIC WATER AND A PRIVATE SEPTIC SYSTEM
- ALL UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY ARE SHOWN ON THE PLAN.
- THERE ARE NO KNOWN PREVIOUS ZONING CASES FOR THE SUBJECT PROPERTY.
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA).
- NO FLOODPLAINS EXISTS ON THE PROPERTY BASED ON FEMA FLOOD INSURANCE RATE MAP 2400100245 F DATED AUGUST 2, 2011.
- THE PROPERTY AND EXISTING STRUCTURES ARE NOT HISTORIC.
- ALL ADJOINING PROPERTIES ARE SERVICED BY PUBLIC WATER, A REQUEST FOR INFORMATION WAS SUBMITTED TO BALTIMORE COUNTY FOR THE LOCATION OF ADJOINING SEPTIC SYSTEMS AND THERE WERE NO RECORDS ON FILE.

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS).
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAT TO ACCOMPANY ZONING PETITION FOR

THE GOODIER PROPERTY 1811 CIRCLE ROAD

9TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

BALTIMORE COUNTY
MARYLAND

REVISIONS	DRAWN BY:	CHECKED BY:	SCALE:
	DNM	DNM	1" = 50'
	DATE:	JOB NO.:	SHEET NO.:
	02-02-17	15031	1 OF 1

PLAN

SCALE: 1" = 50'

