IN RE: PETITION FOR VARIANCE NW/S Cross Road, 390' SW of Forge Road 11th Election District 5th Councilmanic District (9724 Cross Road) Sam & Michelle Rubino *Petitioner*	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 03-197-SPHA

* * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Variance filed by the legal owners of the subject property, Sam and Michelle Rubino. The Petitioners are requesting this special variance relief for property located at 9724 Cross Road. The subject property is zoned D.R.3.5H.

Appearing at the hearing on behalf of the variance request were Michelle Rubino, one of the owners of the property and Scott Lindgren representing Gerhold, Cross & Etzel, the surveyors who prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special variance relief, consists of a total of 1.002 acres, more or less, zoned D.R.3.5H. At the present time, the property has two existing single-family residential dwellings located thereon. One of those dwellings is owned by the Petitioners herein, Sam and Michelle Rubino. That proposed lot is shown as Lot #2B and contains 0.25 acres. Lot #2A is owned by Ms. Rubino's parents and it contains 0.752 acres, more or less. The purpose of the hearing is to approve the subdivision of the property into two lots shown on the site plan submitted as Lot #2A and Lot #2B. This will allow the home in which Mr. & Mrs. Rubino reside to become separate and apart from the overall one-acre parcel. In order to proceed with this subdivision, the special variance relief is

12/11/02

necessary in that these existing dwellings fail to meet the basic services sewerage mapping standards and other standards as contained within Section 4A02.4.C and G of the Baltimore County Zoning Regulations.

After considering the testimony and evidence offered at the hearing, I find that the Petition for Special Variance should be granted in that the demand or impact of this development will be less than that assumed by the District Standard that would otherwise restrict or prohibit the development, and that the granting of this petition does not adversely affect the person whose application was filed prior to the Petitioners' application in accordance with Section 4A02.3.G.2.b.

THEREFORE, IT IS ORDERED, this 11th day of December, 2002, by this Deputy Zoning Commissioner, that the Petitioners' Petition for Special Hearing for a variance of the basic services sewerage mapping standards and from the provisions of subsection 4A02.4.G of the Baltimore County Zoning Regulations, be and is hereby GRANTED,

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty (30) days of the date of this Order.

Timothy Kotroco

TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

12/11/02

Baltimore County
Zoning Commissioner

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

December 11, 2002

Mr. & Mrs. Sam Rubino
9724 Cross Road
Perry Hall, Maryland 21128

Re: Petition for Variance
Case No. 03-197-SPHA
Property: 9724 Cross Road

Dear Mr. & Mrs. Rubino:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Special 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 Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy Kotroco

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Scott Lindgren
Gerhold, Cross & Etzel
320 E. Towsontown Boulevard, Suite 100
Towson, MD 21286

Petition for Special Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9724 Cross Road

which is presently zoned D.R. 3.5H

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)

4A02.4.C - Variance of the Basic Services Sewerage Mapping Standards

4A02.4.G - Petition for Special Variance from provisions of this subsection

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

The existing dwelling, #9724 Cross Road, was constructed, connected to public utilities and issued an occupancy permit under valid building permit B-433835.

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

12/11/02 JR Genestor

Legal Owner(s):

Sam Rubino
Name - Type or Print

Signature

Michelle Rubino
Name - Type or Print

Signature

9724 Cross Road — 410 248-2234
Address — Telephone No.

Perry Hall — MD — 21128
City — State — Zip Code

Representative to be Contacted:

Scott Lindgren
Gerhold, Cross & Etzel, Ltd.
Name

320 E. Towsontown Blvd. #100 — 410 823-4470
Address — Telephone No.

Towson — MD — 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP **Date** 10/23/02

Case No. 03-197-SAHSA

REV 9/15/98

Honeygo Special

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9724 Cross Road

which is presently zoned D.R. 3.5H

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)

4A02.4.G - Petition for Special Variance from provisions of this subsection

259.7.E.4 - Variance of the Honeygo Area, Belair Road Subarea Threshold Limits Requirements

259.7.S - Variance of the Sewer Connection Requirements

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

The existing dwelling, #9724 Cross Road, was constructed, connected to public utilities and issued an occupancy permit under a valid building permit B-433835.

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):

Sam Rubino
Name - Type or Print

Signature

Michelle Rubino
Name - Type or Print

Signature

9724 Cross Road — 410 248-2234
Address — Telephone No.

Perry Hall — MD — 21128
City — State — Zip Code

Representative to be Contacted:

Scott Lindgren
Gerhold, Cross & Etzel, Ltd.
Name

320 E. Towsontown Blvd. #100 — 410 823-4470
Address — Telephone No.

Towson — MD — 21286
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 03-197-SASHA

Reviewed By SNP **Date** 10/23/02

REV 9/15/98

Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906
Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax. (410) 823-4473 • www.gcelimited.com

October 21, 2002

ZONING DESCRIPTION
KRAFT PROPERTY

Beginning for the same on the northwest side of Cross Road 390' more or less southwesterly measured along the northwest side of Cross Road from the center of Forge Road, thence running along the northwest side of Cross Road 1) South 42 degrees 15 minutes 38 seconds West 92.00 feet, thence leaving Cross Road and running 2) North 47 degrees 48 minutes 18 seconds West 118.37 feet, 3) North 42 degrees 11 minutes 42 seconds East 92.00 feet and 4) South 47 degrees 48 minutes 18 seconds East 118.37 feet to the place of beginning.

Containing 0.250 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the proposes of conveyance.

STATE OF MARYLAND
SCOTT ALAN LINDGREN
No. 21081
PROFESSIONAL LAND SURVEYOR

10/21/02

X:\Rubino\zoningdesc.doc

03-197-SAHSA

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 18913

DATE 10/23/02 ACCOUNT R-001-001-6150

AMOUNT $ 100.00

RECEIVED FROM: Gerald Cross & Eric Cross

FOR: 9724 Cross Road (Robin)

03-197-SAHSA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
10/23/2002	10/23/2002	10:17:40

REG WS04 WALKIN BOOL DMD DRAWER 2
>>RECEIPT # 200012 10/23/2002 OFLH
Dept 5 528 ZONING VERIFICATION
CR NO. 018913
Recpt Tot $100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING 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: #03-197-SAH
9724 Cross Road
N/W side of Cross Road, 390' feet south west of Forge Road
11th Election District -- 5th Councilmanic District
Legal Owner(s). Sam and Michelle Rubino

Honeygo Special Variance: to the Honeygo Area, Belair Road Subarea Threshold Limits requirements and, also, **Special Variance:** to Basic services Sewerage Mapping standards and the provisions of this subarea

Hearing: Tuesday, December 10, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386

(2) For information concerning the File and/or Hearing Contact the Zoning Review Office at (410) 887-3391.

JT 11/760 Nov. 26 C576079

CERTIFICATE OF PUBLICATION

11/27/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/26/, 2002.

☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

S. Wilkinson

LEGAL ADVERTISING

Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax. (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 03-197-SAH
PETITIONER/DEVELOPER:
Sam, and Michelle Rubino
DATE OF HEARING:
Tuesday, December 10 , 2002

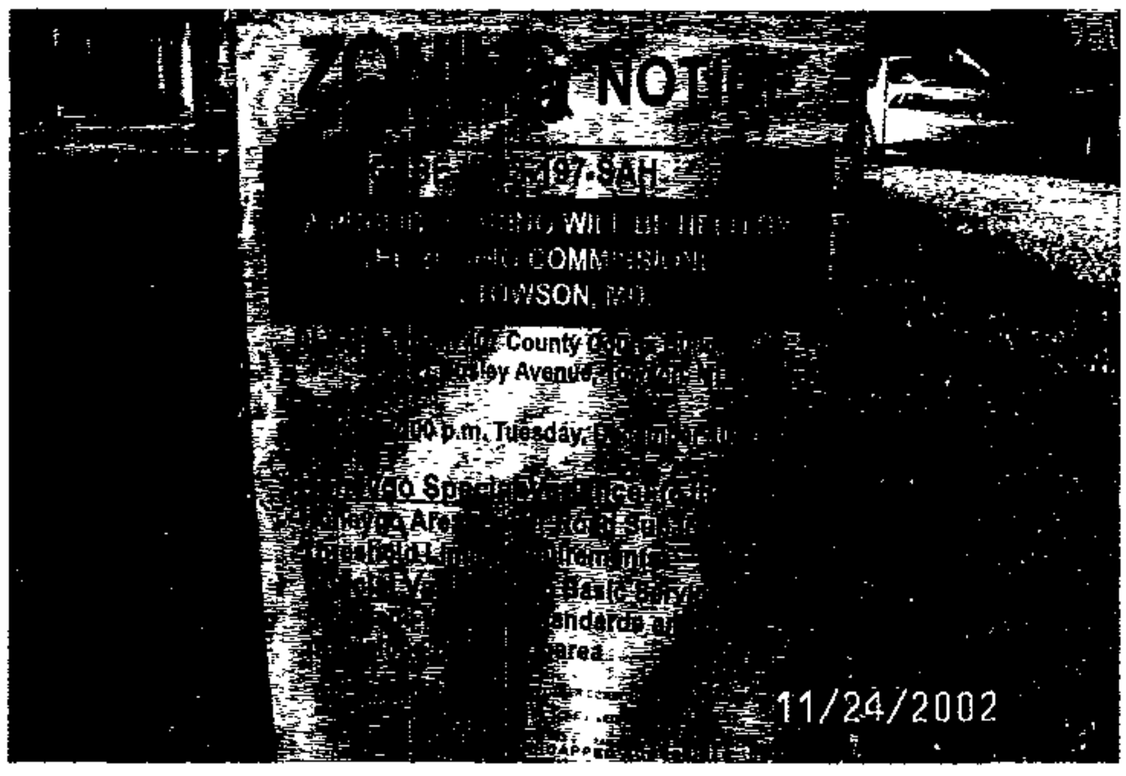
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: REBECCA HART

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

LOCATION:
9724 Cross Road
N/W side of Cross Road,
390 feet south west of Forge Road



POSTED ON : November 23, 2002

DATE:
November 25, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

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: 03-197-SAHSA

Petitioner: SAM & MICHELLE RUBINO

Address or Location: 9724 CROSS ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SAM & MICHELLE RUBINO

Address: 9724 CROSS ROAD
PERRY HALL, MD 21128

Telephone Number: 410-248-2234

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, November 26, 2002 Issue – Jeffersonian

Please forward billing to:
Sam and Michelle Rubino 410-248-2234
9724 Cross Road
Perry Hall, MD 21128

NOTICE OF ZONING 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: 03-197-SAH
9724 Cross Road
N/W side of Cross Road, 390 feet south west of Forge Road
11th Election District – 5th Councilmanic District
Legal Owner: Sam and Michelle Rubino

Honeygo Special Variance to the Honeygo Area, Belair Road Subarea Threshold Limits requirements and, also, Special Variance to Basic services Sewerage Maping standards and the provisions of this subarea.

HEARING: Tuesday, December 10, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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 6, 2002

NOTICE OF ZONING 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: 03-197-SAH
9724 Cross Road
N/W side of Cross Road, 390 feet south west of Forge Road
11th Election District – 5th Councilmanic District
Legal Owner: Sam and Michelle Rubino

Honeygo Special Variance to the Honeygo Area, Belair Road Subarea Threshold Limits requirements and, also, Special Variance to Basic services Sewerage Maping standards and the provisions of this subarea.

HEARING: Tuesday, December 10, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

AJ:rlh

C: Sam and Michelle Rubino, 9724 Cross Road, Perry Hall 21128
Scott Lindgren, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., #100, Towson 21286

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 25, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Printed with Soybean Ink
on Recycled Paper

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

December 6, 2002

Sam Rubino
Michelle Rubino
9724 Cross Road
Perry Hall, MD 21128

Dear Rubino:

RE: Case Number: 03-197-SAH, 9724 Cross Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 23, 2002.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel
Scott Lindgren, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21286

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/TGT

DATE: November 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of November 4, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

197

193-202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For November 12, 2002
Item Nos. 193, 194, 195, 196, 197, 198,
199, 200, 201, and 202

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

RWB:CEN:jrb

cc: File

Baltimore County
Fire Department

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

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

November 7, 2002

ATTENTION: George Zahner

Property Owner: Distribution Meeting of November 4, 2002

Location:

Item No.:

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

193-202 197

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.6.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 137 JHP

Dear. Mr. Zahner:

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

Sim
12/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 7, 2002

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

SUBJECT: 9724 Cross Road

INFORMATION:

Item Number: 03-197

Petitioner: Sam Rubino

Zoning: DR 3.5H

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A Cunningham

Section Chief: Lynn Lanham

AFK/LL:MAC:

RE:	HONEY-GO SPECIAL PETITION FOR VARIANCE 9724 Cross Road NW/side of Cross Road, 390' south west of Forge Road 11th Election District 5TH Councilmanic District Legal Owner: Sam & Michelle Rubino Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-197-SAH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.

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

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6TH day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to Scott Lindgren, GERHOLD, CROSS & ETZEL, LTD, 320 E. Towsontown Blvd., Suite 100, Towson, MD 21286 Representative for Petitioner(s).

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

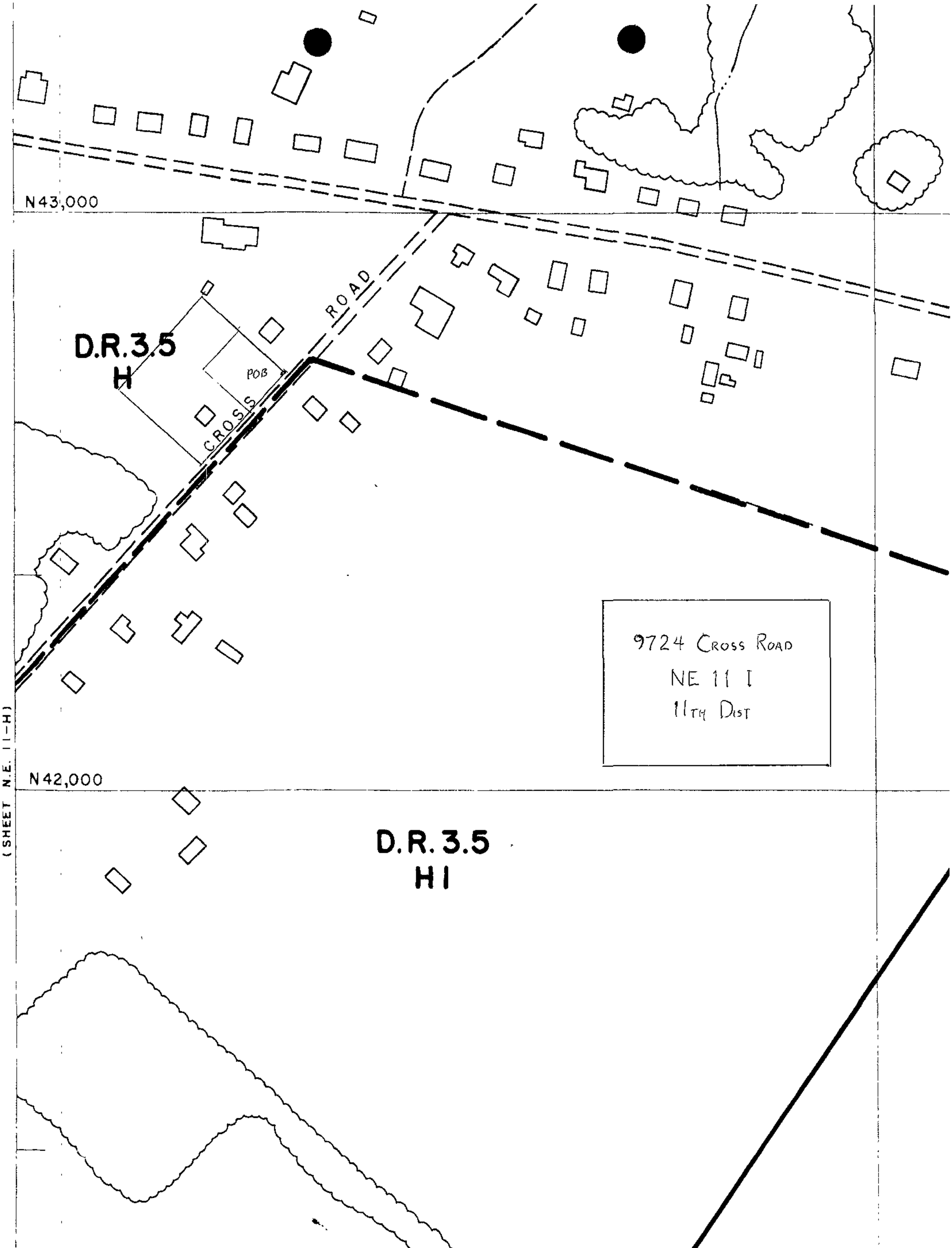
RECEIVED
By bh

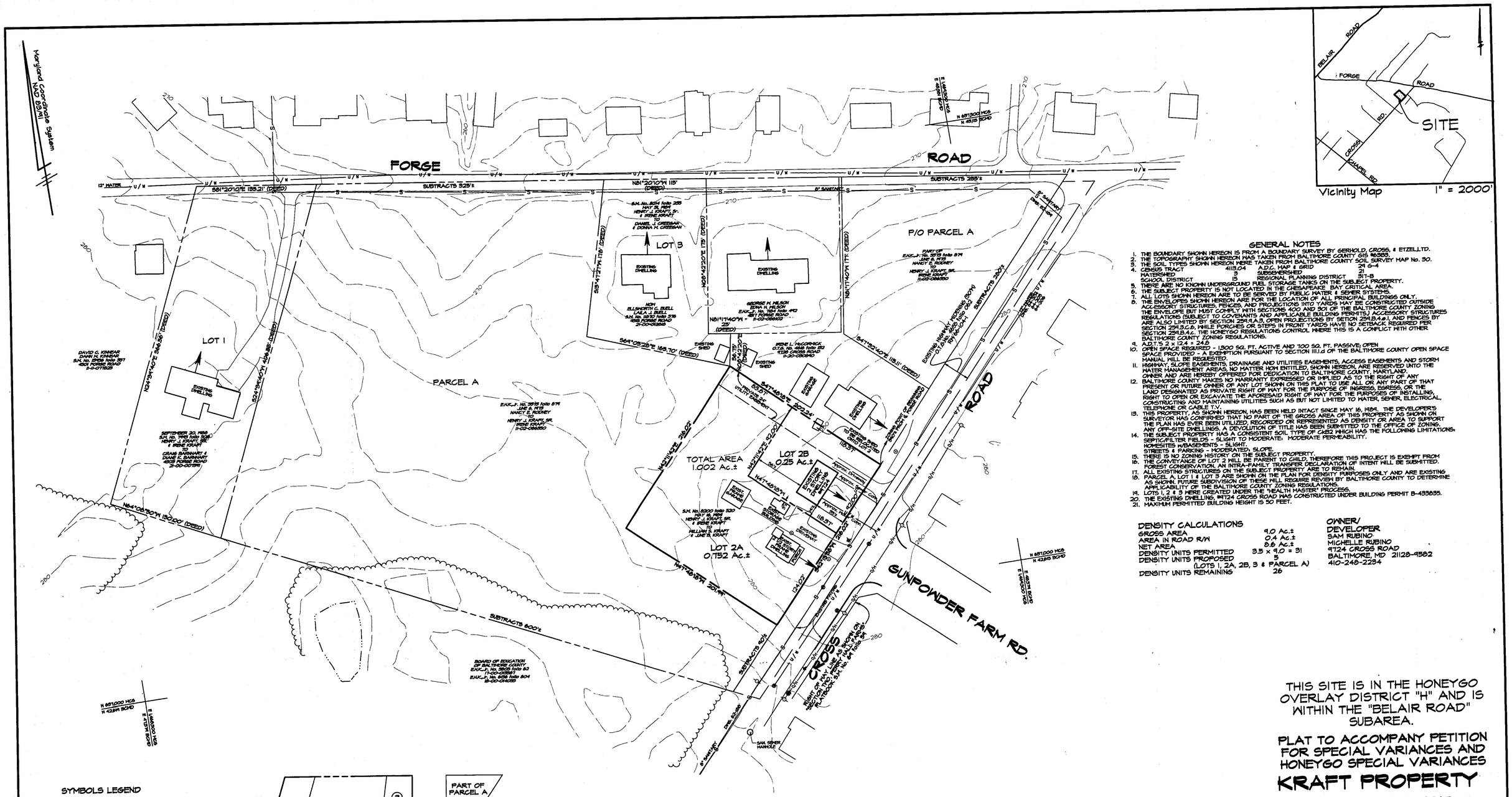
PLEASE PRINT CLEARLY

CASE NAME
CASE NUMBER 03-197-SAH
DATE DECEMBER 10, 2002

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
SCOTT LINDGREN GERHOLD, CROSS & ETZEL, LTD	SUITE 100 320 E. TOWSONTOWN BLVD	TOWSON, MD 21286	slindgren@gcelimited.com
Michelle Rubino	9724 Cross Rd	Perry Hall, Md 21128	Samrubino1@msn.com


N43,000
ROAD
D.R.3.5
H
POB
CROSS
9724 Cross Road
NE 11 I
11th Dist
N42,000
(SHEET N.E. 11-H)
D.R.3.5
H I



Vicinity Map 1" = 2000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZEL, LTD.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS #0383.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 30.
4. CENSUS TRACT 4115.04 A.D.C. MAP & GRID 24 G-4
   WATERSHED 3 SUBGENERSHED 21
   SCHOOL DISTRICT 15 REGIONAL PLANNING DISTRICT 317-B
5. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
7. THE SUBJECT PROPERTY IS TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS.
8. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS.
9. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY.
10. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS.) ACCESSORY STRUCTURES ARE ALSO LIMITED BY SECTION 259.1.A.3. OPEN PROJECTIONS BY SETION 259.B.4.a.1. AND FENCES BY SECTION 259.3.C.6. WHILE PORCHES OR STEPS IN FRONT YARDS HAVE NO SETBACK REQUIRED PER SECTION 259.B.4.c. THE HONEYGO REGULATIONS CONTROL WHERE THIS IS A CONFLICT WITH OTHER BALTIMORE COUNTY ZONING REGULATIONS.
11. A.D.T.S 2 x 12.4 = 24.8
12. OPEN SPACE REQUIRED - 1,300 SQ. FT. ACTIVE AND 700 SQ. FT. PASSIVE; OPEN SPACE PROVIDED - A EXEMPTION PURSUANT TO SECTION 1111.d OF THE BALTIMORE COUNTY OPEN SPACE MANUAL WILL BE REQUESTED.
13. HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
14. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE T.V.
15. THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTACT SINCE MAY 16, 1984. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS. A DEVOLUTION OF TITLE HAS BEEN SUBMITTED TO THE OFFICE OF ZONING.
16. THE SUBJECT PROPERTY HAS A CONSISTENT SOIL TYPE OF CAB2 WHICH HAS THE FOLLOWING LIMITATIONS:
    SEPTIC/FILTER FIELDS - SLIGHT TO MODERATE; MODERATE PERMEABILITY.
    HOMESITES W/BASEMENTS - SLIGHT.
    STREETS & PARKING - MODERATED; SLOPE.
15. THERE IS NO ZONING HISTORY ON THE SUBJECT PROPERTY.
16. THE CONVEYANCE OF LOT 2 WILL BE PARENT TO CHILD, THEREFORE THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION. AN INTRA-FAMILY TRANSFER DECLARATION OF INTENT WILL BE SUBMITTED.
17. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY ARE TO REMAIN.
18. PARCEL B, LOT 1 & LOT 3 ARE SHOWN ON THE PLAN FOR DENSITY PURPOSES ONLY AND ARE EXISTING AS SHOWN. FUTURE SUBDIVISION OF THESE WILL REQUIRE REVIEW BY BALTIMORE COUNTY TO DETERMINE APPLICABILITY OF THE BALTIMORE COUNTY ZONING REGULATIONS.
19. LOTS 1, 2 & 3 WERE CREATED UNDER THE "HEALTH MASTER" PROCESS.
20. THE EXISTING DWELLING, #9724 CROSS ROAD WAS CONSTRUCTED UNDER BUILDING PERMIT B-433635.
21. MAXIMUM PERMITTED BUILDING HEIGHT IS 50 FEET.

DENSITY CALCULATIONS

GROSS AREA	9.0 Ac.±
AREA IN ROAD R/W	0.4 Ac.±
NET AREA	8.6 Ac.±
DENSITY UNITS PERMITTED	3.5 x 9.0 = 31
DENSITY UNITS PROPOSED (LOTS 1, 2A, 2B, 3 & PARCEL A)	5
DENSITY UNITS REMAINING	26

OWNER/
DEVELOPER
SAM RUBINO
MICHELLE RUBINO
9724 CROSS ROAD
BALTIMORE, MD 21128-9582
410-248-2234

THIS SITE IS IN THE HONEYGO OVERLAY DISTRICT "H" AND IS WITHIN THE "BELAIR ROAD" SUBAREA.

PLAT TO ACCOMPANY PETITION FOR SPECIAL VARIANCES AND HONEYGO SPECIAL VARIANCES

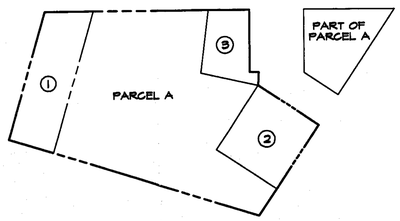
KRAFT PROPERTY

#9722 & #9724 CROSS ROAD
Deed Ref: S.M. No.14885 folio 157
Tax Account No.: 21-00-012548
Zoned D.R. 3.5-H
Tax Map 63; Grid 23; Parcel 622
11th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Pet Ex #1

SYMBOLS LEGEND

- WOODS LINE
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE
- UTILITY POLE
- EXISTING CLEANOUT
- FIRE HYDRANT
- WATER METER
- GAS VALVE
- MANHOLE
- EXISTING STRUCTURES
- PROPOSED DWELLING
- CONTOURS



DEVOLUTION OF TITLE

PROPERTY AS OF AUGUST 24, 1952 - 8.6 Ac.±

OUT-CONVEYANCES

1. SEPTEMBER 20, 1986 - S.M. No. 7985 folio 508 1.135 Ac.± TO CRAIG & DIANE BARNHART
2. MAY 16, 1984 - S.M. No. 8200 folio 320 1.002 Ac.± TO WILLIAM & JUNE KRAFT (SUBJECT PROPERTY)
3. MAY 31, 1984 - S.M. No. 8214 folio 235 0.977 Ac.± TO DANIEL & DONNA GREEGAN

ZONING MAP NE 111

RESIDENTIAL BUILDING SETBACKS
HONEYGO OVERLAY DISTRICT D.R. 3.5H

FROM BUILDING FACE TO: RIGHT OF WAY OF A COLLECTOR STREET, NEIGHBOR HOOD STREET, ALLEY OR COURT	10'
FROM BUILDING FACE TO: RIGHT OF WAY OF A MAJOR OR MINOR ARTERIAL OR COLLECTOR ROAD	40'
FROM BUILDING FACE TO: FRONT PROPERTY LINE (NOT A STREET)	30'
REAR PROPERTY LINE	50'
FROM BUILDING FACE TO: THE SIDE YARD LOT LINE THAT IS NOT ADJACENT OR THE SAME AS A PUBLIC RIGHT OF WAY IF THE DWELLING UNIT HAS A SIDE OR REAR ENTRY GARAGE	6'
FRONT ENTRY GARAGE SHAL BE RECESSED BEHIND THE FRONT FACADE OF THE DWELLING	8' min.
SIDE BLDG. FACE TO SIDE BLDG. FACE	<20' HIGH - 16', OR >20' HIGH - 20'
SIDE BLDG. FACE TO TRACT BOUNDARY	15'

VARIANCES BEING REQUESTED

SPECIAL VARIANCES

SECTION 4A02.4.C: VARIANCE OF THE BASIC SERVICES SEWERAGE MAPPING STANDARDS

SECTION 4A02.4.G: PETITION FOR SPECIAL VARIANCE FROM PROVISIONS OF THIS SUBSECTION

HONEYGO SPECIAL VARIANCE

SECTION 4A02.4.G: PETITION FOR SPECIAL VARIANCE FROM PROVISIONS OF THIS SUBSECTION

SECTION 259.7.E.4: VARIANCE OF THE HONEYGO AREA, BELAIR ROAD SUBAREA THRESHOLD LIMITS REQUIREMENTS

SECTION 259.7.S: VARIANCE OF THE SEWER CONNECTION REQUIRMENTS

STATE OF MARYLAND
SCOTT ALAN TINDALL
No. 21351
PROFESSIONAL LAND SURVEYOR
10/21/02

Scale: 1" = 50' AUGUST 12, 2002

REVISION	DATE
VARIANCES BEING REQUESTED AND SETBACK CHART REVISED	10/21/02

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Tonsontown Boulevard
Tonson, Maryland 21286
(410) 823-4470

TECHNICIANS: CRN FILE: X:\Rubino\zoning.pre