

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Rohe Farm Lane, 267' +/-
E of c/l Bird River Road * ZONING COMMISSIONER
1015 Rohe Farm Lane
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District
Rohe Farm Lane Development * Case No. 98-21-A
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 1015 Rohe Farm Lane in the Rohe Farm subdivision of eastern Baltimore County. The Petition was filed by Rohe Farm Lane Development, Inc., property owner. Variance relief was requested from Sections 1B02.3.1 and 303.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 25 ft., in lieu of the required 33 ft., and to amend the Final Development Plan of Rohe Farm, Section I. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance, and Petitioner's Exhibit No. 2, the 7th Amended Final Development Plan for Rohe Farm.

Appearing at the public hearing held for this case was Robert V. Brocato, the engineer from W. Duvall and Associates, Inc. Also present was Patrick O'Keefe, a Land Use Consultant retained by the Petitioner. Dough Magill and Steve Sankovich, Sales Broker and Sales Agent, respectively, also appeared in support of the Petition. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject site is roughly rectangular in shape, approximately 96 ft. wide and 73 ft. deep. The property is .16 acres in area, zoned D.R.2. The property is served by public water and sewer. Presently, the property is vacant.

ORIGINAL FILED FOR PLANNING
9/11/97
M. G. Gosh

The property will be known as 1015 Rohe Farm Lane and is shown as lot No. 54 of the Rohe Farm Development. The Petitioner proposes constructing a single family dwelling on the lot. In order to provide a dwelling consistent with others in the area, a proposed structure of approximately 30 ft. to 34 ft. in depth is anticipated. Due to the narrowness of the lot, variance relief is requested to allow a 25 ft. front yard setback. It is to be noted that the 33 ft. required is based on the average setbacks in the area. In this regard, a lot under development immediately next door (lot No. 53) will feature a dwelling setback of 25 ft. from the property line. On the other side of the proposed lot, however, is an existing dwelling known as 1013 Rohe Farm Lane. That dwelling is set back further from the roadway, hence the 33 ft. requirement.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. The uniqueness of the property which justifies the granting of the relief is its narrowness and the existence of a drainage and utility easement to the rear. It is clear that a grant of the Petition will not be detrimental to the surrounding locale. To the contrary, the proposed dwelling is consistent with others in the area. It is also to be noted that there were no adverse comments offered by any department within the Zoning Plans Advisory Committee.

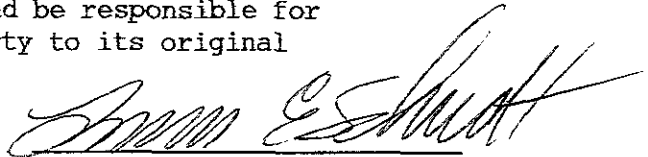
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of September 1997, that a variance from Sections 1B02.3.1 and 303.1 of the Baltimore County Zoning Regulations (BCZR) to permit a front yard setback of 25 ft., in lieu of the required 33 ft., and

ORDER RECEIVED FOR FILING
SEP 11 1997
M. D. D. D.

to amend the Final Development Plan of Rohe Farm, Section I, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at its 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING
Date 9/11/97
By C. M. Hook



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

September 10, 1997

Mr. Tom Carolan, President
Rohe Farm Lane Development, Inc.
10021 Bird River Road
Baltimore, Maryland 21220

RE: Petition for Variance
Case No. 98-21-A
Property Location: 1015 Rohe Farm Lane

Dear Mr. Carolan:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.

c: Mr. Robert V. Brocato
W. Duvall and Assoc, Inc.
530 E. Joppa Road
Baltimore, Maryland 21286





Petition for Variance

98-21-A

to the Zoning Commissioner of Baltimore County

for the property located at 1015 Rohe Farm Lane

which is presently zoned DR2

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)

SECT. 1B02.3.1 & 303.1 (BCZR)

TO PERMIT A FRONT SETBACK OF 25 FT. IN LIEU OF THE REQUIRED 33 FT.
AND TO AMEND THE FINAL DEVELOPMENT PLAN OF ROHE FARM SECTION I,

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

The House with options as selected by the Buyers of this lot requires a front yard setback of 25' in lieu of the required 33' front yard setback.

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:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No

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): Rohe Farm Lane Dev. Inc.
c/o Tom Carolan, President

(Type or Print Name)

Signature

(Type or Print Name)

Signature

10021 Bird River Road (410) 682-5050

Address

Phone No

Baltimore MD 21220

City

State

Zipcode

Name, Address and phone number of representative to be contacted

W. Duvall & Associates, Inc.

c/o Robert V. Brocato

Name

530 E. Joppa Road (410) 583-9571

Address

Phone No

Towson, MD 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL OTHER

REVIEWED BY: R.T. DATE 7-22-97

ITEM # 21



Printed with Soybean Ink
on Recycled Paper

RECEIVED AUG 06 1997

Zoning Administration

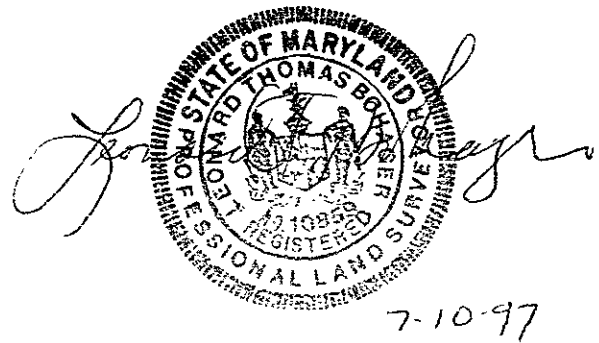
Development Management

W. DUVALL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

ZONING DESCRIPTION FOR 1015 ROHE FARM LANE

Beginning at a point on the northeast side of Rohe Farm Lane which is 50 feet wide at the distance of 267 feet east of the centerline of the nearest improved intersecting street, Bird River Road, which is 70 feet wide. Being Lot #54 in the subdivision of Rohe Farm as recorded in Baltimore County Plat Book S.M. 64, Folio 69, containing 0.160 acres. Also known as 1015 Rohe Farm Lane and located in the 15th Election District, 5th Councilmanic District.



ITEM # 21

CERTIFICATE OF PUBLICATION

TOWSON, MD., Aug. 14, 1997

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 Aug. 14, 1997.

THE JEFFERSONIAN,

A. Henrichson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission of Baltimore County, in conformity 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: #38-21-A

1015 Rohe Farm Lane
N/S Rohe Farm Lane, 257' +/-
E of Old River Road
15th Election District
5th Councilmanic
Legal Owner:
Rohe Farm Lane Development, Inc.

Variance: to permit a front setback of 25 feet in lieu of the required 33 feet and to amend the Final Development Plan of Rohe Farm, Section I

Hearing: Wednesday, September 3, 1997 at 2:00 p.m., Room 487 Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

8/147 Aug 14 C165280

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 21
No.

041073

DATE 7-22-97 ACCOUNT R-001-6150

710 - VARIANCE -- 50.00
640 - AMENDMENT -- 60.00 AMOUNT \$ 110.00

RECEIVED FROM: WHITE MARSH FARM DEVELOPMENT CO.

FOR: REG. VAR. & F.D.P. AMENDMENT

DISTRIBUTION
BY - CASHIER PINK - AGENCY YELLOW - CUSTOMER

EO 9.1 (98-21-A)

PAID RECEIPT

PROCESS ACTUAL TIME
7/22/1997 7/22/1997 09:35:18
REG. 1605 CASHIER BTRY BKT DRAWER
RECEIPT # 016261
CR NO. 041073

110.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.:

98-21-A

Petitioner/Developer:

Appletree HOMES, ETAL
ROHE FARM SEC. I - 9/0 P. O'KEEFE

Date of Hearing/Closing:

9/3/97
@ 2:00 PM

RM-407-COURTS
BUILDING.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at LOT-54 ROHE FARM ROAD
#1015 ROHE FARM LANE @ 267' E. E BIRD RIVER RD.

The sign(s) were posted on _____

8/17/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 8/25/97
(Signature of Sign Poster and Date)

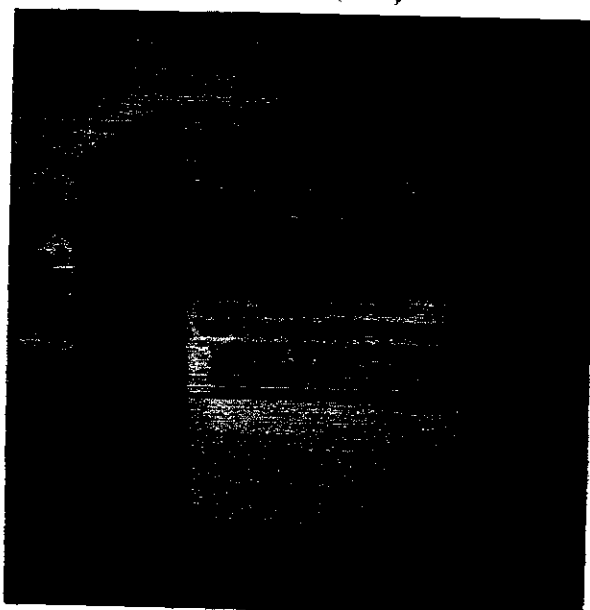
Patrick M. O'Keefe
(Printed Name)

523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366
(Telephone Number)

905-8571
Pager (410) 666-8354



CASE: 98-21-A

ROHE FARM LANE

260

RE: Case No.: 98-21-A

Petitioner/Developer: ROHE FARM

Date of Hearing/Closing: 9/3/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1015 ROHE FARM LA.

The sign(s) were posted on 8/17/97
(Month, Day, Year)

Sincerely,

Patrick O'Keefe 8/26/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe
(Printed Name)

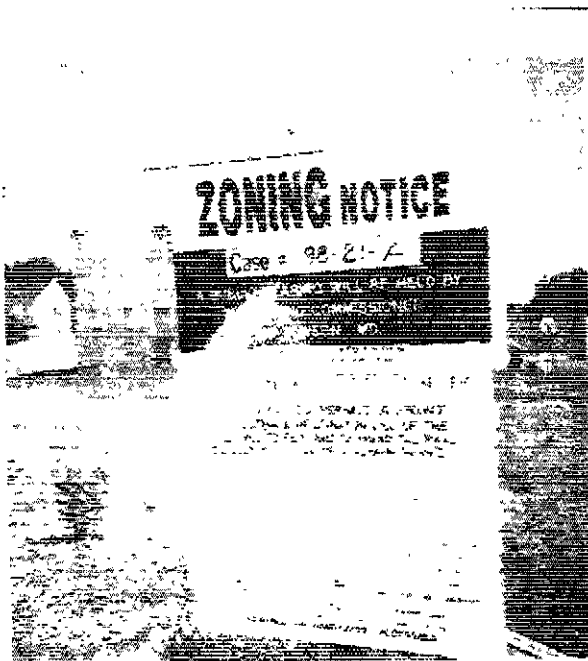
523 Penny Lane
(Address)

Hunt Valley, MD 21030
(City, State, Zip Code)

(410) 666-5366

(Telephone Number)

Pager (410) 646-8354



Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than *

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 98-21-A

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

PLACE: *

DATE AND TIME: *

REQUEST: TO PERMIT A FRONT SETBACK OF 25 FT.
IN LIEU OF THE REQUIRED 33 FT. AND TO
AMEND THE FINAL DEVELOPMENT PLAN OF
ROHE FARM, SECTION I

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

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

HANDICAPPED ACCESSIBLE

Baltimore County Government
Office of Zoning Administration
and Development Management



98-21-A

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor 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.: 21

Petitioner: ROHE FARM LANE DEV. INC.

Location: 1015 ROHE FARM LANE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: TOM CAROLAN

ADDRESS: 10021 BIRD RIVER ROAD

BALTIMORE, MARYLAND 21220

PHONE NUMBER: 410-682-5050

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
August 14, 1997 Issue - Jeffersonian

Please forward billing to:

Tom Carolan
10021 Bird River Road
Baltimore, MD 21220
410-682-5050

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-21-A
1015 Rohe Farm Lane
N/S Rohe Farm Lane, 267' +/- E of c/l Bird River Road
15th Election District - 5th Councilmanic
Legal Owner(s): Rohe Farm Lane Development, Inc.

Variance to permit a front setback of 25 feet in lieu of the required 33 feet and to amend the Final Development Plan of Rohe Farm, Section I.

HEARING: WEDNESDAY, SEPTEMBER 3, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

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

August 7, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 98-21-A
1015 Rohe Farm Lane
N/S Rohe Farm Lane, 267' +/- E of c/l Bird River Road
15th Election District - 5th Councilmanic
Legal Owner(s): Rohe Farm Lane Development, Inc.

Variance to permit a front setback of 25 feet in lieu of the required 33 feet and to amend the Final Development Plan of Rohe Farm, Section I.

HEARING: WEDNESDAY, SEPTEMBER 3, 1997 at 2:00 p.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with the first name "Arnold" and last name "Jablon" clearly distinguishable.

Arnold Jablon
Director

cc: Tom Carolan/Rohe Farm Lane Dev., Inc.
W. Duvall & Associates, Inc.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY AUGUST 19, 1997.
(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.





Baltimore County
Department of Permits and
Development Management

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

August 27, 1997

Mr. Tom Carolan
Rohe Farm Lane Dev. Inc.
10021 Bird River Road
Baltimore, MD 21220

RE: Item No.: 21
Case No.: 97-21-A
Petitioner: Rohe Farm Ln. Dev. Inc.

Dear Mr. Carolan:

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 July 22, 1997.

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 Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: August 22, 1997

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

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 21 and 35

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

AFK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

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

RE: Baltimore County 8-7-97
Item No. 021 RT

Dear Ms. Eubanks:

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 Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug 11, 97

FROM: R. Bruce Seeley - RBS/sp
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Aug 4, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

20	30
(21)	31
24	
26	
27	
28	

RBS:sp

BRUCE2/DEPRM/TXTSBP

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

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

Date: August 11, 1997

FROM: Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for August 11, 1997
 Item Nos. 020, 021, 022, 023, 025,
 026, 027, 028, 029, 030, & 033

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

DATE: 10/07/96

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

RE: Property Owner: See Below

Location: DISTRIBUTION MEETING OF August 4, 1997

Item No.: SEE BELOW

Zoning Agenda:

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 plan for the property.

2. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

020, 021, 022, 023, 025, 026, 027, 028, 029,
030, 031, and 032

REVIEWER: LT. ROBERT F. SPADEWALD
Fire Marshal Office. PHONE 887-4861. MS-1102F
cc: File



RE: PETITION FOR VARIANCE
1015 Rohe Farm Lane, N/S Rohe Farm Lane,
267'+/- E of c/l Bird River Road
15th Election District, 5th Councilmanic

Rohe Farm Lane Development, Inc.
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-21-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 15th day of August, 1997, a copy of the foregoing Entry of Appearance was mailed to Robert V. Brocato, W. Duvall & Associates, Inc., 530 E. Joppa Road, Towson, MD 21286, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

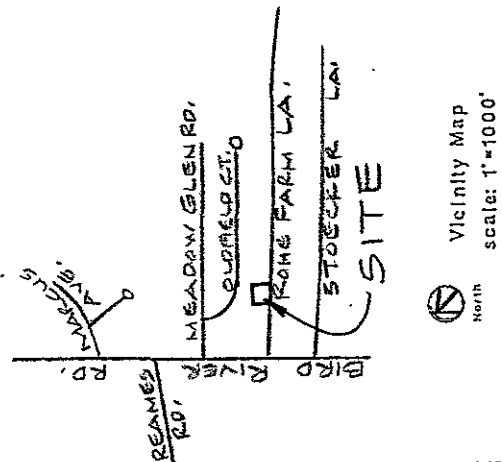
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: #1015 ROHE FARM LANE

Subdivision name: ROHE FARM

plat book # 64, folio # 67, plat # 54, section # 1

OWNER: ROHE FARM LANE DEV. INC.



LOCATION INFORMATION

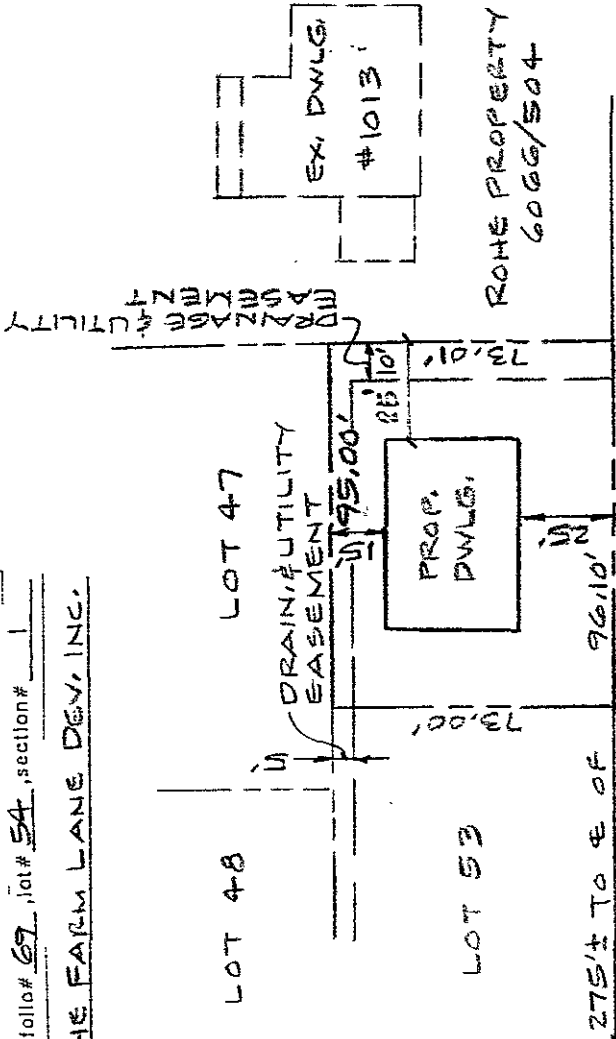
Election District: 15
 Councilmanic District: 5
 1"=200' scale map #: NEG 1
 Zoning: DR 2
 Lot size: 0.160 acreage 6970 square feet

public ☐ private ☐
 SEWER: ☒ WATER: ☒
 Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:
CASE NO. 95-121-A
CASE NO. 97-514-A

Zoning Office USE ONLY

reviewed by: RT ITEM #: 21 CASE #:



ROHE FARM LANE
 (50' R/W)

98-21-A



North

date: 7-9-97

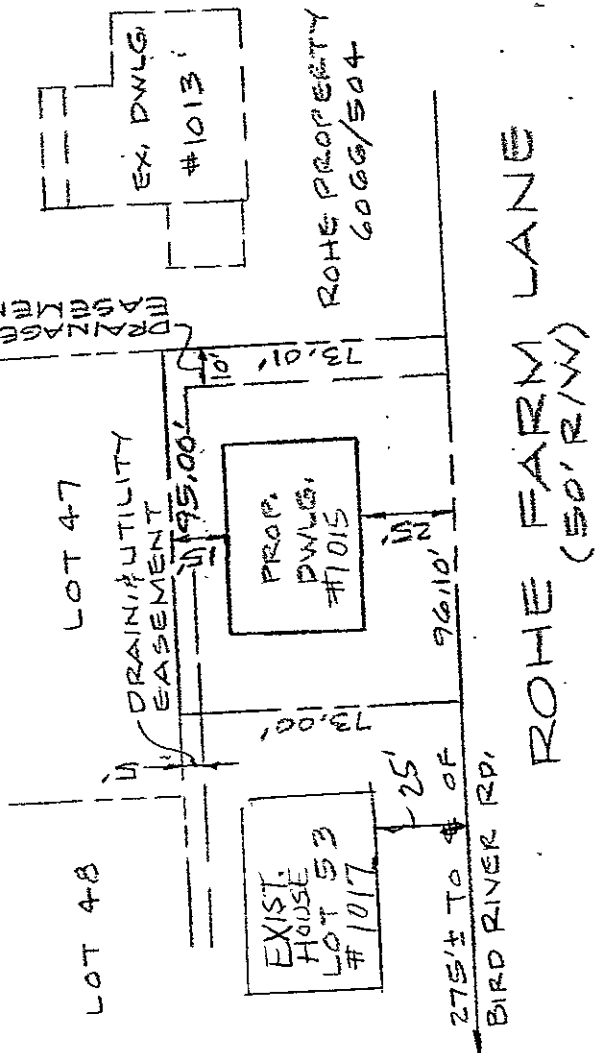
prepared by: W.D.A.

Scale of Drawing: 1" = 50'

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

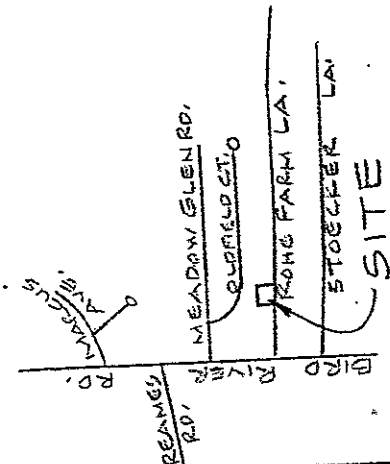
PROPERTY ADDRESS: 1015 ROHE FARM LANE
 Subdivision name: ROHE FARM
 plat book # 64, folio # 69, lot # 54, section # 1
 OWNER: ROHE FARM LANE DEV. INC.



PETIT,
EXHIBIT
'B'



North
 date: 7-9-97
 prepared by: N.D.A.
 Scale of Drawing: 1" = 50'



Vicinity Map
 North
 scale: 1"=1000'

LOCATION INFORMATION
 Election District: 15
 Councilmanic District: 5
 1"-200" scale map #: NEG I
 Zoning: DR 2
 Lot size: 0.160 acreage
6970 square feet

public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings:
 CASE NO. 95-121-A
 CASE NO. 97-514-A

Zoning Office USE ONLY!
 reviewed by: _____ ITEM #: _____ CASE #: _____

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Pat O'Leary - consultant

Bob Brocato - ENGINEER

DEUG MAGILL - BROKER

Steve Sankovich - Sales Agent

523 PENNY LANE - Hunt Valley 21036

530 E. Joppa RD. Towson MD 21286

72 RIVER OAKS CIR. BALTO 21208

3720 Foster Ave. Balt. MD 21224



98-21-A

DET. 3A



98-21-A

DET. 3A



98-21-A

PETIT 3A

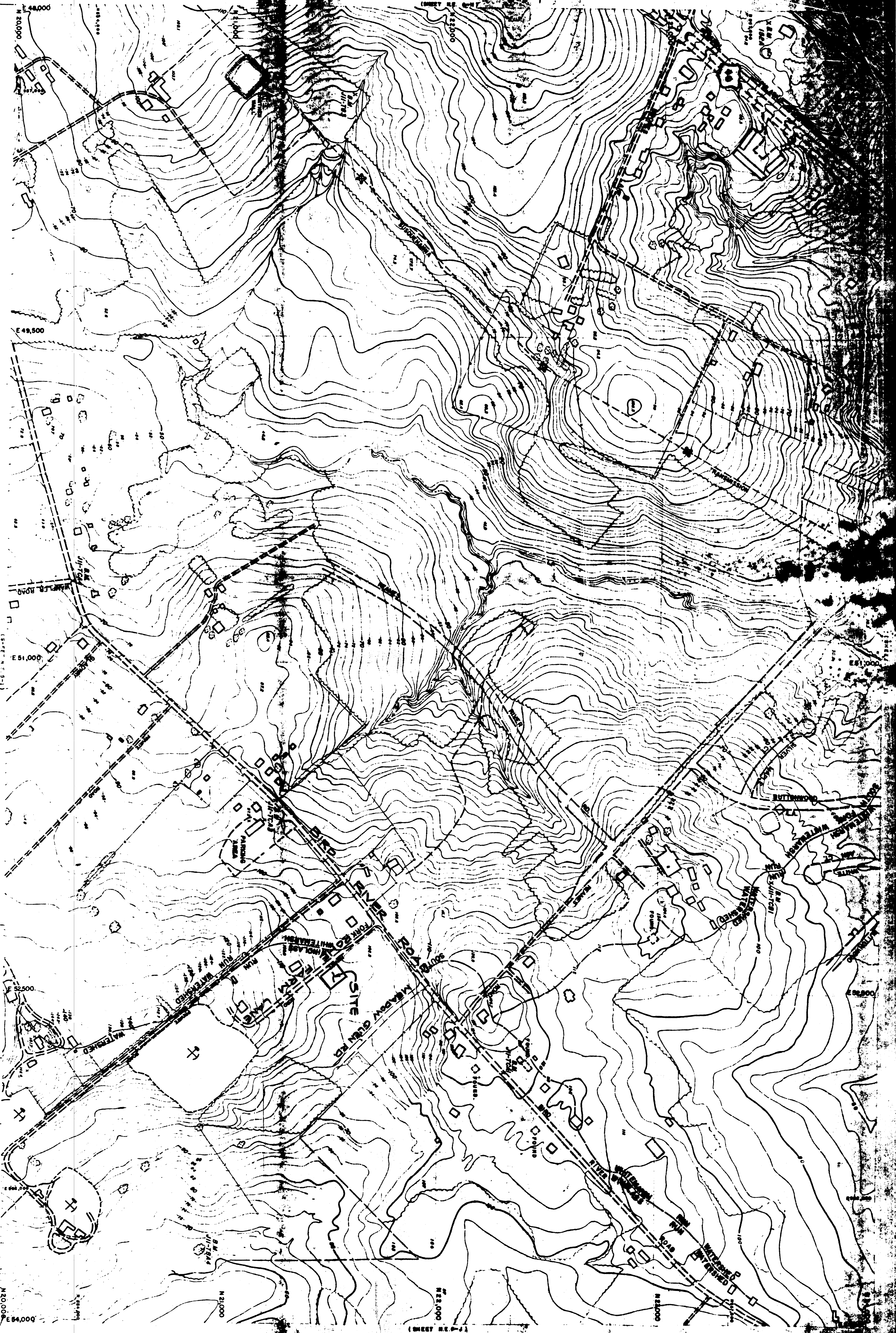
Looking East



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS BY DATE 1/1/80		SCALE 1" = 200'	LOCATION MIDDLE RIVER VICINITY ITEM # 21	SHEET N.E. 6-1
DATE OF PHOTOGRAPHY APRIL 1953				
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.				

98-21-A

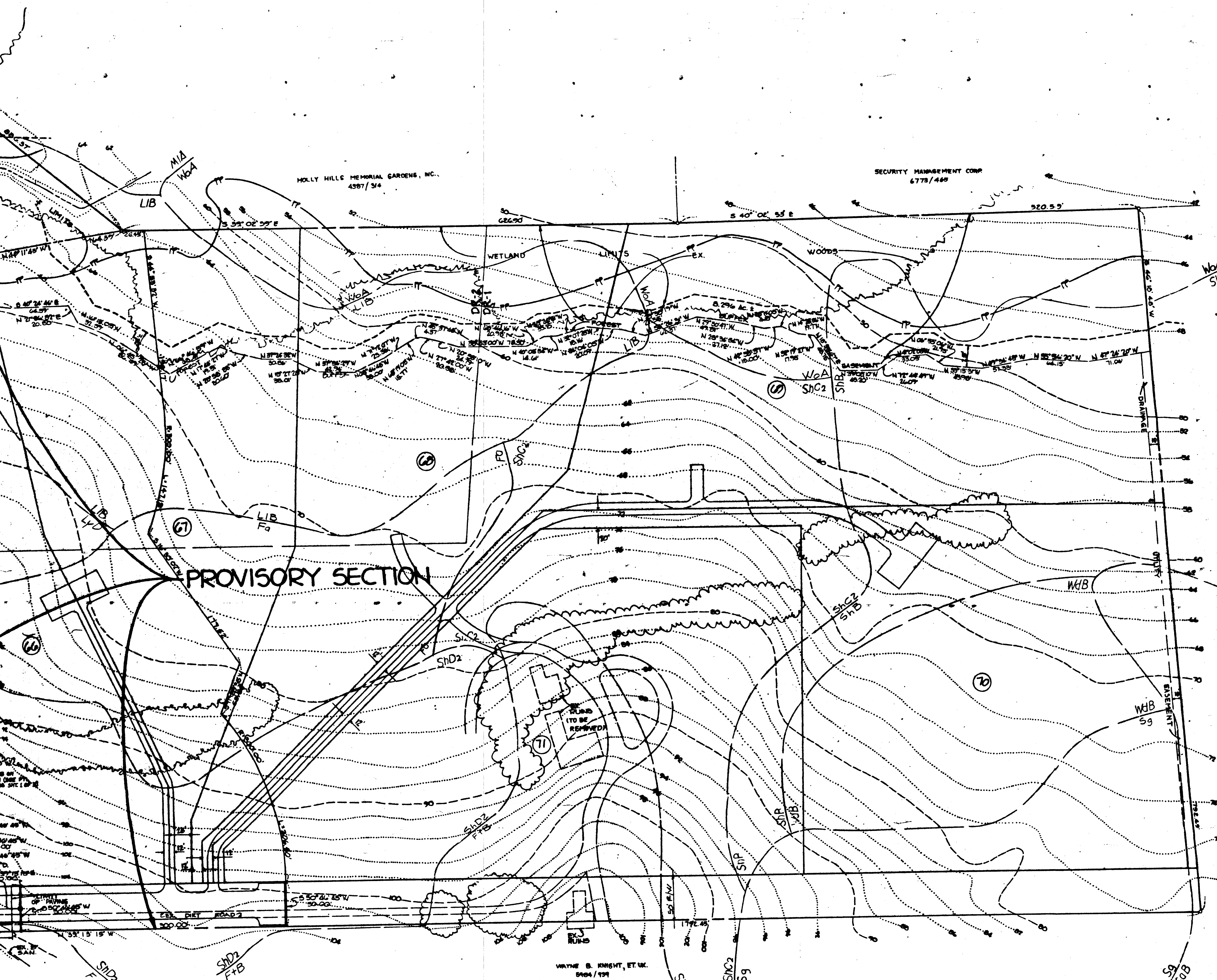


A vicinity map showing the location of the site. The map includes labels for 'RIVER', 'ROAD', 'REAR SECTION', 'FRONT SECTION', 'SITE', and 'SCALE 1"=500'.

- 1) THE PROVISIONARY SECTION OF THIS PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE UTILIZED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS MAY BE APPROVED OR DENIED. ITS PURPOSE IS TO PROVIDE THE OWNER WITH SOME NOTION OF THE PROPOSED DEVELOPMENT AND TO PROVIDE THE CITY WITH AN IDEA AS TO HOW THE DEVELOPMENT WILL IMPROVE ALL ADJACENT VACANT LAND THAT LIES WITHIN 300 FEET OF THEIR SCENE.
- 2) THE DEMONSTRATED BOUNDARIES OF THE "PROVISIONARY SECTION", AS INDICATED HEREON, ARE NOT INTENDED TO SEPARATE IT FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN. ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT PLAN, INCLUDING THE "PROVISIONARY SECTION", MUST BE APPROVED BY ACCORDANCE WITH SECTION 1801.3.A.7.
- 3) APPROVAL OF THE "PROVISIONARY SECTION" IS NOT BASED ON FINAL ENGINEERING PLANS, HOWEVER, IT IS INTENDED TO ESTABLISH: THE FIRING LOCATION, HEIGHT, GUN AND EXHAUST MOUNTING, AMPLITUDE OF THE PROPOSED SECTION OF THE FINAL ENGINEERING LOCATION, THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED, SCREENING, PARKING AREAS AND DRIVES TO THE EXISTING PORTAL SO AS TO COORDINATE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERTINENT INFORMATION.
- 4) AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE "PROVISIONARY SECTION" OF THIS DEVELOPMENT PLAN MUST BE REVISED TO COMPLETE ALL REQUIREMENTS AND FOR FURNISHING THE CITY WITH THE FINAL SECTION 1801.3.A.8 OF THE BUILDING REGULATIONS.

GENERAL NOTES

- [illegible]



3RD AMENDED - OCT. 7 1993
3RD AMENDMENT CONSISTS OF:

1. REVISIONS RIGHT BEAR BUILDING ENVELOPE SETBACK ON LOT 58 FROM 7' TO 5'. ALSO WITH STYL COMPLY WITH CALIF. CO ZONING REGULATIONS.
2. NO LOTS ARE SOLD WITHIN 300' OF THIS AMENDMENT.

ITEM # 21

[illegible]

12701 BELAIR ROAD
SUITE A
KINGSVILLE, MARYLAND 21097

BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

ELECTION DISTRICT NO. 12
DATE: 4/1/68

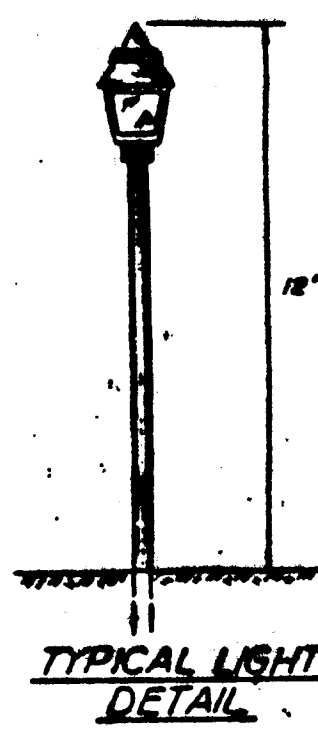
OFFICE OF PLANNING AND ZONING

DIRECTOR OF PLANNING

DIRECTOR OF FBI

1. Rear Window to Tract Boundary of 30 feet in lieu of the 36 feet as required by the Baltimore County Zoning Regulations (BCZCR 1971-1982) Section 1801.2.C.2.c. and the previous Comprehensive Manual of Development Policies (CMDP) Section V.B.5.a for lots 5-14.
2. Side Building Face to Side Building Face Setback of 25 feet in lieu of the 40 feet Window to Window Setback as required by the BCZCR 1971-1982 Section 1801.2.C.2.c. and the previous CMAPD Section V.B.6.c between lots 1-14, 35-40, 47-54 and 62-65.
3. Height to Height Setback of 25 feet in lieu of the 40 feet for elevation heights of 30 feet as required by the BCZCR 1971-1982 Section 1801.2.C.1 and the previous CMAPD Section V.B.3.b between lots 1-14, 35-40, 47-54 and 62-65.
4. Side Building Face to Side Building Face Setback of 16 feet in lieu of the 40 feet Window to Window Setback as required by the BCZCR 1971-1982 Section 1801.2.C.2.b and the previous CMAPD Section V.B.6.c between lots 15-35, 41-48 and 55-61.
5. Height to Height Setback of 16 feet in lieu of the 40 feet for elevation heights of 30 feet as required by the BCZCR 1971-1982 Section 1801.2.C.1 and the previous CMAPD Section V.B.3.b between lots 15-35, 41-48 and 55-61.
6. Side Building Face to Tract Boundary of 20 feet for lots 48 and 55 and 25 feet for lot 54 in lieu of the 36 feet as required by the Baltimore County Zoning Regulations (BCZCR 1971-1982) Section 1801.2.C.2.c and the previous Comprehensive Manual of Development Policies (CMCPD) Section V.B.5.a.

OFFSTREET PARKING
ALTERNATES
NO SCALE



1. ADDITION	1. ADDITION	2. ADDITION	3. ADDITION	4. ADDITION	5. ADDITION
TO THE FIRST PAGE	TO THE FIRST PAGE	TO THE FIRST PAGE	TO THE FIRST PAGE	TO THE FIRST PAGE	TO THE FIRST PAGE
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4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
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67	67	67	67	67	67
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72	72	72	72	72	7

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonableness in itself 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 to be granted and that the requirements from which the Petitioner seeks a variance are peculiar to 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.E.R.

THEREFORE, IT IS ORDERED by the Deputy zoning Commissioner that the Petition for
 Variance County this 6th day of December, 1994 that the Petition for
 Variance seeking relief from the Baltimore County Zoning Regulations
 (B.C.Z.R.) and the Comprehensive Zoning Ordinance (C.M.D.P.)
 be as follows: Variance Request No. 1 - from Section 1801.2.C.2.a of the
 B.C.Z.R. and Section V.B.5.a of the C.M.D.P. to permit a rear window to
 extend boundary setback of 30 feet in lieu of the required 35 feet for Lots 4
 through 14; Variance Request No. 2 - from Section 1801.2.C.2.b of the
 B.C.Z.R. and Section V.B.6.c of the C.M.D.P. to permit a side building
 face to side building face setback of 25 feet in lieu of the required
 40-foot window to window setback for Lots 1 through 14; 36 through 40, 47
 through the west side of Lot 54, and Lots 62 through 65; Variance Request
 No. 3 - from Section 1801.2.C.1 of the B.C.Z.R. and Section V.B.3.b of the
 C.M.D.P. to permit a height to height setback of 75 feet in lieu of the
 required 40 feet for elevation heights of 30 feet for Lots 1 through 14,
 36 through 40, 47 through 54 and 62 through 65; Variance Request No. 4 -
 from Section 1801.2.C.2.b of the B.C.Z.R. and Section V.B.6.c of the
 C.M.D.P. to permit a side building face to side building face setback of
 16 feet in lieu of the required 40-foot window to window setback between
 Lots 15 through 35, Lots 41 through the east side of Lot 46, Lot 55 and
 the east side of Lot 56, and Lots 57 through 61; Variance Request No. 5 -
 from Section 1801.2.C.1 and Section V.B.3.b to permit a height to height
 setback of 16 feet in lieu of the required 40 feet for elevation height
 of 30 feet between Lots 15 through 35, 41 through 44 and 55 through 61
 and Variance Request No. 6 - from Section 1801.2.C.2.a of the B.C.Z.R. and
 Section V.B.5.a of the C.M.D.P. to permit a side building face to rear
 boundary setback of 20 feet for Lots 46 and 55 and 57 for Lot 54 in
 lieu of the required 35 feet each, be and are hereby GRANTED, subject
 to the following restrictions:

1011 Moore Farm Lane.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1801.2 C.C.P.B. of the M.C.E.N.C. and Section V.B.6.c of the C.N.E.P. to permit a side building fence to side building face a maximum of 25 feet in lieu of the required 40-foot fence to the window setback of the main side of Lot 54, be and is hereby GRANTED; and,

Timothy M. Motroco
TIMOTHY M. MOTROCO
Deputy Sewing Commissioner
for Baltimore County



CIVIL ENGINEERS & LAND SURVEYORS
658 KENILWORTH DRIVE, SUITE 100
TOWSON, MARYLAND 21204
(301) 825-8120

