



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

October 15, 1999

Mr. Mitchell W. Ensor
Project Manager
Morris and Ritchie Associates, Inc.
139 N. Main Street, Suite 200
Bel Air, Maryland 21014

Dear Mr. Ensor:

RE: Deck Encroachments, Reisterstown Village, 4th Election District

Thank you very much for your letter of September 29, 1999 regarding the deck projections or encroachments to various lots of the Reisterstown Village subdivision. Those lots were subject of setback variance approved within Zoning Case 93-118-A.

You specifically requested that several of the dwellings be permitted to decrease the variance approved setback by 25% pursuant to Section 301.1 of the Baltimore County Zoning Regulations. Please be advised that the Zoning Office will permit the 25% encroachment, as it is our interpretation that the applicable Baltimore County agencies were aware that the decks would be constructed with these dwellings. However, the decks must be restricted to the Planning and Zoning comments dated October 27, 1992 which restricted and acknowledged the proposed decks.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

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

Mitchell J. Kellman
Planner II
Zoning Review

MJK:kew

c: Zoning Case #93-118-A



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For You, For Baltimore County



Census 2000



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FOR:

RECEIVED
FROM:

DATE

9.27.99

ACCOUNT

001-6160

AMOUNT

\$

40.00

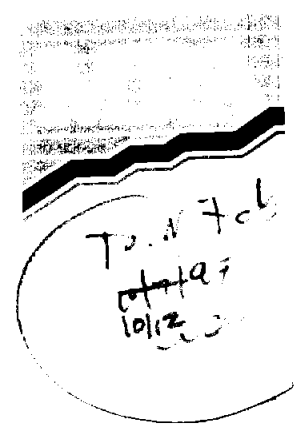
BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073207

ATES, INC

September 29, 1999

7/24/99
05



Subject: Reisterstown Village
Deck Encroachments

granted which reduced the rear yard setback requirement
(case #93-118-A)

recently applied for a deck permit for a home which was
adjacent from the variances rear building restriction line of
a room or family room sit on or near the 25' rear building
setback. 25% of the rear yard setback of 25' would allow the decks to
be 6.25' from the rear lot line. Bob Ward Homes was told that the
setback was measured from the original setback of 30' and not the

On September 24, 1999, I am submitting a spirit of intent letter
for the following reasons:

Comments regarding the rear setback variance from the Office of
Planning & Zoning stated "any decks or porches will be restricted to the standard 25% of the
required setback (Sect. 301.1 (a) B.C.Z.R.). As a result, decks and porches would be limited
to 6.25 feet." The only way to arrive at a distance of 6.25' is to multiply 25% times 25'.
Thus, it was the intent of the Office of Planning & Zoning to allow the deck encroachment
to be taken from the 25' rear setback. I have attached a copy of the inter-office
correspondence for your review.

2. We have done a field inspection of the existing decks. It is apparent that as many as 14 decks
were issued permits based on the 25% encroachment allowance being measured from the 25'
setback.

99.2548

S:\10739\jablon,arnold.mwe

411 MAIN STREET, SUITE 200
BALTIMORE, MARYLAND 21201
(410) 396-1100 (410) 396-1101
(410) 396-1102

✱

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: October 27, 1992

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Reisterstown Village

INFORMATION:

Item Number: 123

Petitioner: Operating Engineers Local No. 37

Property Size: 53.46 acres

Zoning: DR 3.5

Requested Action: Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting a variance to allow rear yard setbacks of 25 feet in lieu of the required 30 feet.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request provided the petitioner conforms to the following conditions.

This subdivision, because of various constraining factors, has been designed so that rear yards are extremely confining. Our office is generally supportive of the rear yard variance request, however, it must be noted that any decks or porches will be restricted to the standard 25% of the required setback (Sec. 301.1(a) B.C.Z.R.). As a result, decks and porches would be limited to 6.25 feet. The Office of Planning and Zoning recommends that decks and porches should not exceed 10 feet on lots that face other rear yards or side yards, and 12 feet on all others.

The Office of Planning and Zoning also recommends that in areas where rears of lots face each other, the developer should plant shade trees along the drainage and utility easement in order to assure an appropriate level of privacy for homeowners. This method has proven quite effective as can be seen at Loveton Farms.

Prepared by: Francis Murray

Division Chief: Erin McDaniel

EMcD/FM:rdn

123.ZAC/ZAC1

Rec'd 11/2/92



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
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October 15, 1999

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AMOUNT

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BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 073207

ATES, INC

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S:\10739\jablon,arnold.mwe

411 MAIN STREET, SUITE 200
BALTIMORE, MARYLAND 21201
(410) 328-1500 / (410) 328-1501
(410) 328-1502

99.2548

✱

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

DATE: October 27, 1992

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Reisterstown Village

INFORMATION:

Item Number: 123

Petitioner: Operating Engineers Local No. 37

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Zoning: DR 3.5

Requested Action: Variance

Hearing Date: / /

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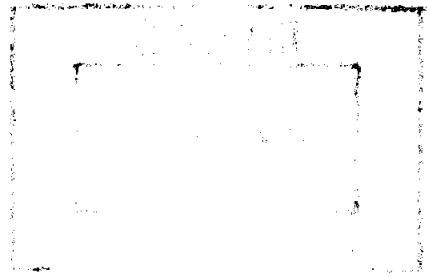
Prepared by: Francis Murray

Division Chief: Erin McDaniel

EMcD/FM:rdn

123.ZAC/ZAC1

Rec'd 11/2/92



IN RE: PETITION FOR ZONING VARIANCE
W/S Reisterstown Road, 490' S
of the c/l of Westminster Pike
(Reisterstown Village PUD)
4th Election District
3rd Councilmanic District
Operating Engineers Local #37
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for Baltimore County as a Petition for Zoning Variance filed by the legal owners of the subject property, the Operating Engineers Local #37, by and through their attorney, Robert A. Hoffman, Esquire. The Petitioners seek relief from Section 1801.2.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 25 feet in lieu of the required 30 feet for each of the 312 lots which comprise the proposed Reisterstown Village Planned Unit Development (PUD), in accordance with Petitioner's Exhibit 1.

Appearing on behalf of the Operating Engineers as their financial consultant was Kim Von Paris of Financial Conservators, Inc. Also appearing on behalf of the Petitioners were Dean Hoover, a landscape architect, and Rick Chadsey, a professional engineer, both with George W. Stephens, Jr. & Associates, Inc., who prepared the site plan identified as Petitioner's Exhibit 1. The Petitioners were represented by Robert A. Hoffman, Esquire. Also present was Don Rascoe, Project Manager for this residential planned unit development (PUD-R) with Baltimore County's Zoning Administration and Development Management Office. There were no Protestants.

It should be noted that prior to this variance hearing, the Authorization Plan for the proposed Reisterstown Village PUD was subject to a development plan hearing which was approved by the Zoning Commissioner/

Hearing Officer on September 24, 1992. At that hearing, the original plan submitted by the Petitioners provided for a rear yard setback of 30 feet for each of the 312 proposed dwelling units. However, when the rear yard dimension was scaled on the plan, it was discovered that only a 25-foot rear yard setback was provided. Accordingly, the Plan was revised to remedy this inconsistency by providing the required 30-foot rear yard setback for each lot.

The Petitioners are now seeking, by way of the instant variance request, to obtain a 25-foot rear yard setback for each lot with they originally anticipated and which the plan originally provided. Counsel for the Petitioners proffered testimony for Ms. Von Paris and Mr. Hoover as follows: 1) that the subject property, split zoned D.R. 3.5 and D.R. 10.5, contains a total area of approximately 56 acres of which 15 acres are protected wetlands or parklands; 2) that due to the loss of these 15 acres, the requested variance is needed to give flexibility for the layout of the townhouse units on the remaining 41 acres to ensure that the subdivision meets market demands; 3) that the requested variance would have no adverse effect upon the public health, safety, or general welfare; and, 4) that the granting of the subject variance would be in strict harmony with the spirit and intent of the rear yard setback requirements for D.R. zones. Finally, the Project Manager, Don Rascoe, stated that he had reviewed the requested variance and found it to be consistent with the approved Authorization Plan for the proposed subdivision.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. Molcan v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 24th day of November, 1992 that the Petition for Zoning Variance requesting relief from Section 1801.2.C.1 of the B.C.Z.R. to permit a rear yard setback of 25 feet in lieu of the required 30 feet for each of the 312 lots which comprise the proposed Reisterstown Village PUD, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the variance granted herein is deemed to be a refinement to the Authorization Plan approved in Case No. IV-305, pursuant to Section 430.11.C.6, and as such, is approved as a non-material amendment to the Plan without a further hearing.

Any appeal of this decision must be taken in accordance with Section 26-132 of the Baltimore County Code.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/24/92
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 20, 1992

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
W/S Reisterstown Road, 490' S of the c/l of Westminster Pike
(Reisterstown Village PUD)
4th Election District - 3rd Councilmanic District
Operating Engineers Local #37 - Petitioners
Case No. 93-118-A

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Gus A. Lambrow, Esquire
Operating Engineers Local #37
5901 Harford Road, Suite C, Baltimore, Md. 21214

People's Counsel

File

Petition for Variance

93-118-A
to the Zoning Commissioner of Baltimore County
for the property located at Reisterstown Road
which is presently zoned D.R.3.5

This Petition shall be filed with the Office of Zoning Administration & 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 1801.2.C.1 to allow rear yard setbacks of 25 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

To be determined at hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Current Petitioner(s):

(Type or Print Name)

Signature

Address

City

State

Zip

County

Office Use Only

File

Date

By

Signature

Address

City

State

Zip

County

Office Use Only

File

Date

By

Legal Owner(s): Operating Engineers Local No. 37

(Type or Print Name) Gus A. Lambrow Esquire

Signature

Address

City

State

Zip

County

Office Use Only

File

Date

By

Signature

Address

City

State

Zip

County

Office Use Only

File

Date

By

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
600 KENNELWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Description to accompany
request for Zoning Variance
"REISTERSTOWN VILLAGE"

Beginning for the same at a point on the western side of Reisterstown Road on the proposed Highway Widening, 40 feet more or less from the centerline of the existing paving of said Reisterstown Road (U.S. Route 140), said point of beginning being distant South 00 degrees 21 minutes 18 seconds West 489.76 feet more or less from the intersection of the centerline of the existing paving of Westminster Pike (U.S. Route 140) and the centerline of the existing paving of said Reisterstown Road, said point of beginning having Baltimore County Metropolitan District System Coordinate values of North 82322.86 and West 80423.94, running thence leaving said point of beginning, binding on said proposed Highway Widening,
1) South 04 degrees 19 minutes 48 seconds East 80.01 feet, running thence leaving said proposed Highway Widening, binding on the western side of the proposed Village Center Road, the two following courses, viz:
2) South 84 degrees 38 minutes 24 seconds West 262.74 feet and
3) South 86 degrees 09 minutes 09 seconds West 217.80 feet to intersect the outline of that parcel of land shown on a Plat entitled "FRANKLIN MALL", dated December 28, 1979, recorded among the Plat Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 46 folio 4, running thence binding on part of the outline of said Plat, the nineteen following courses, viz:
4) South 02 degrees 24 minutes 08 seconds West 82.31 feet to point No. 53 shown on said Plat,
5) South 03 degrees 37 minutes 02 seconds East 228.00 feet,
6) South 85 degrees 26 minutes 38 seconds West 108.71 feet,
7) South 04 degrees 19 minutes 22 seconds East 327.81 feet,
8) southeasterly by a curve to the left having a radius of 85.20 feet for a distance of 89.00 feet, said curve being subtended by a chord bearing South 86 degrees 09 minutes 47 seconds East 85.01 feet,
9) North 83 degrees 54 minutes 38 seconds East 11.80 feet,
10) South 04 degrees 31 minutes 22 seconds East 15.00 feet,
11) South 83 degrees 54 minutes 38 seconds West 80.05 feet,
12) South 84 degrees 26 minutes 28 seconds West 178.87 feet,
13) South 79 degrees 13 minutes 18 seconds West 183.46 feet,
14) North 86 degrees 18 minutes 22 seconds West 102.11 feet,
15) North 81 degrees 34 minutes 32 seconds West 124.19 feet,
16) North 72 degrees 20 minutes 02 seconds West 79.77 feet,
17) North 84 degrees 58 minutes 42 seconds West 310.38 feet,
18) North 86 degrees 41 minutes 52 seconds West 102.48 feet,
19) South 08 degrees 13 minutes 55 seconds West 782.55 feet,
20) North 18 degrees 22 minutes 38 seconds West 200.00 feet, to intersect the northern side of Cockeys Hill Road, running thence binding on the northern side of said Cockeys Hill Road,

Description to accompany
request for Zoning Variance
"REISTERSTOWN VILLAGE"

September 22, 1992
page - 2 -
123
21) North 74 degrees 08 minutes 02 seconds West 47.00 feet to point No. 38 shown on said Plat and
22) North 08 degrees 03 minutes 38 seconds West 20.17 feet to intersect the northern right of way line of Cockeys Hill Road shown on State of Maryland, Department of Transportation, State Highway Administration, State Road Commission Plat No. 50895, issued July 7, 1987, running thence binding on the right of way line of Cockeys Hill Road shown said Plat No. 50895,
23) North 78 degrees 02 minutes 52 seconds West 121.89 feet, running thence binding on the lines of division shown on said Plat No. 50895, the two following courses, viz:
24) North 08 degrees 18 minutes 55 seconds East 182.75 feet and
25) North 80 degrees 47 minutes 19 seconds West 200.18 feet to intersect the eastern right of way line and right of way line of through highway of the Northeast Expressway (I-795) shown on said Plat No. 50895, running thence binding on the eastern right of way line and right of way line of through highway shown on said Plat No. 50895, the twelve following courses, viz:
26) North 00 degrees 29 minutes 48 seconds East 420.78 feet,
27) North 03 degrees 02 minutes 31 seconds East 203.72 feet,
28) North 03 degrees 08 minutes 01 seconds East 123.62 feet,
29) North 12 degrees 41 minutes 43 seconds East 150.50 feet,
30) North 86 degrees 52 minutes 00 seconds West 70.00 feet,
31) North 10 degrees 54 minutes 10 seconds East 155.56 feet,
32) North 04 degrees 38 minutes 38 seconds East 253.38 feet,
33) North 18 degrees 59 minutes 28 seconds East 336.91 feet,
34) North 28 degrees 42 minutes 32 seconds East 167.85 feet,
35) North 28 degrees 17 minutes 25 seconds East 263.40 feet and
36) North 08 degrees 30 minutes 24 seconds West 170.82 feet, running thence leaving said right of way, binding on the lines of division shown on said Plat No. 50895, the two following courses, viz:
37) North 39 degrees 11 minutes 52 seconds East 431.14 feet and
38) South 55 degrees 53 minutes 43 seconds East 174.09 feet to point No. 11 on said "FRANKLIN MALL" Plat, running thence the eight following courses, viz:
39) South 55 degrees 58 minutes 52 seconds East 340.80 feet,
40) South 34 degrees 01 minutes 08 seconds West 30.88 feet,
41) South 55 degrees 58 minutes 52 seconds East 265.00 feet,
42) North 34 degrees 01 minutes 08 seconds East 195.32 feet,
43) North 55 degrees 58 minutes 52 seconds East 6.50 feet,
44) North 34 degrees 01 minutes 08 seconds East 43.84 feet,
45) North 55 degrees 58 minutes 52 seconds West 6.50 feet and
46) North 55 degrees 58 minutes 52 seconds West 43.84 feet and

123

123

Description to accompany
request for Zoning Variance
"REISTERSTOWN VILLAGE"

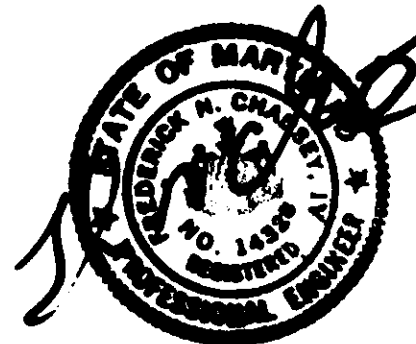
September 22, 1992
page - 3 -

93-118-A 123

47) North 34 degrees 01 minutes 08 seconds East 33.62 feet to
intersect the southwestern side of Westminister Road (U.S. RTE. 140),
88 feet wide, shown on said "FRANKLIN MALL" Plat, running thence
binding on the southwestern side of said Westminister Road,
48) South 55 degrees 58 minutes 52 seconds East 35.00 feet to point
No. 7 shown on said "FRANKLIN MALL" Plat, running thence leaving said
Westminister Road, binding on part of the outline of said "FRANKLIN
MALL" Plat, the two following courses, viz:
49) South 34 degrees 01 minutes 08 seconds East 242.00 feet and
50) South 55 degrees 58 minutes 52 seconds East 50.00 feet, running
thence binding on the southeastern side of proposed Harvestview Road,
51) South 34 degrees 01 minutes 08 seconds East 430.51 feet, to the
northern side of said proposed Village Center Road, running thence
binding on the northerly side of said proposed Village Center Road, the
seven following courses, viz:
52) southeasterly by a curve to the left having a radius of 199.49
feet for a distance of 313.35 feet, said curve being subtended
by a chord bearing South 10 degrees 58 minutes 52 seconds East
282.12 feet,
53) South 55 degrees 58 minutes 52 seconds East 137.78 feet,
54) southeasterly by a curve to the left having a radius of 380.00
feet for a distance of 251.14 feet, said curve being subtended
by a chord bearing South 74 degrees 54 minutes 52 seconds East
246.59 feet,
55) North 88 degrees 09 minutes 09 seconds East 325.60 feet,
56) northeasterly by a curve to the left having a radius of 4870.00
feet for a distance of 134.09 feet, said curve being subtended
by a chord bearing North 85 degrees 22 minutes 47 seconds East
134.08 feet,
57) North 84 degrees 38 minutes 24 seconds East 166.00 feet and
58) North 40 degrees 08 minutes 19 seconds East 28.55 feet to the
point of beginning.

Containing 56.5865 Acres of Land more or less.

(NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT TO BE
USED FOR CONVEYANCES OR AGREEMENTS)



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Subject: 4th Date of Posting: 10/2/92
Posted for: Variances
Petitioner: Operating Engineers Local 37
Location of property: 4th E. Baltimore Ave., 4th & 5th Streets, etc.
Location of signs: Along Baltimore Ave., from 4th to 5th Streets, etc.
Number of signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10/22, 1992
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 10/22, 1992

THE JEFFERSONIAN,

S. Zafe Orlan
Publisher

receipt
Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6000
Number: 93-118-A
Date: 10/06/92
H9300123
PUBLIC HEARING FEES QTY PRICE
NEW ZONING VARIANCE (OTHER) 1 \$250.00
TOTAL \$250.00
LAST NAME OF OWNER: OPERAT ENGR LO 37
\$404040075M1HRC
\$8 C010144A10-53-92
Please Make Checks Payable To: Baltimore County
\$250.00
Cashier Validation

receipt
Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6100
Number: 93-118
11-17-92 Hearings
Date: 11/16/92
H13001123
PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 \$63.58
TOTAL \$63.58
LAST NAME OF OWNER: OPERAT ENGR LO 37
\$404040120M1HRC
\$8 C011140A111-16-92
Please Make Checks Payable To: Baltimore County
\$63.58
Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 11-2-92

Operating Engineers Local No. 37
5901 Harford Road, Suite C
Baltimore, Maryland 21214

RE:
CASE NUMBER: 93-118-A (Item 123)
4th E. Baltimore Road, 490' S of c/l Westminister Pike
"Reisterstown Village"
4th Election District - 3rd Councilmanic
Petitioner(s): Operating Engineers Local No. 37
HEARING: TUESDAY, NOVEMBER 17, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse

Dear Petitioner(s):

Please be advised that \$ 63.58 is due for advertising and posting of the above captioned
property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER
SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via express mail to the Zoning Office, County Office Building, 111 W.
Chesapeake Avenue, Room 109, Towson, Maryland 21204. Please enclose the check and make same
payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or
your Order, immediate attention to this matter is suggested.

Bill John
DIRECTOR

cc: Robert A. Hoffman, Esq.

Printed on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

OCT. 15 1992

(410) 887-3353

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore
County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-118-A (Item 123)
4th E. Baltimore Road, 490' S of c/l Westminister Pike
"Reisterstown Village"
4th Election District - 3rd Councilmanic
Petitioner(s): Operating Engineers Local No. 37
HEARING: TUESDAY, NOVEMBER 17, 1992 at 9:00 a.m. in Rm. 118, Old Courthouse
Variance to allow rear yard setbacks of 25 feet in lieu of the required 30 feet.

Lawrence E. Schick
Lawrence E. Schick

Zoning Commissioner of
Baltimore County

cc: Operating Engineers Local No. 37
Robert A. Hoffman, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

111 West Chesapeake Avenue
Towson, MD 21204

November 2, 1992

(410) 887-3353

Robert A. Hoffman, Esquire
210 Allegheny Avenue
Towson, MD 21204

RE: Item No. 123, Case No. 93-118-A
Petitioner: Operating Engineers Local No. 37, et al
Petition for Variance

Dear Mr. Hoffman:
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans
submitted with the above referenced petition. The attached comments
from each reviewing agency are not intended to indicate the
appropriateness of the zoning action requested, but to assure that all
parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are
made aware of plans or problems with regard to the proposed
improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC
that offer or request information on your petition. If additional
comments are received from other members of ZAC, I will forward them
to you. Otherwise, any comment that is not informative will be placed
in the hearing file. This petition was accepted for filing on the
date of the enclosed filing certificate and a hearing scheduled
accordingly.

The following comments are related only to the filing of future
zoning petitions and are aimed at expediting the petition filing
process with this office.

1) The Director of Zoning Administration and Development
Management has instituted a system whereby seasoned zoning
attorneys who feel that they are capable of filing petitions that
comply with all aspects of the zoning regulations and petitions
filing requirements can file their petitions with this office
without the necessity of a preliminary review by zoning personnel.

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
8th day of October, 1992.

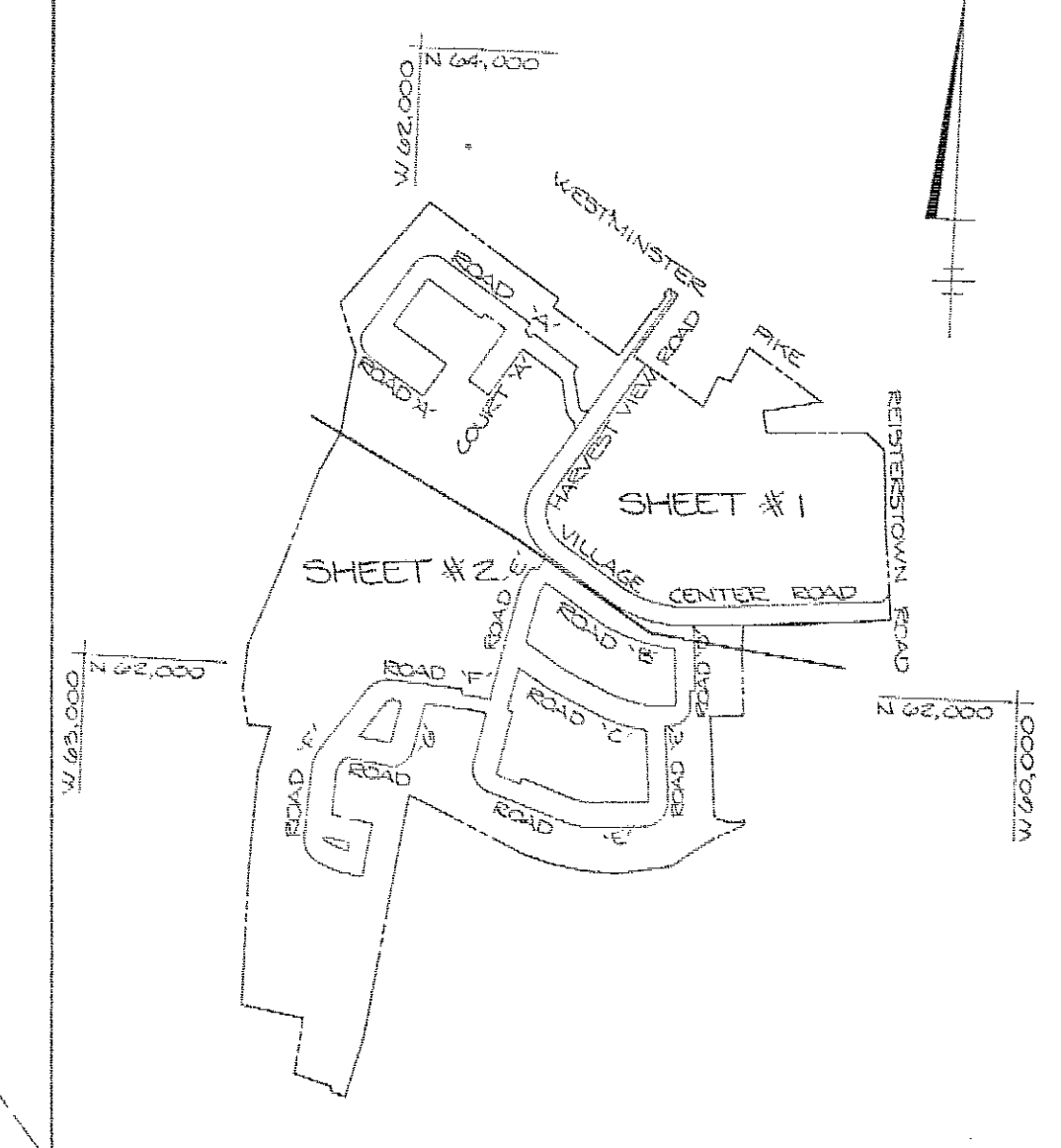
Bill John
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

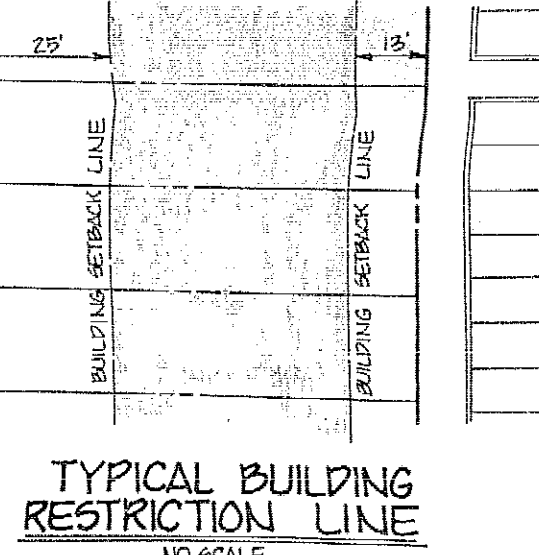
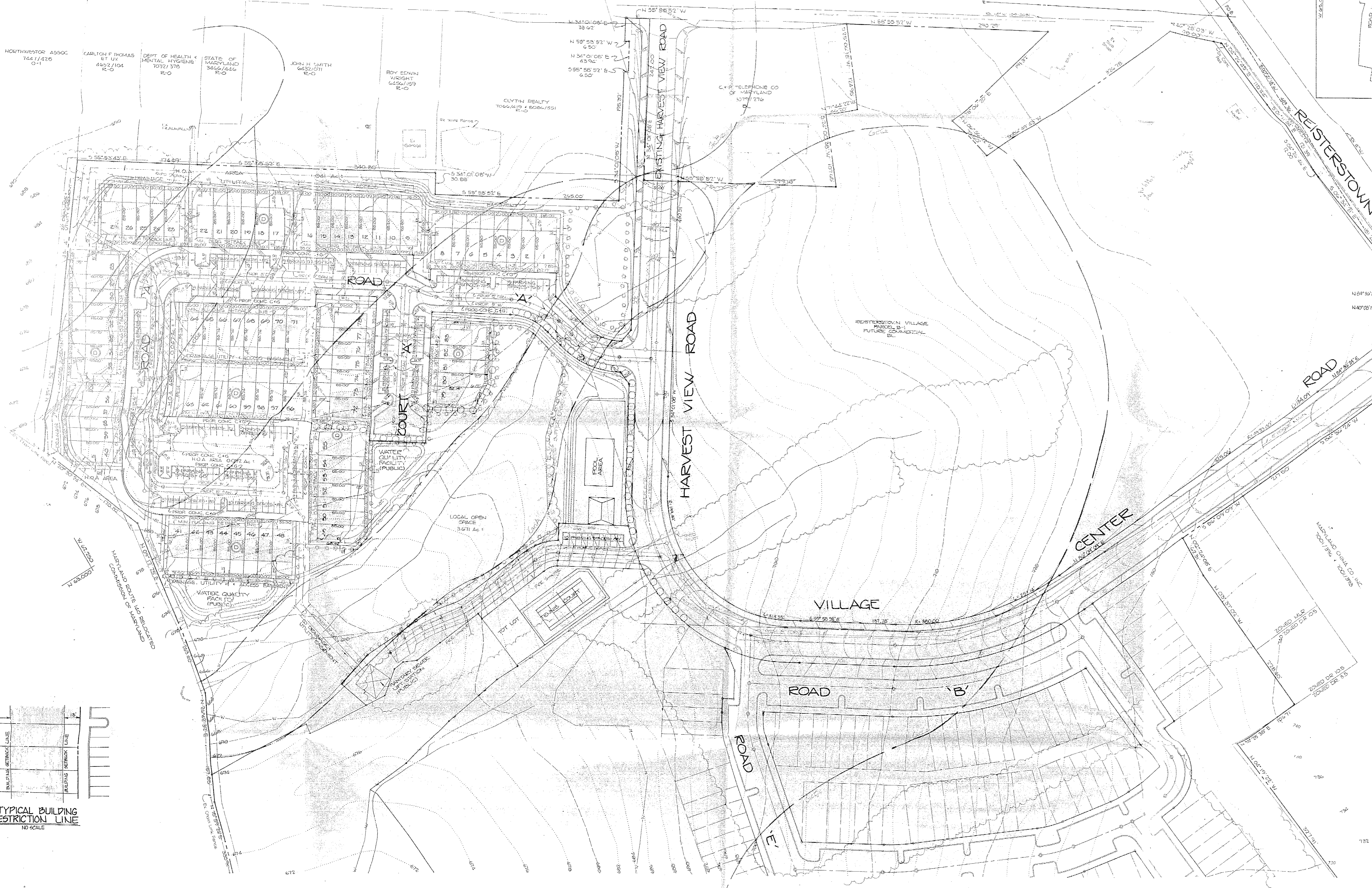
Petitioner: Operating Engineers Local No. 37, et al
Petitioner's Attorney: ROBERT A. HOFFMAN

Development Review Committee Response Form				Date: <u>10/26/92</u>
Authorized signature: <u>Debbie G. Kramer</u>	Project Name	Waiver Number	Zoning Issue	Meeting Date
	✓ April L. and Wayne M. Rother		118	10-19-92 NC
DED DEPRM RP STP TE	✓ York Stevenson Limited Partnership		121	NC
DED DEPRM RP STP TE	✓ Cheryl Cronin		122	NC
DED DEPRM RP STP TE	✓ Operating engineers Local No. 37			NC
DED DEPRM RP STP TE	Baltimore Gas And Electric Company		124	comment
DED DEPRM RP STP TE	✓ St Paul's Boy's and Girls school of St. Paul's Parish		125	NC
DED DEPRM RP STP TE	✓ Melvin N. and Debbie G. Kramer		126	NC
DED DEPRM RP STP TE	✓ John Henry and Elaine Eleanor Baker		127	NC
DED DEPRM RP STP TE	✓ Lewis Brooks Ramsey		128	comment
COUNT 9	Stonegate at Patapsco (Aerial Property)			
90476	ZON DED TE (Waiting for developer to submit plans first)			
COUNT 2				
FINAL TOTALS				
COUNT 10				

WESTMINSTER PIKE



VICINITY MAP



TYPICAL BUILDING RESTRICTION LINE
NO SCALE

GW
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 1
TOWSON, MARYLAND 21204
(301) 825-8120

OWNER/DEVELOPER
OPERATING BUSINESSES LOCAL #37
5901 HARFORD ROAD
SUITE 1C
BALTIMORE, MARYLAND 21214
410.546.7535

VARIANCE PLAT
ON REISTERSTOWN VILLAGE TO
VARIANCE THE BALTIMORE COUNTY ZONING
REGULATION SECTION 1801.2.C.1 REAR YARD
SETBACK FROM 30' TO 25'.
SCALE: 1" = 100' DATE: OCT 12, 1992
ELECTION DISTRICT: 4 SHEET 1 OF 2

**PETITIONER'S
EXHIBIT**



VARIANCE PLAT
ON REISTERSTOWN VILLAGE TO
VARIANCE THE BALTIMORE COUNTY ZONING
REGULATION SECTION 1B01.2.C.1 REAR YARD
SETBACK FROM 30' TO 25'

SCALE: 1" = 50'
ELECTION DISTRICT: 4

DATE: OCT. 12, 1992
SHEET 2 OF 2

COCKEYS MILL ROAD

JAMES SAFFELL
12/1/450

BOARD OF EDUCATION
OF BALTIMORE COUNTY

REISTERSTOWN VILLAGE
RESIDENTIAL PARCEL:
56.5865 AC.

BRIAN LYNN KRAUTZ
8/10/251

JOSEPH M. BAHR
5/22/069

JAMES &
VIRGINIA
SAFFELL
5/1/1995

MARYLAND CHINA
7/20/1994
7/20/1995

PROPOSED HARVEST VIEW
ROAD

PROPOSED VILLAGE CENTER ROAD

WESTMINSTER PIKE (MD 140)

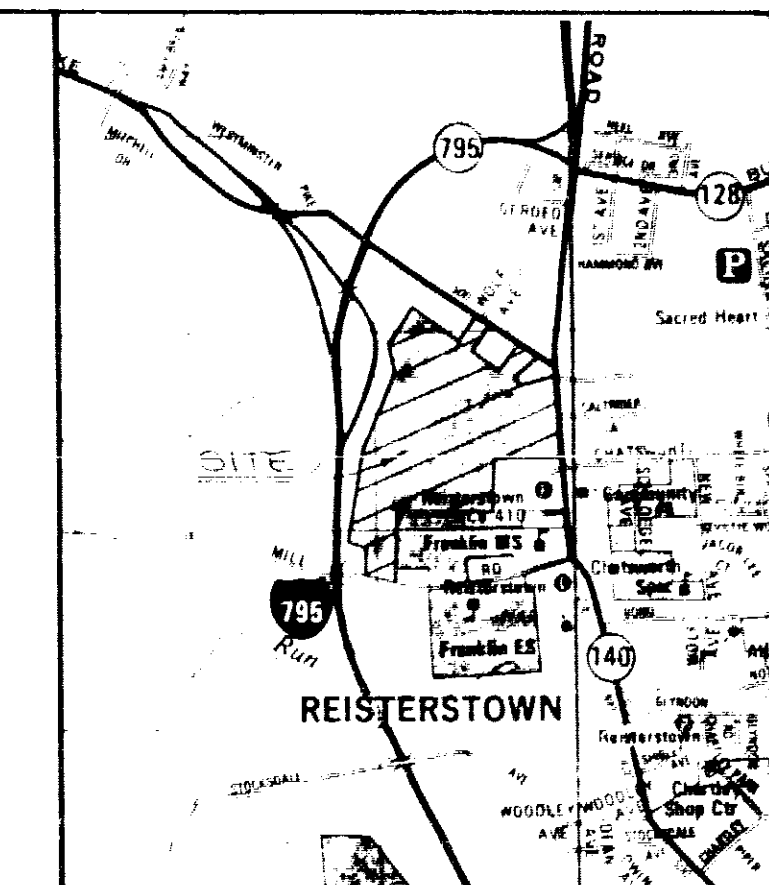
93-118-A

Notes & Bonds Plat

ON REISTERSTOWN VILLAGE TO
VARIANCE THE BALTO. COUNTY ZONING
REGULATION SECTION 1801.2.C.1 REAR-
YARD SETBACK FROM 30' TO 25'

SCALE: 1"=100'
ELECTION DISTRICT: 4

DATE: OCT. 12, 1992
SHEET 1 OF 1



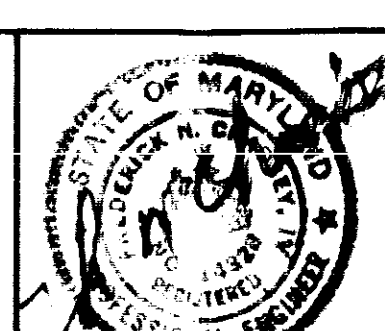
VICINITY MAP
SCALE: 1"=1000'



GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120



OWNER
OPERATING ENGINEER LOCAL #37
PENSION FUND
3203 HARFORD ROAD
BALTIMORE, MARYLAND 21204
(410) 254-2030

