

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR VARIANCE for
Schmidt's Meadow - N/S Offutt
Road, E of Elmo Road
2nd Election District
2nd Councilmanic District

Michael Snyder
Owner/Developer

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. II-541 & 96-326-A
*

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer for consideration of a development plan prepared by Spellman, Larson & Associates, Inc., for the proposed development of the subject property by Michael Snyder, Owner/Developer, with six (6) single family dwellings, in accordance with the development plan submitted into evidence as Developer's Exhibit 1. In addition to development plan approval, the Owner/Developer seeks variance relief, pursuant to the Petition for Variance, from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling to property line setback of 25 feet in lieu of the minimum required 50 feet for the proposed dwelling on Lot 6. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing required for this project were Michael Snyder, Owner/Developer, Sara A. and Carroll L. Snyder, and Joseph Larson, a representative of Spellman, Larson & Associates, who prepared the development plan/site plan for this project. Numerous representatives of the various Baltimore County reviewing agencies attended the hearing, including Ervin McDaniel with the Office of Planning and Robert W. Bowling, Developer's Plans Review Division. No residents from the surrounding community appeared.

ORDER RECEIVED FOR FILING

Date

By

Handwritten signatures and initials over the Date and By lines.

Handwritten initials or stamp at the bottom right.

As to the history of this project, the concept plan conference for this development was conducted on April 24, 1995. As required, a community input meeting was held on July 11, 1995 at the Hernwood Elementary School. Subsequently, a development plan was submitted and a conference held thereon on February 21, 1996. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on April 10, 1996.

At the public hearing before me, I am required to determine what, if any, agency comments remain unresolved. Testimony and evidence received was that all issues raised within the comments submitted by the various County reviewing agencies have been resolved and incorporated within the revised development plan. Based upon the uncontradicted testimony and the absence of any community participation, it appears that the development plan should be approved.

As to the Petition for Variance, testimony revealed that the requested variance is necessary due to the L-shaped configuration of proposed Lot 6 and the location of the septic reserve area thereon.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean 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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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 zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising and posting of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petition for Variance granted, subject to the restriction set forth below.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 16th day of April, 1996 that

ORDER RECEIVED FOR FILING
Date 4/16/96
[Signature]

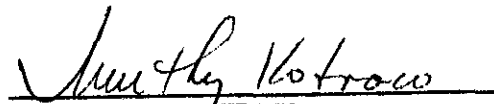
[Handwritten signature]

the development plan for Schmidt's Meadow, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a dwelling to property line setback of 25 feet in lieu of the minimum required 50 feet for the proposed dwelling on Lot 6, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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 relief granted herein shall be rescinded.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.


TIMOTHY M. KOTROCO
Hearing Officer
for Baltimore County

TMK:bjs



Petition for Variance

to the Zoning Commissioner of Baltimore County

SCHMIDTS MEADOW

for the property located at East & North side of Offutt Rd east of Elmo Rd

96-326-A

which is presently zoned RC 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) 1A04.3.B.3.

To allow a proposed dwelling to property line setback of 25 ft. in lieu of the minimum required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Due to the configuration of the subject property outline compliance with the building setbacks as set forth in the BCZR will render Lot No. 6 of the subject project unbuildable which in and of itself will create a valid practical difficulty and undue hardship.

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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

DNA
(Type or Print Name)

DNA
Signature

DNA
Address

DNA
City State Zipcode

Attorney for Petitioner:

Michael Snyder
(Type or Print Name)

[Signature]
Signature

400 Allegheny Ave. 337-0200
Address Phone No.

Towson MD 21204
City State Zipcode

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.

Legal Owner(s):

Michael Snyder

(Type or Print Name)

[Signature]
Signature

DNA
(Type or Print Name)

DNA
Signature

400 Allegheny Ave 337-0200
Address Phone No.

Towson MD 21204
City State Zipcode

Name, Address and phone number of representative to be contacted.

SPELLMAN, LARSON & ASSOC. INC.

Joseph L Larson
Name

105 W Chesapeake Ave 823-3535
Address Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs
unavailable for Hearing

the following dates _____ Next Two Months

ALL OTHER _____

REVIEWED BY: [Signature] DATE 2-22-96

320



Printed with Soybean Ink on Recycled Paper

ORDER RECEIVED FOR FILING
Date _____
By [Signature]



96-326-A

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
JO ANN W. ROGGE

SUITE 109 — JEFFERSON BUILDING
105 W CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535
FAX (410) 825-5215

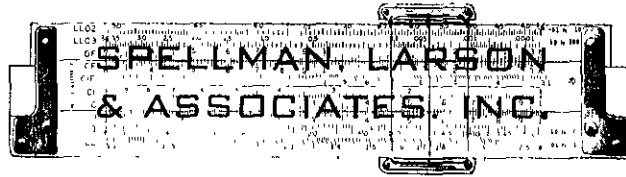
DESCRIPTION FOR ZONING SNYDER PROPERTY "SCHMIDT'S MEADOW"
OFFUTT ROAD, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

320

Point of beginning 2500' ± south of the center line of
Liberty Rd.

Beginning for the same at a point at the intersection of
the center line of Offutt Road which runs in a southerly
direction and the center line of Offutt Road which runs in an
easterly direction if the center lines of the paving was
extended southerly and easterly and running thence westerly
along the center line of Offutt Road north 75 Degrees 24
Minutes 53 Seconds west 374.80 feet south 78 Degrees 05
Minutes 07 Seconds west 371.25 feet and north 66 Degrees 09
Minutes 53 Seconds west 364.28 feet thence leaving the center
of Offutt Road and running north 17 Degrees 41 Minutes 07
Seconds east 484.12 feet south 80 Degrees 59 Minutes 17
Seconds east 108.00 feet north 09 Degrees 00 Minutes 43
Seconds east 159.90 feet south 80 Degrees 59 Minutes 17
Seconds east 20.00 feet south 09 Degrees 00 Minutes 43
Seconds west 159.90 feet south 80 Degrees 59 Minutes 17
Seconds east 449.00 feet south 10 Degrees 31 Minutes 00
Seconds west 299.13 feet south 75 Degrees 39 Minutes 00
Seconds east 295.00 feet north 10 Degrees 31 Minutes 00
Seconds east 61.67 feet and south 80 Degrees 59 Minutes 17

ROBERT E. SPELLMAN, P.L.S.



ROBERT E. SPELLMAN, P.L.S.
 JOSEPH L. LARSON
 JO ANN W. ROGGE

SUITE 109 — JEFFERSON BUILDING
 105 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204
 TEL (410) 823-3535
 FAX (410) 825-5215

96-326-A

DESCRIPTION FOR ZONING SNYDER PROPERTY "SCHMIDT'S MEADOW"
 OFFUTT ROAD, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

Page: 2

Seconds east 140.00 feet to a point in the paving of Offutt Road first herein referred to and running thence and binding southerly in the paving of Offutt Road south 10 Degrees 31 Minutes 00 Seconds west 210.84 feet to the place of beginning.

Containing 9.00 acres of land, more or less.

02/21/96



II-541

96-326-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting 3/8/96

Posted for: Development Plan Hearing and Case 96-326-A

Petitioner: Schmidt's Meadow

Location of property: W/S Offutt Rd, 2500's of Liberty Rd

Location of Signs: _____

Remarks: _____

Posted by [Signature] Date of return: _____
Signature

Number of Signs: 2nd Sign



RECORDED

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/14, 1996

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 3/14, 1996.

THE JEFFERSONIAN,

A. A. Henrich

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner 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 #36-326-A
(Item 320)

Schmidt's Meadow, Lot 6
W/S Orlut Road, 2500' S of Cl
Liberly Road

2nd Election District

Legal Owners(s):

Michael Sogiter

Veronica Sogiter

sublot of 25' x 100' of the

minimum required for the

Hearing, Wednesday, March 14,

1996 at 5:00 p.m. in the 118,

Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call 887-3853.

(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3891.

3/15 Mar 14

C37144

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item 320
No. 013608
96-326-A

DATE 2-22-96 ACCOUNT R-001-6150

AMOUNT \$ 85.00

RECEIVED FROM: Spellman Larson & Assoc's, Inc.
010 - Residential Variance Filing Fee - \$50.00
080 - Sign & Posting - 35.00

FOR: Site; Schmitta Meadow of Nutt Rd
Owner: Michael Snyder Total \$ 85.00

DISTRIBUTION: WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

Item 320
No. 013608
16 326 A

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VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
 Department of Permits and
 Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 320
 Petitioner: Michael Snyder (Schmidt's Meadow)
 Location: WS Duff Rd, 2500's⁺ centerline of Liberty Rd 6 lot subdivision - 1 lot variance

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Spellman Larson & Associates, INC. (Joe Larson)
 ADDRESS: Suite 107 Jefferson Bldg.
105 W. Chesapeake Ave, Towson, Md, 21204
 PHONE NUMBER: 823-3535



Baltimore County
Department of Permits and
Development Management

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

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner 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:

DEVELOPMENT PLAN HEARING

Project Name: Schmidt's Meadow

Project Number: II-541

Location: N/S Offutt Road, East of Elmo Road

Acres: 8.96

Developer: Michael Snyder

Proposal: 6 single family dwellings.

and

CASE NUMBER: 96-326-A (Item 320)

Schmidt's Meadow, Lot 6

W/S Offutt Road, 2500' S of c/l Liberty Road

Legal Owner: Michael Snyder

Variance to allow a proposed dwelling to property line setback of 25 feet in lieu of the minimum required 50 feet.

HEARING: WEDNESDAY, APRIL 10, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Michael Snyder, Esq.
Spellman, Larson & Associates, Inc.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: PUTUXENT PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian

Please forward billing to:

Spellman Larson & Associates, Inc.
105 W. Chesapeake Avenue #107
Towson, MD 21204
823-3535

NOTICE OF HEARING

The Zoning Commissioner 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: 96-326-A (Item 320)
Schmidt's Meadow, Lot 6
W/S Offutt Road, 2500' S of c/l Liberty Road
Legal Owner: Michael Snyder

Variance to allow a proposed dwelling to property line setback of 25 feet in lieu of the minimum required 50 feet.

HEARING: WEDNESDAY, APRIL 10, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

April 3, 1996

Michael Snyder
400 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 320
Case No.: 96-326-A
Petitioner: Michael Snyder

Dear Mr. Snyder:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/06/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: MICHAEL SNYDER

Location: W/S OFFUTT RD. 2500' S OF CENTERLINE LIBERTY RD.
(SCHMIDTS MEADOW, LOT 6.)

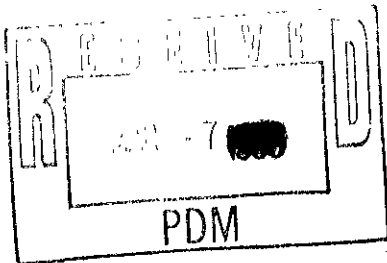
Item No.: 320

Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



3/15/96
8

96-1148

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director March 13, 1996
Zoning Administration and
Development Management

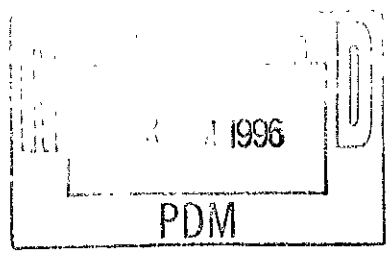
FROM: Robert A. Wirth *RAW/MS*
DEPRM

SUBJECT: Zoning Item ##320 - Schmidt's Meadow
Offutt Road
Zoning Advisory Committee Meeting of March 4, 1996

Refer to the Development Plan comments dated February 21, 1996.

RBS:BK:sp

SCHMIDT2/DEPRM/TXTSBP




BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 11, 1996

FROM:  Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 1996
Items 316, 317, 318, 319, 320, 321, 322 (

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb

cc. File



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-1-96

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

RE: Baltimore County
Item No. 320 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

PETITION PROBLEMS

#317 --- JRA

1. Notary section is incomplete.

#320 --- JJS

1. Receipt still in folder, not given to petitioner.

#321 --- JLL


1. No telephone number for legal owner.

#322 --- JLL

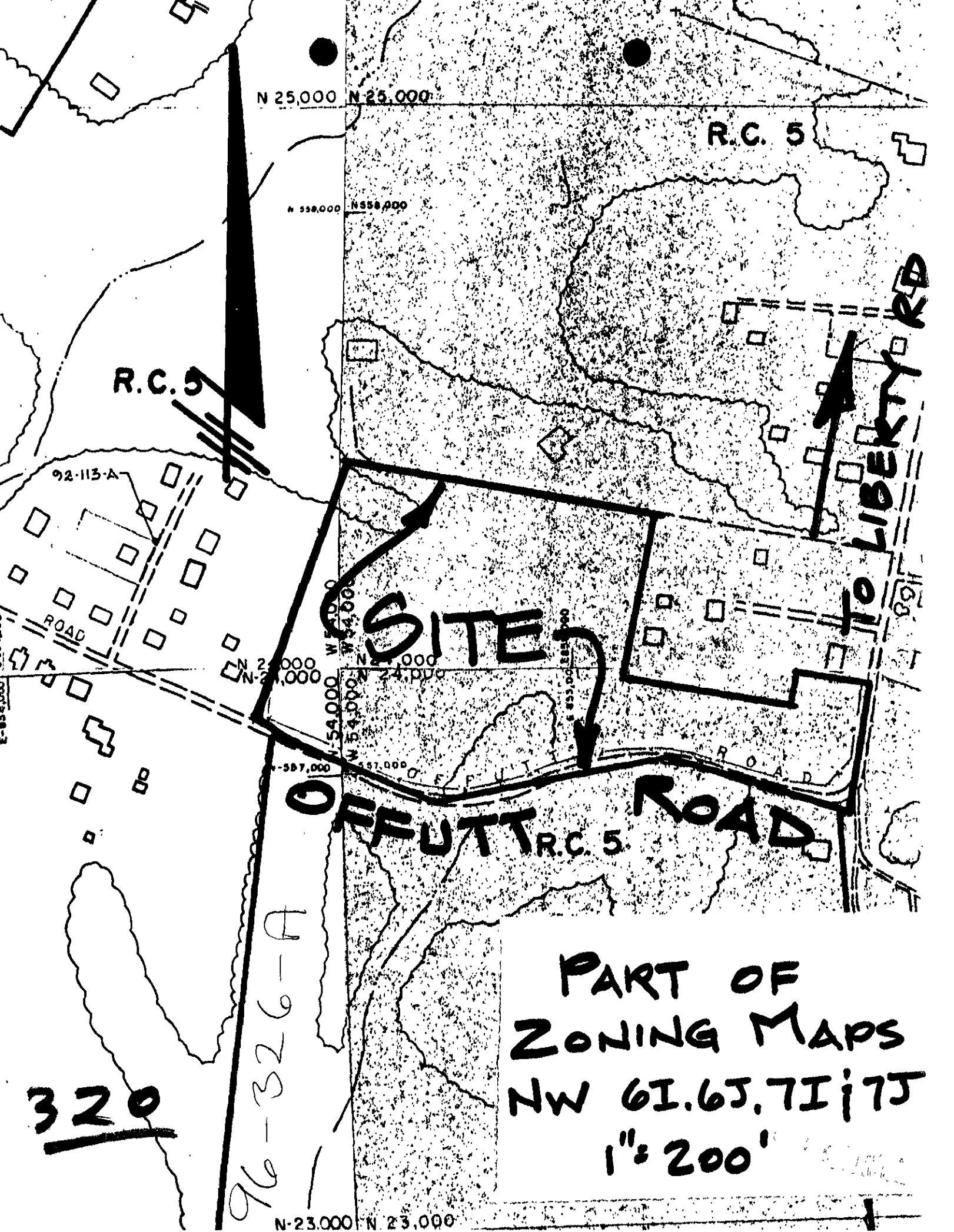
1. Two contract purchasers listed on petition form - only one signature.
2. Need attorney - legal owner is incorporated.

#232 --- JLL

1. Need printed name and title of person signing for contract purchaser.



PETER MAX ZIMMERMAN



N 25,000 N 25,000

R.C. 5

N 558,000 N 558,000

R.C. 5

92-113-A

SITING

TO LIBERTY RD

N 24,000 N 24,000

N 24,000 N 24,000

N 54,000 W 54,000

N 54,000 W 54,000

N 54,000 W 54,000

E 833,000 E 833,000

OFFUTT ROAD

PART OF
ZONING MAPS
NW 61.6J.7I|7J
1" = 200'

320

96-326-A

N 23,000 N 23,000

RE: PETITION FOR VARIANCE
Schmidt's Meadow, Lot 6, W/S Offutt Road,
2500' S of c/l Liberty Road, 2nd
Election District, 2nd Councilmanic

Michael Snyder
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 96-326-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Michael Snyder, Esquire, 400 Allegheny Avenue, Towson, MD 21204, Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

SPELLMAN LARSON & ASSOCIATES, INC.
 Suite 107 Jefferson Building
 105 West Chesapeake Avenue
 TOWSON, MARYLAND 21204

LETTER OF TRANSMITTAL

Phone 823-3535

TO Mr Arnold Jablon, Director
Office of Zoning Administration
Baltimore County
County Office Bldg.
Towson MD 21204

DATE	02/22/96	JOB NO.	93013
ATTENTION	Mr John Sullivan		
RE:	SCHMIDT'S MEADOW		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Documents

COPIES	DATE	NO.	DESCRIPTION
12	10/06/95	--	Plat to Accompany Zoning Petition
3	02/21/96	--	Legal Description
1	Undated	--	Zoning Map NW-6I & 6J
3	Undated	--	Zoning Petition for Variance
Orig.	02/22/96	--	Processing Fee Check \$85.00

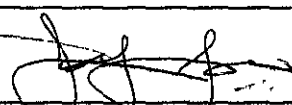
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment For scheduling of the Zoning Hearing
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO Mike Snyder

SIGNED:



Joseph L Larson

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 16, 1996

Michael L. Snyder, Esquire
400 Allegheny Avenue
Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE
Schmidt's Meadow - N/S Offutt Road, E of Elmo Road
2nd Election District - 2nd Councilmanic District
Michael Snyder - Owner/Developer
Case No. II-541 & 96-326-A

Dear Mr. Snyder:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Joseph Larson, Spellman, Larson & Associates, Inc.
105 W. Chesapeake Avenue, Suite 109, Towson, Md. 21204

Don Rascoe, Proj. Mgr., PDM; DEPRM; DPW; People's Counsel; Case File

IN RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE for Schmidt's Meadow - N/S Offutt Road, E of Elmo Road 2nd Election District 2nd Councilmanic District
 Michael Snyder
 Owner/Developer

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. II-541 & 96-326-A

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 zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising and posting of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petition for Variance granted, subject to the restriction set forth below.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner and Hearing Officer for Baltimore County this 16th day of April, 1996 that

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204

April 16, 1996 (410) 887-4386

Michael L. Snyder, Esquire
 400 Allegheny Avenue
 Towson, Maryland 21204

RE: DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE
 Schmidt's Meadow - N/S Offutt Road, E of Elmo Road
 2nd Election District - 2nd Councilmanic District
 Michael Snyder - Owner/Developer
 Case No. II-541 & 96-326-A

Dear Mr. Snyder:
 Enclosed please find a copy of the decision rendered in the above-captioned matter. The Development Plan has been approved and the Petition for Variance 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,
 Timothy M. Kotroco
 Timothy M. Kotroco
 Deputy Zoning Commissioner
 For Baltimore County

cc: Mr. Joseph Larson, Spellman, Larson & Associates, Inc.
 105 W. Chesapeake Avenue, Suite 109, Towson, Md. 21204
 Don Rascoe, Proj. Mgr., PDM; DEPRM; DFW; People's Counsel; Case File

Petition for Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at East & North side of Offutt Rd east of Elmo Rd
 which is presently zoned RC 5

96-326-A
 This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 1A04.3.B.3.
 To allow a proposed dwelling to property line setback of 25 ft. in lieu of the minimum required 50 ft.
 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
 Due to the configuration of the subject property outline compliance with the building setbacks as set forth in the BCZR will render Lot No. 6 of the subject project unbuildable which in and of itself will create a valid practical difficulty and undue hardship.
 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 are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee: Michael Snyder
 Type or Print Name: Michael Snyder
 Signature: [Signature]
 Address: 400 Allegheny Ave 337-0200
 City: Towson MD 21204
 Phone No: 320

Legal Owner(s):
 Type or Print Name: Joseph L Larson
 Signature: [Signature]
 Address: 105 W Chesapeake Ave 823-3535
 City: Towson MD 21204
 Phone No: 320

OFFICIAL USE ONLY
 ESTIMATED LENGTH OF HEARING: 1 1/2 hours
 Date: 2-22-96

ORDER RECEIVED FOR FILING
 Date: 4/16/96
 By: [Signature]

ORDER RECEIVED FOR FILING
 Date: 4/16/96
 By: [Signature]

ORDER RECEIVED FOR FILING
 Date: 4/16/96
 By: [Signature]

SPELLMAN, LARSON & ASSOCIATES, INC.
 SUITE 109 - JEFFERSON BUILDING
 105 W. CHESAPEAKE AVENUE
 TOWSON, MARYLAND 21204
 TEL: (410) 823-3535
 FAX: (410) 823-3215

DESCRIPTION FOR ZONING SNYDER PROPERTY "SCHMIDT'S MEADOW"
 OFFUTT ROAD, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

Point of beginning 2500' ± south of the center line of Liberty Rd.
 Beginning for the same at a point at the intersection of the center line of Offutt Road which runs in a southerly direction and the center line of Offutt Road which runs in an easterly direction if the center lines of the paving was extended southerly and easterly and running thence westerly along the center line of Offutt Road north 75 Degrees 24 Minutes 53 Seconds west 374.80 feet south 78 Degrees 05 Minutes 07 Seconds west 371.25 feet and north 66 Degrees 09 Minutes 53 Seconds west 364.28 feet thence leaving the center of Offutt Road and running north 17 Degrees 41 Minutes 07 Seconds east 484.12 feet south 80 Degrees 59 Minutes 17 Seconds east 108.00 feet north 09 Degrees 00 Minutes 43 Seconds east 159.90 feet south 80 Degrees 59 Minutes 17 Seconds east 20.00 feet south 09 Degrees 00 Minutes 43 Seconds west 159.90 feet south 80 Degrees 59 Minutes 17 Seconds east 449.00 feet south 10 Degrees 31 Minutes 00 Seconds west 299.13 feet south 75 Degrees 39 Minutes 00 Seconds east 295.00 feet north 10 Degrees 31 Minutes 00 Seconds east 61.67 feet and south 80 Degrees 59 Minutes 17

320

DESCRIPTION FOR ZONING SNYDER PROPERTY "SCHMIDT'S MEADOW"
 OFFUTT ROAD, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND

Page: 2
 Seconds east 140.00 feet to a point in the paving of Offutt Road first herein referred to and running thence and binding southerly in the paving of Offutt Road south 10 Degrees 31 Minutes 00 Seconds west 210.84 feet to the place of beginning.
 Containing 9.00 acres of land, more or less.
 02/21/96

96-326-A

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: 3/18/96
 Posted for: Development Plan Hearing and Case 96-326-A
 Petitioner: Schmidt's Meadow
 Location of property: W/S Offutt Rd, 2500' S of Liberty Rd
 Location of Sign: [Signature]
 Remarks: [Signature]
 Posted by: [Signature]
 Number of Signs: 2nd 9.0

CERTIFICATE OF PUBLICATION
 TOWSON, MD., 3/14, 1996

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 3/14, 1996.

THE JEFFERSONIAN,
 A. Henikoff
 LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 2-22-96 ACCOUNT: R-001-6150
 AMOUNT: \$ 85.00
 RECEIVED FROM: Spellman Larson & Assoc's Inc.
 010 - Residential Variance Plat fee \$50.00
 + 080 - Sign & Posting 35.00
 FOR: S. 12; Schmidt Meadow, Offutt Rd
 wner: Michael Snyder
 Total \$85.00



Baltimore County
Department of Permits and
Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 320

Petitioner: Michael Snyder (Schmidt's Meadow)

Location: W/S OFFUTT RD, 2500' S OF CENTERLINE LIBERTY RD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Spellman Larson & Associates, Inc. (Joc Larson)

ADDRESS: Suite 167, Towson Bldg.

165 W. Chesapeake Ave, Towson, MD, 21204

PHONE NUMBER: 823-3535

AJ:eggs

(Revised 04/09/93)



Baltimore County
Department of Permits and
Development Management

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

March 7, 1996

NOTICE OF HEARING

The Zoning Commissioner 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:

DEVELOPMENT PLAN HEARING

Project Name: Schmidt's Meadow
Project Number: II-541
Location: W/S Offutt Road, East of Elmo Road
Area: 8.56
Developer: Michael Snyder
Proposal: 6 single family dwellings.

and

CASE NUMBER: 96-126-A (Item 320)
Schmidt's Meadow, Lot 6
W/S Offutt Road, 2500' S of c/1 Liberty Road
Legal Owner: Michael Snyder

Variance to allow a proposed dwelling to property line setback of 25 feet in lieu of the minimum required 50 feet.

HEARING: WEDNESDAY, APRIL 10, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

Carl Jablon
Arnold Jablon
Director

cc: Michael Snyder, Esq.
Spellman, Larson & Associates, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Printed with Soybean Ink on Recycled Paper

TO: FUTURE PUBLISHING COMPANY
March 14, 1996 Issue - Jeffersonian
Please forward billing to:
Spellman Larson & Associates, Inc.
105 W. Chesapeake Avenue 2107
Towson, MD 21204
823-3535

NOTICE OF HEARING

The Zoning Commissioner 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: 96-126-A (Item 320)
Schmidt's Meadow, Lot 6
W/S Offutt Road, 2500' S of c/1 Liberty Road
Legal Owner: Michael Snyder

Variance to allow a proposed dwelling to property line setback of 25 feet in lieu of the minimum required 50 feet.

HEARING: WEDNESDAY, APRIL 10, 1996 at 9:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3393.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

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

April 3, 1996

Michael Snyder
400 Allegheny Avenue
Towson, MD 21204

RE: Item No.: 320
Case No.: 96-326-A
Petitioner: Michael Snyder

Dear Mr. Snyder:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-3500

Office of the Fire Marshal
(410)887-4880

DATE: 03/06/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

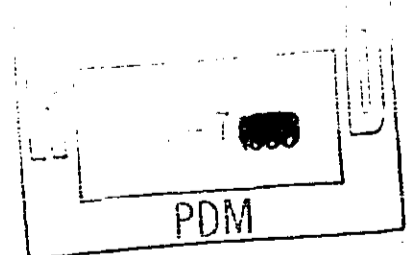
RE: Property Owner: MICHAEL SNYDER
Location: W/S OFFUTT RD, 2500' S OF CENTERLINE LIBERTY RD.
(SCHMIDT'S MEADOW, LOT 6.)

Item No.: 320 Zoning Agenda: VARIANCE

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink on Recycled Paper

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

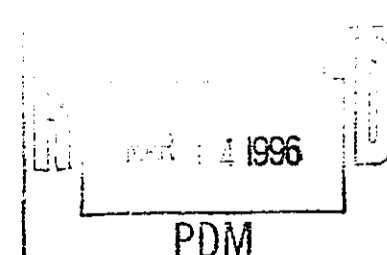
TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management March 13, 1996

FROM: Robert A. Wirth *RAW/RAJ*
DEPRM

SUBJECT: Zoning Item #320 - Schmidt's Meadow
Offutt Road
Zoning Advisory Committee Meeting of March 4, 1996

Refer to the Development Plan comments dated February 21, 1996.

RBS:BK:sp
SCHMIDT2/DEPRM/TXTSBP



MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management Date: March 11, 1996

FROM: Robert W. Rowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 11, 1996
Items 316, 317, 318, 319, 320, 321, 322

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:jrb
cc: File

ZONE1



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

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

RE: Baltimore County
Item No. 320 (JWS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

MICROFILMED

PETITION PROBLEMS

#317 --- JRA

1. Notary section is incomplete.

#320 --- JJS

1. Receipt still in folder, not given to petitioner.

#321 --- JLL

1. No telephone number for legal owner.

#322 --- JLL

1. Two contract purchasers listed on petition form - only one signature.
2. Need attorney - legal owner is incorporated.

#232 --- JLL

1. Need printed name and title of person signing for contract purchaser.

RE: PETITION FOR VARIANCE
Schmidt's Meadow, Lot 6, W/S Offutt Road,
2500' S of w/l Liberty Road, 2nd
Election District, 2nd Councilmanic

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Michael Snyder
Petitioner

CASE NO. 96-326-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of April, 1996, a copy of the foregoing Entry of Appearance was mailed to Michael Snyder, Esquire, 400 Allegheny Avenue, Towson, MD 21204, Petitioner.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

SPELLMAN LARSON & ASSOCIATES, INC.
Suite 107 Jefferson Building
105 West Chesapeake Avenue
TOWSON, MARYLAND 21204

Phone 823-3535

LETTER OF TRANSMITTAL

DATE: 02/22/96 JOB NO: 93013

ATTENTION: Mr John Sullivan

RE: SCHMIDT'S MEADOW

TO: Mr Arnold Jablon, Director
Office of Zoning Administration
Baltimore County
County Office Bldg.
Towson MD 21204

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order Documents

COPIES	DATE	NO.	DESCRIPTION
12	10/06/95	--	Plat to Accompany Zoning Petition
3	02/21/96	--	Legal Description
1	Undated	--	Zoning Map NW-61 & 6J
3	Undated	--	Zoning Petition for Variance
Orig.	02/22/96	--	Processing Fee Check \$85.00

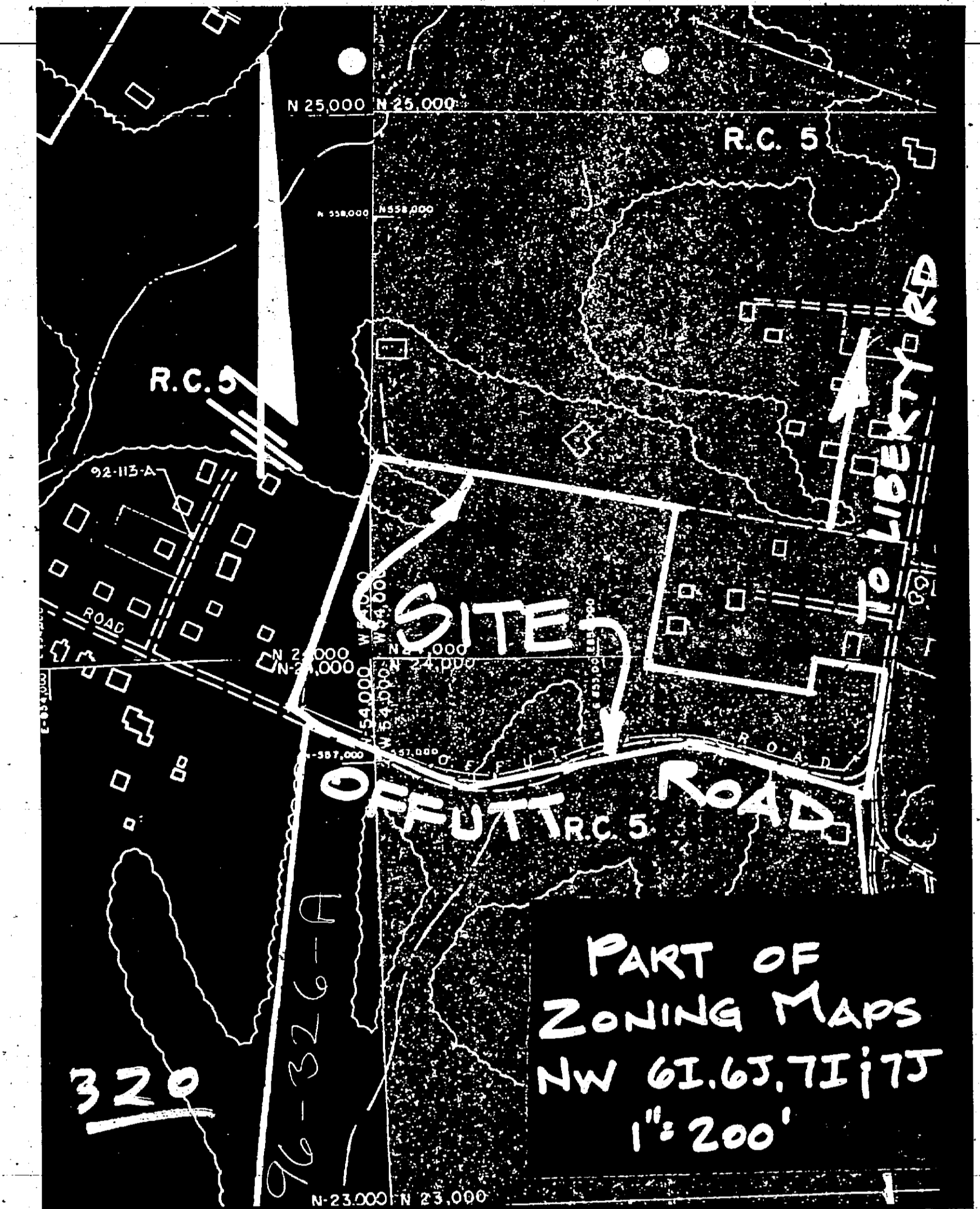
THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment For scheduling of the Zoning Hearing
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

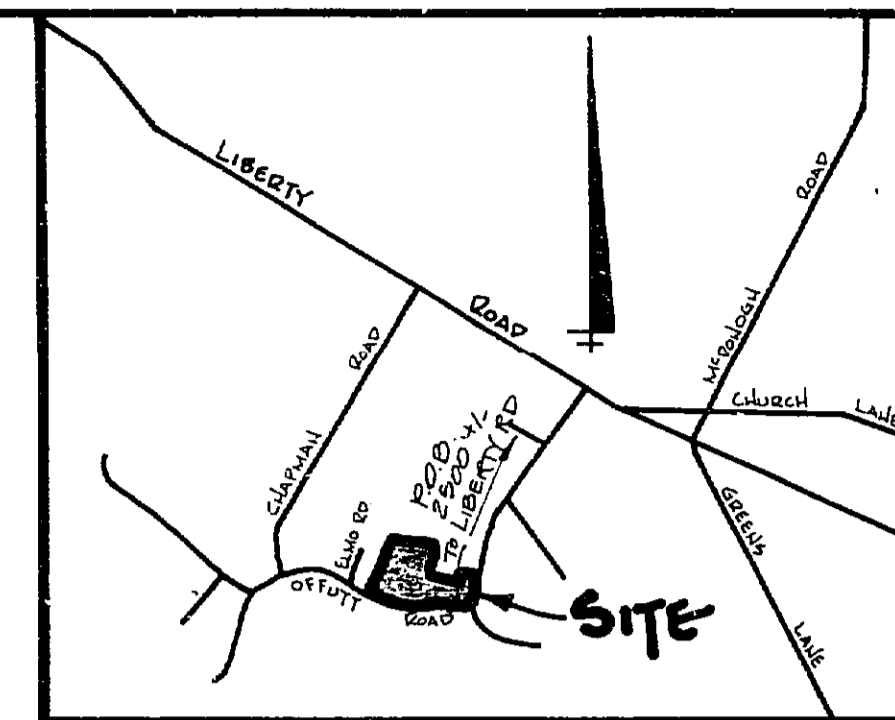
COPY TO: Mike Snyder

SIGNED: *Joseph L. Larson*
Joseph L. Larson



SITE GRADING NOTES
 THERE WILL BE NO OVERALL GRADING FOR THE SITE. THE ONLY PROPOSED GRADING WILL BE FOR CONSTRUCTION OF THE INDIVIDUAL DWELLINGS AND FOR THE CONSTRUCTION OF THE RESPECTIVE DRIVEWAYS.

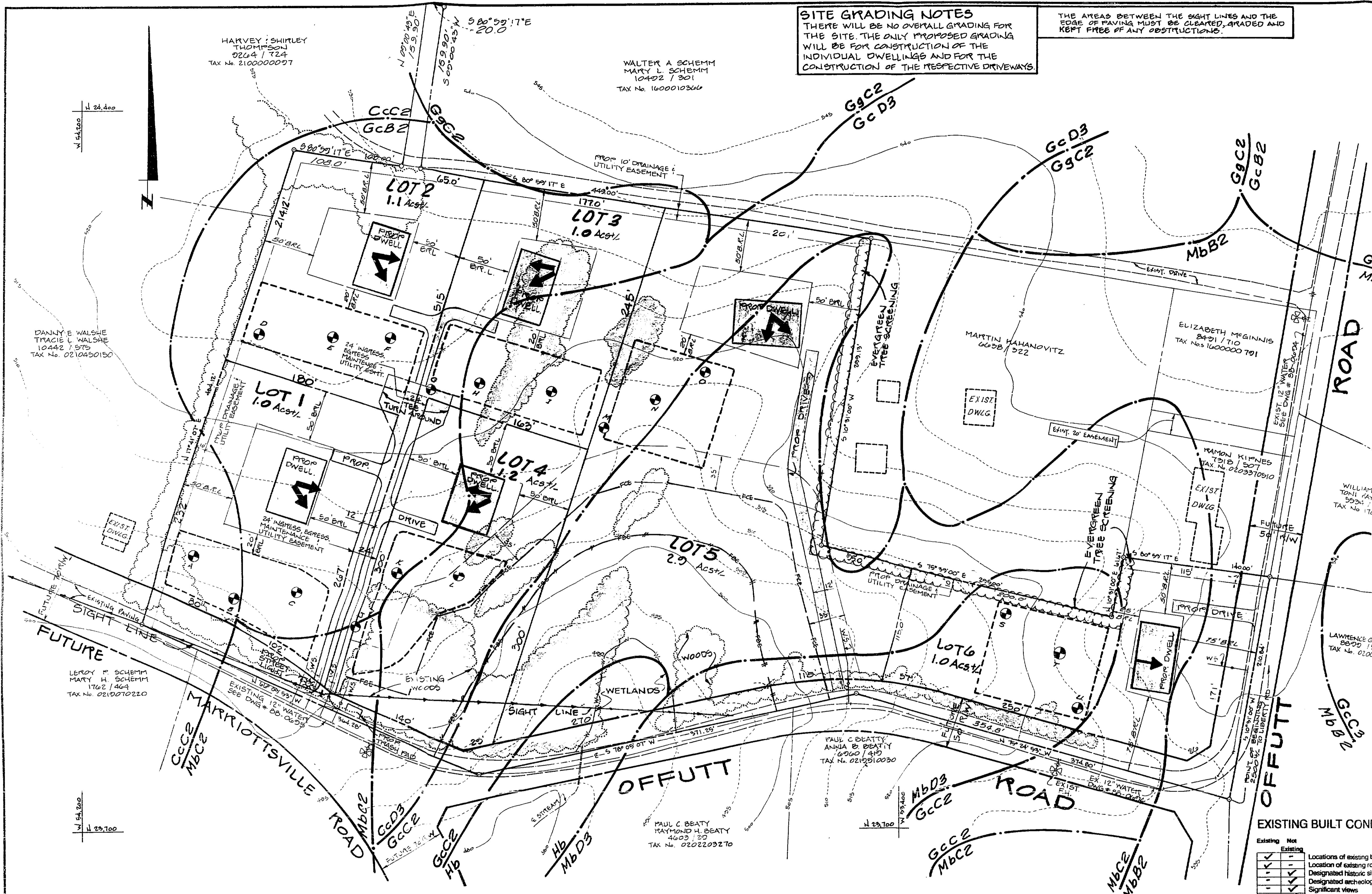
THE AREAS BETWEEN THE SIGHT LINES AND THE EDGE OF PAVING MUST BE CURBED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.



96-326-A

SITE INFORMATION:

1. AREA OF TRACT = 9.0 ACRES +/-
2. EXISTING USE = VACANT
3. PROPOSED USE = RESIDENTIAL
4. EXISTING ZONING = R.C. 5
5. PERCOLATION TESTS APPROVED: 3/30/04
6. DEED REFERENCE: 0431/110
7. THERE ARE NO HAZARDOUS MATERIAL SITES ON THIS PROPERTY.
8. THERE ARE NO HISTORICAL BUILDINGS OR LANDMARKS ON THIS PROPERTY.
9. THERE ARE NO ARCHEOLOGICAL SITES ON THIS PROPERTY.
10. THERE ARE NO UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
11. CENSUS TRACT: 4025 03
12. TAX MAP: TT BLOCK: 13 PARCEL: 210
13. COUNCILMANIC DISTRICT: 2
14. SCHOOL DISTRICT: 27
15. WATERSHED: 64
16. SUBSEWERSHED: 64
17. ALL SITE RUN-OFF MUST BE CONVEYED TO A SUITABLE OUTLET, WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY. WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
18. HOUSE DOWNSPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRY WELLS WHERE FEASIBLE.
19. DENSITY CALCULATIONS:
 0.667 UNITS/AC X 9.0 AC = 6 UNITS ALLOWED
 16 PROPOSED
20. TAX ACCOUNT NO. 1600000709
21. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
22. OPEN OFFICES IS NOT A REQUIREMENT IN A R.C.5 ZONE
23. AVERAGE DAILY TRIPS
 950 PER UNIT X 6 UNITS = 5700 A.D.T.S.
24. A WAIVER OF SWMT REQUIREMENTS HAS BEEN APPLIED FOR.
25. THERE ARE NO EXISTING WELLS, SEPTIC AREAS OR UNDERGROUND STORAGE TANKS ON THE PROPERTY.
26. THE PROPOSED LOTS WILL BE SERVED BY PUBLIC WATER AND PRIVATE SEWAGE DISPOSAL SYSTEMS.
27. THE NORTH PROPERTY LINE OF LOT NO. 6 IS NOT A NEW SUBDIVISION LINE.
28. THE MAIN BODY OF PROPERTY AS SHOWN HEREAFTER HAS BEEN THE SAME CONFIGURATION SINCE 1950.



EXISTING BUILT CONDITIONS

Existing	Not Existing	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Locations of existing buildings within 200 ft. of site boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of existing roads within 200 ft. of site boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Designated historic sites
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Designated archeological sites
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Significant views
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Significant features (specimen trees, buildings, streetscape, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land uses on and within 200 ft. of site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roads rights-of-way and easements

COUNTY ADOPTED PLANS

Existing	Not Existing	In Compliance	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Ball: Co. Master Plan 1989-2000
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Community or Revitalization Plan(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Recreation and Parks Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streetscape Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Greenways Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:

REMARKS

Topography and street grades (minimum 5 ft. contour approximately labeled)
 Slopes greater than 25%
 100 year floodplain
 Soils mapped according to Soil Survey, Baltimore County, Maryland.
 Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries
 Wetlands
 Forest buffer limits including adjustments for steep slopes and/or erodible soils
 Land cover on and within 200 ft. of site.
 Significant regulated plant or wildlife communities
 Wells on site and within 100 ft. of site
 Spills on site and within 100 ft. of site
 Undergrated fuel tanks on site and within 100 ft. of site
 Soil evaluation data (Soil tests) performed

DATE: 3/20/04 MICROFILMED

SOILS LIMITATION CHART

SYMBOL	SERIES	W/BASEMENT	W/O BASEMENT	STREETS & PARKING
CcC2	CHESTER	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
GcB2	GLENELG	SLIGHT	SLIGHT	MODERATE SLOPE
GcC2	GLENELG	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
GcC3	GLENELG	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
GcD3	GLENELG	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE
GcE2	GLENELG	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
Hb	HATBORO	SEVERE HIGH WATER TABLE FLOOD HAZARD	SEVERE HIGH WATER TABLE FLOOD HAZARD	SEVERE HIGH WATER TABLE FLOOD HAZARD
MbB2	MANOR	SLIGHT	SLIGHT	MODERATE SLOPE
MbC2	MANOR	MODERATE SLOPE	MODERATE SLOPE	SEVERE SLOPE
MbD3	MANOR	SEVERE SLOPE	SEVERE SLOPE	SEVERE SLOPE

PROPOSED ZONING VARIANCE
 THE LEGAL OWNERS OF THE PROPERTY AS SHOWN HEREON, HEREBY PETITION FOR A VARIANCE FROM SECTION 1A.04.3.B.3. OF THE OCCZ TO ALLOW A REAR YARD SETBACK OF 25' IN LIEU OF THE REQUIRED 50 FEET. FOR LOT NO. 6.

SITE DEVELOPMENT PROPOSAL

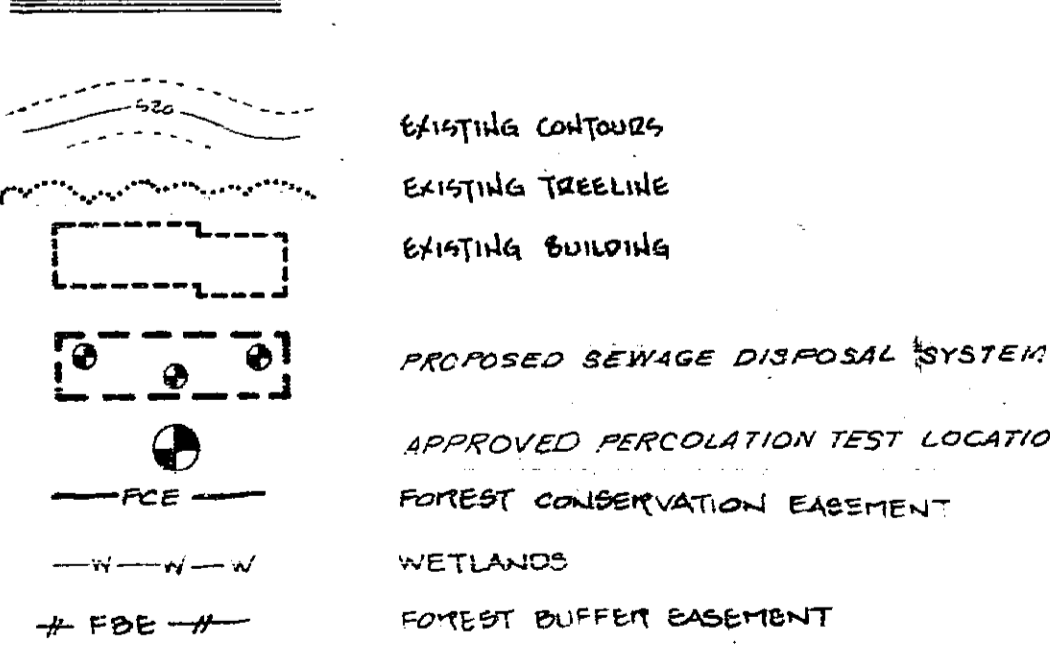
DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	OPEN SPACE REQUIRED	OPEN SPACE PROVIDED
SINGLE FAMILY	6	12	12	NOT REQ.	0

DELINQUENT ACCOUNTS CERTIFICATION
 I, J. L. SNYDER, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Collected	Field Verified	Description
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Topography and street grades (minimum 5 ft. contour approximately labeled)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Slopes greater than 25%
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	100 year floodplain
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soils mapped according to Soil Survey, Baltimore County, Maryland.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wetlands
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Forest buffer limits including adjustments for steep slopes and/or erodible soils
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Land cover on and within 200 ft. of site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Significant regulated plant or wildlife communities
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Wells on site and within 100 ft. of site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Spills on site and within 100 ft. of site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Undergrated fuel tanks on site and within 100 ft. of site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Soil evaluation data (Soil tests) performed

LEGEND



SITE DATA

ZONE	ACRES	UNITS ALLOWED	DENSITY UNITS	# PROPOSED
R.C.5	9.0	6	-	6
TOTAL	9.0	6	-	6

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 108, JEFFERSON BLDG., TOWSON, MD., 21204
 PHONE 823-3535

OWNER
MICHAEL SNYDER
 400 ALLEGHENY AVENUE
 TOWSON, MD 21204
 410-337-0200

SITE DEVELOPMENT PLAN
"SCHMIDT'S MEADOW"
 OFFUTT ROAD
 PDM #11 541
 ELECTION DISTRICT No. 2 BALTIMORE CO., MD

SCALE: 1" = 50'
 DATE: 10/6/03 DES. BY: J.M.B.
 DRN. BY: J.M.B. SHT. 1 OF 1