

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Dogwood Road, 164' W		
Of centerline of Hillside Street	*	DEPUTY ZONING COMMISSIONER
1 st Election District		
2 nd Councilmanic District	*	OF BALTIMORE COUNTY
(6320 Dogwood Road)		
	*	CASE NO. 00-114-A
Roger W. Warren		
Petitioner	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owner of the subject property, Roger W. Warren. The variance request is for property located at 6320 Dogwood Road, located in the Woodlawn area of Baltimore County. The Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

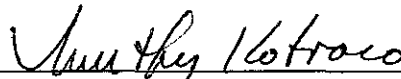
ORIGINAL FILED FOR FILING
 Date 10/15/89
 BY R. J. [Signature]

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15th day of October, 1999 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are a condition precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.
- 2) The Petitioner or subsequent owners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
- 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.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 10/15/99 BY R. JAMESON



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

October 15, 1999

Mr. Roger W. Warren
6320 Dogwood Road
Baltimore, Maryland 21207

Re: Petition for Administrative Variance
Case No. 00-114-A
Property: 6320 Dogwood Road

Dear Mr. Warren:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from 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 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6320 Dogwood Rd
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Name - Type or Print Mr Roger McHone Warren
Signature Roger W Warren
Name - Type or Print _____
Signature _____

Address 6320 Dogwood RD Telephone No. 410 944 1411
City Baltimore State MD Zip Code 21207

Representative to be Contacted:

Name Mr Roger W Warren
Address 6320 Dogwood RD Telephone No. 410 944 1411
City Baltimore State MD Zip Code 21207

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. DD-114-A

Reviewed By JJA Date 9-15-99

Estimated Posting Date 9-26-99

REC'D 9/15/99

ORIGINAL FILED FOR FILING 10/15/99

Affidavit in Support of Administrative Variance

00-114-A
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

6320 Dogwood Rd
Address
Baltimore Md 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I would like to replace the existing garage because it is
in need of extensive repairs and I need more room for my
antique cars.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

x Roger W Warren
Signature

Signature

x Roger W Warren
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of Sept, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Sept 14th 1999

Notary Public

Darlene Monaghan
BARLENE MONAGHAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 31, 2001

Affidavit in Support of Administrative Variance

00-114-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6320 Dogwood Rd
Address
Baltimore MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

I would like to replace the existing garage because it is in need of extensive repairs and I need more room for my antique cars.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X Roger W Warren
Signature

Signature

X Roger W Warren
Name - Type or Print

Name - Type or Print

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the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Sept 14 1999
Date

Darlene Monaghan
Notary Public

My Commission Expires DARLENE MONAGHAN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 31, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6320 Dogwood RD
which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To allow an accessory structure (detached garage) to be located in the side yard in lieu of the required rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

Representative to be Contacted:

Name

Address

City

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 15 day of September, 1999 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 00-114-A

REV 9/15/98

Reviewed By [Signature]

Date 9-15-99

Estimated Posting Date 9-26-99

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 6320 Dogwood Rd.

00-114-A

Beginning at a point on the north side of Dogwood Rd. Which is 22 ft. wide at the distance of 164 ft. west of the centerline of the nearest improved intersecting street Hillside St , which is 21 ft. 6 inches wide. Containing 44,450 sq. ft.. Also known as 6320 Dogwood Rd. , and located in the 1st. Election district, 2nd. Councilmanic District.

**"As recorded in deed 6320 Dogwood Rd. Primary Residence WPC # 470, Folio #474.
6320 Dogwood Rd. Not a primary residence - Liber CWBJR # 1064, Folio# 577.
Liber WPC #510, Folio#14
Liber RJS #1359, Folio # 77**

114

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

Case No. **0622298**

DATE 9-15-99 ACCOUNT R. 001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Ms. Meneghen

FOR: Resident's balance filing fee at 6320 Dogwood Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL DATE
9/15/99 9/15/99 11-53-20
REG 4605 CASHIER NOTE REC PRINCE
DEPT 5 528 ZONING VERIFICATION
RECEIPT # 122499
IN NO. 0622298

Receipt Tot 40.00
00 FX 10.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 00-114-A
PETITIONER/DEVELOPER:
(Roger Warren)
DATE OF Closing
(Oct. 11, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 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
6320 Dogwood Road Baltimore, Maryland 21207 _____

The sign(s) were posted on _____ 9-24-99 _____
[Month, Day, Year]

Sincerely,

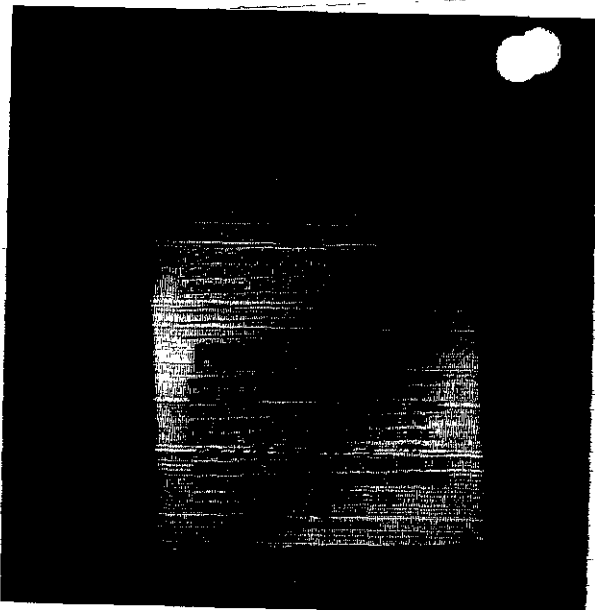

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ [410]-687-8405 _____
[Telephone Number]



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

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

For Newspaper Advertising:

Item Number or Case Number: DD - 114-A
Petitioner: Roger W. Warren
Address or Location: 6320 Dogwood Rd Balto, Md, 21207

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: same

Telephone Number: (410) 944-1411

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 00- 114 -A Address 6320 Dogwood Rd
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 9-15-99 Posting Date: 9-26-99 Closing Date: 10-11-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 00- 114 -A Address 6320 Dogwood Rd
Petitioner's Name Roger Warren Telephone _____
Posting Date: 9-26-99 Closing Date: 10-11-99
Wording for Sign: To Permit an accessory structure (detached garage) in
the side yard in lieu of the required rear yard.



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 12, 1999

Mr. Roger Warren
6320 Dogwood Road
Baltimore, MD 21207

Dear Mr. Warren:

RE: 00-114-A , 6320 Dogwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on .

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

October 10, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Owen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF October 12, 1999

Item No.: See Below

Dear Ms. Stephens:

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.

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

101, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112,
114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124,
125, 126, 127, 128 and 129

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 837-4881, MS-1101F

cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

AV
10/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: October 8, 1999

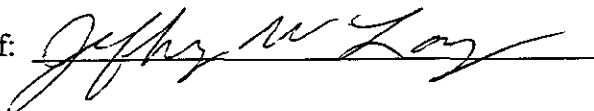
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 108, 113, 114, 117, 123, 124, and 129

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8-25-99

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

RE: Baltimore County
Item No. 114 JJS

Dear Ms Stephens:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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
Department of Permits and
Development Management

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

November 4, 1999

Mr. Michael Somers
Ruxton County School
11202 Garrison Forest Road
Owings Mills, Maryland 21117

Dear Mr. Somers:

RE: Zoning Case #00-014-A, Ruxton County School, 11202 Garrison Forest Road,
4th Election District

Thank you for your request of October 26, 1999 to W. Carl Richards, Zoning
Supervisor. This matter has been referred to me reply.

You specifically asked for confirmation that no appeal was filed against the
referenced zoning case which, granted a building length of 455 feet in lieu of the
maximum 300 feet. Please be advised that no appeal was filed against the case.

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,

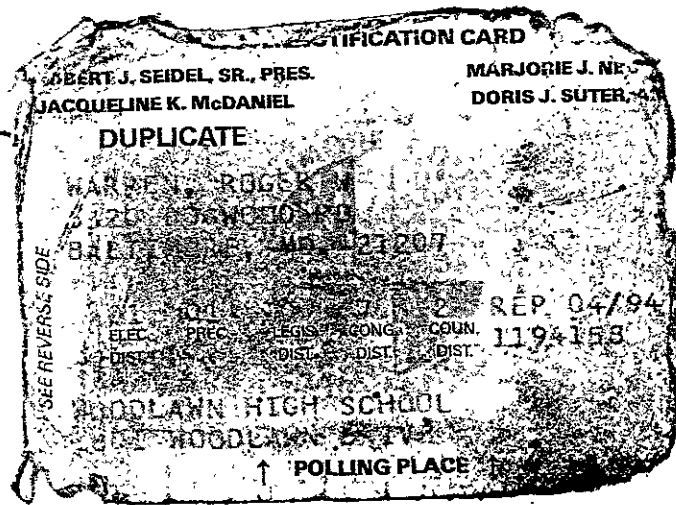
A handwritten signature in black ink, appearing to read "M. Kellman".

Mitchell J. Kellman
Planner II
Zoning Review

MJK:kew

c: Zoning Case 00-014-A





(2)

→ 114

00-114-A

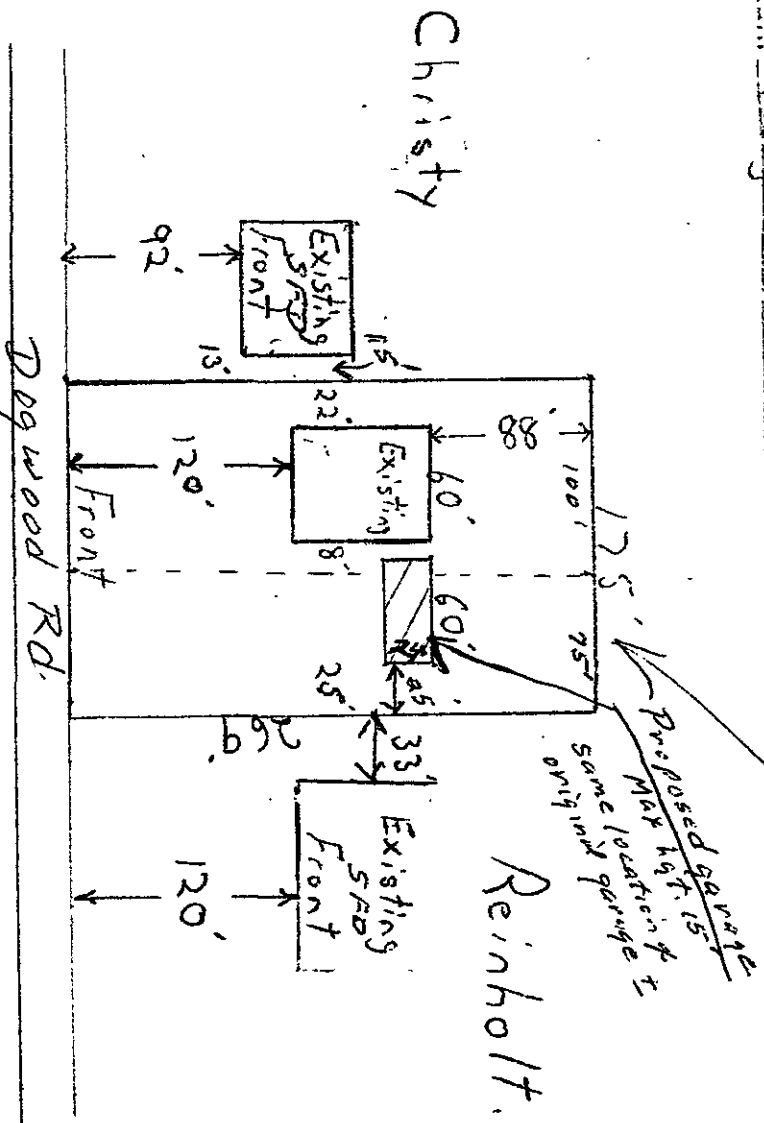
Plan to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: 6320 Dogwood Rd

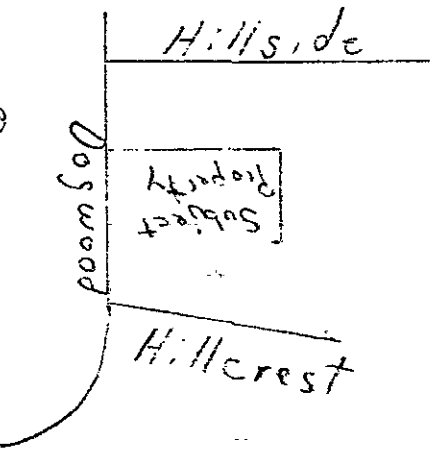
Tax # 01-23-003770

Subdivision name: Follow - 1st - section 1
 plat book: Follow - 1st - section 1
 OWNER: Rogel Warren



00-114-A

North
 date: 9/10/99
 prepared by: CW
 Scale of Drawing: 1" = 100'



① Vicinity Map
 north
 scale: 1" = 1000'

LOCATION INFORMATION

Election District: 2
 Councilmanic District: 2

1" = 200' scale map: NW, 2-F

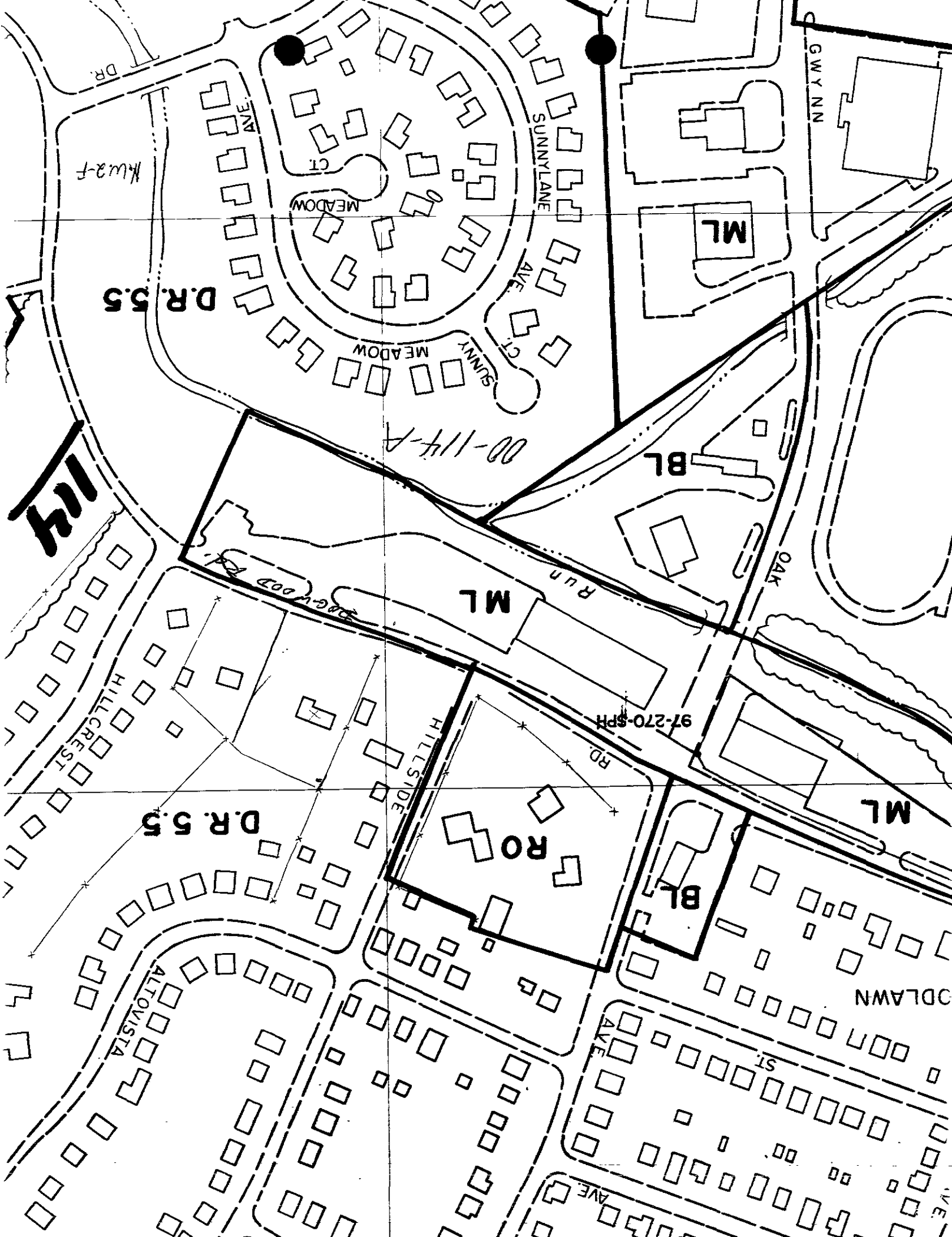
Zoning: DR-5.5
 Lot size: 1.08 47,025
 acreage square feet

SEWER: ☒ public ☐ private
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: AA ITEM #:
 CASE #:
114

PET. EX. #1





Looking EAST on
Dogwood Rd

00-114-A



standing in
Drive way, Looking
East on Dogwood Rd

114

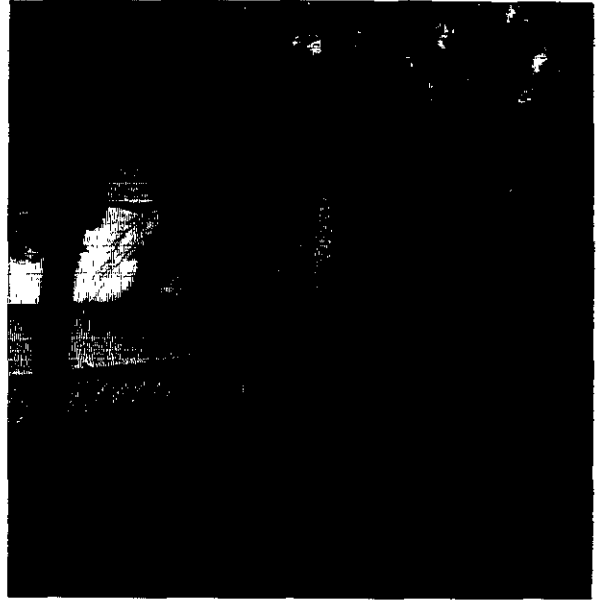


Looking WEST on
Dogwood Rd

00-114-A



Mr Rinehold House
from Warren Property Line # 114



Mr Christy House From
Mr Warren Property Line # 114

A resident asked if the Camp Chapel side of the property will drain to one of the proposed stormwater management facilities. Mr. Rorke stated that side of the property will drain to a State Highway maintained facility nearby.

A resident in attendance asked who would maintain the open space proposed on the plan. Mr. Macks stated the open space areas will be maintained by the apartment complex owner. The resident suggested walkways be constructed as to make it easy for residents to walk to Camp Chapel Church.

A member of the Camp Chapel Church asked if a sewer connection will be provided along Honeygo Boulevard to the Camp Chapel Church. Mr. Rorke stated such a connection will be provided.

A resident asked what if the developer abandoned the site prior to construction being completed. Mr. Hoffman stated the developer is required to post security that insures enough funds are available to complete the project should that occur.

A resident asked what was the proposed name of the development. Mr. Macks stated it will be called Honeygo Village Center.

A citizen asked if a traffic light is being proposed at Joppa Road and Cowenton Road. Mr. Rorke stated a traffic light is not being proposed. Another resident expressed concern for traffic traveling on Gerst Road.

A resident asked if an archeological investigation has been done on the property. Mr. Hoffman stated no one has suggested a need for such an investigation.

A resident asked about stormwater run-off. Mr. Rorke stated the county requires infiltration for the first one inch of runoff. In response to another question, Mr. Rorke stated the water coming from the spring on the property will be managed in the Rexis Road stormwater management facility.

Mr. Hoffman responded to a questioner that a special exception hearing before the zoning commissioner will be required prior to construction of the assisted living facility.

A resident asked about school enrollment for this project from the Board of Education. Mr. Rascoe stated their projection is not in the file, but would contact Board of Education representatives for the numbers. Mr. Rascoe stated the number is base on the housing types proposed on the site.

A resident asked if there would be a traffic light at Honeygo Boulevard. Mr. Hoffman stated there will be a left turn lane to help ease traffic movements, but no light is being proposed.

In response to a question, Mr. Macks stated signs in the development will be consistent with Honeygo Plan regulations will be similar to signs seen in Columbia, Maryland.



00-114-A

my Driveway Looking across Dogwood Rd
To The West



114

my Drive way Looking across Dogwood Rd.
To The East



Mr Reinholdt
House East side

20-114-A

Property Line

114

Mr Reinholdt
House East side





6320 Dogwood Rd
West side of Drive

00-114-A



6320 Dogwood Rd
 Looking up Drive
 way.

114



6320 Dogwood Rd
East side of
 Driveway

All Views are
from Dogwood Rd
 (front)



00-114-A

6320 House
Dogwood Rd
mr Warren

114



6320 Garage
and shed.
Dogwood Rd
mr Warren

Existing garage
to be removed &
replaced with a
new 60' x 24' x 15'
detached ^{mov}



00-114-A

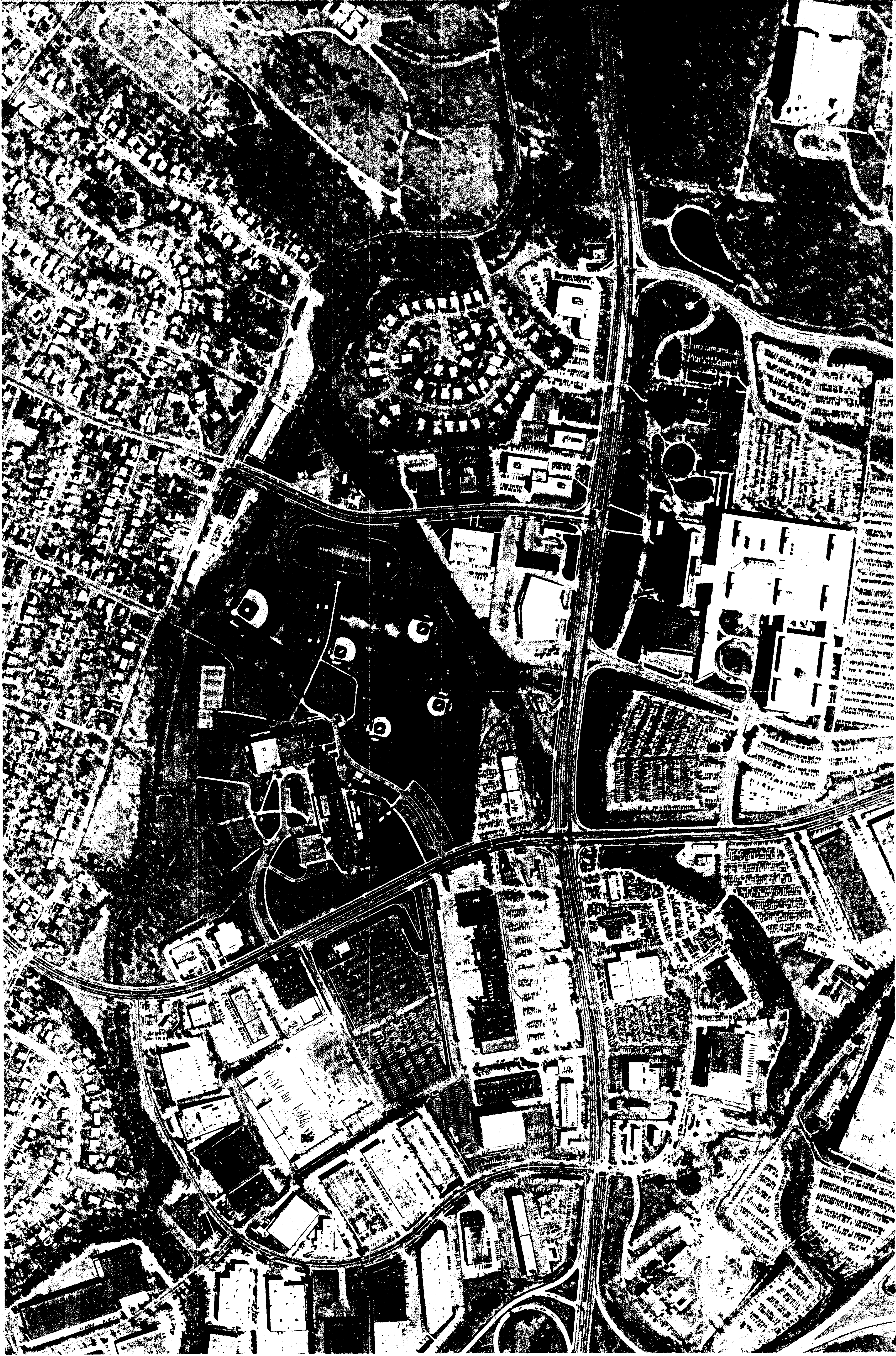
Mr. Christy
Lot
West side

↑
Property
Line

114



Westside Lot
Mr Christy



LOCATION

SHEET

SCALE
1" = 200'

WOODLAWN

NW
2-F

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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