IN RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE S/S Oakland Road, E Keeney Mill Road 6th Election District 3rd Councilmanic District (Bisker Property) Todd L. Morrill *Developer/Petitioner*	* * * * * *	BEFORE THE HEARING OFFICER/ ZONING COMMISSIONER OF BALTIMORE COUNTY Case Nos. VI-247 & 03-420-A

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

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for Baltimore County pursuant to Section 26-206.1 of the Baltimore County Code, which permits a single public hearing for consideration of a proposed Development Plan and associated zoning relief. The Developer/Petitioner herein, Todd L. Morrill, seeks approval of a Red Line Development Plan proposing a subdivision of the subject property with five (5) single-family dwellings, one of which is existing. Additionally, zoning variance relief is requested from Section 1A03.4.B.(2)(d), to permit a building face to be located 50 ft. from an adjacent R.C.2 zone line in lieu of the required 100 ft., and for such other relief as may be necessary for the approval of the proposed Development Plan. In open hearing, the Petition for Variance was amended, as will be addressed hereinafter.

A review of the subject Development Plan has been in accordance with the process set out for development review in Title 26 of the Baltimore County Code. A Concept Plan was originally filed and a Concept Plan Conference held between representatives of the Developer and reviewing County agencies on July 8, 2002. Thereafter, on August 1, 2002, a Community Input Meeting was conducted at the Maryland Line Volunteer Fire Department. The Community Input Meeting affords residents of the community an opportunity to review the Development Plan and offer questions and comment on the proposed Development Plan. Thereafter, a Development Plan was submitted by the applicant and a Development Plan Conference

6/18/03

conducted between reviewing County agencies and the Developer's representatives on May 21, 2003. The Hearing Officer's Hearing was conducted on June 13, 2003.

Appearing at the Hearing Officer's Hearing was Todd Morrill, Developer/Petitioner. Also present was Guy Ward, the consultant from McKee & Associates, Inc., the preparers of the site plan. The Petitioner was represented by Howard L. Alderman, Jr., Esquire. Appearing from the agencies of Baltimore County, which reviewed the Development Plan, were Don Stires and Ron Goodwin (Bureau of Land Acquisition), Phil Martin (Development Plans Review), and Donna Thompson (Zoning Review), all from the Department of Permits & Development Management. Also present was Jan Cook from the Department of Recreation & Parks; Anne Roane from the Office of Planning; and R. Bruce Seeley from the Department of Environmental Protection and Resource Management (DEPRM). Chris Rorke, the Project Manager also appeared. Also appearing were several residents of the community. They included Richard Marconi and John G. Bowman, III. Also present were Ben and Debbie Radebaugh. Mr. and Mrs. Radebaugh were represented by Michael R. McCann, Esquire.

The subject property under consideration is an irregularly shaped parcel, approximately 27.2 acres in area, split-zoned R.C.2 (12.18 acres) and R.C.4 (15.01 acres). The property is located with frontage on Oakland Road, near Keeney Mill Road, just south of the Pennsylvania/Maryland line in northern Baltimore County. The property is presently improved with an existing single-family dwelling which will remain on Lot No. 1. Much of the parcel is presently in agricultural use.

The format and conduct of the Hearing Officer's hearing is governed by Section 26-206 of the Baltimore County Code. That section requires the Hearing Officer to first identify any open and unresolved issues. If issues are identified, then testimony and evidence is to be received to address each issue.

At the onset of the hearing, counsel for the Developer indicated that most of the issues regarding the proposal had been resolved. In this regard, the Development Plan features a series

6/18/03 R. Jones

of Red Line amendments which have been inserted to address Development Plan comments offered by the reviewing agencies of Baltimore County.

Counsel for the Developer's representation that there were no open issues was corroborated by the County representatives present. Ms. Thompson indicated that there were no outstanding zoning issues, Mr. Cook stated that there were no open issues from the Department of Recreation & Parks, and Messrs. Goodwin and Stires indicated that there were no unresolved issues on behalf of the Bureau of Land Acquisition. Additionally, on behalf of the Department of Public Works and the Development Plans Review Division of the Department of Permits & Development Management, Mr. Martin indicated that there were no outstanding issues.

An outstanding issue was raised by Bruce Seeley on behalf of DEPRM. This plan had been reviewed by Wally Lippincott of that office. Mr. Lippincott's comments were regarding the siting of the lots, in view of the agricultural nature of the property. This issue was related to an issue raised by the neighbors.

Although most County issues had been resolved, a number of issues were identified by the residents who appeared at the hearing. The issues generally related to landscaping, the location of the proposed dwellings, and the visibility of same from adjacent properties and vehicular access to the site.

The Hearing Officer's Hearing was adjourned in order to give counsel for the parties an opportunity to discuss the Development Plan in an effort to solve these issues. When the hearing was reconvened, the parties advised that their issues had been resolved and that amended notations and language were added to the Development Plan. These amendments were reflected not only in the typical red line changes, but also in yellow and orange coded changes. As more particularly shown on the Development Plan, the changes essentially relate to increased landscaping and the relocation of the proposed dwellings. As more particularly shown on the Development Plan, enhanced landscaping has been added to the northern side of the property to buffer the houses on the R.C.4 portion of the tract from the Bowman and Marconi properties.

Additionally, those houses have been slightly shifted in location. That shift has resulted in an amendment to the variance relief requested. As has been noted above, a Petition for Variance was filed to permit the two proposed houses in the R.C.4 zoned portion of the tract to be located 50 ft. from the R.C.2 zone line in lieu of the required 100 ft. Due to the relocation of the dwellings, this variance has been amended so that lesser relief is requested. Specifically, the houses have been moved in a westerly direction so that same will be 75 ft. (in lieu of 100 ft.) from the R.C.2 zone line. This relocation will make the houses less visible to adjacent properties. A note was also added to the plan stating that the existing dwelling on the R.C.4 zoned portion of the tract will remain as is. However, if that dwelling is razed or destroyed, approval will be sought to relocate a replacement dwelling to a less visible location.

The houses in the R.C.2 portion of the tract have also been relocated. Additionally, the driveway providing access to these two lots is reoriented so that it is located entirely upon the subject property. Presently, a part of that driveway is situated on Mr. Bowman's lot.

As noted above, these changes were primarily requested by the surrounding residents. However, the changes were reviewed by Mr. Seeley on behalf of DEPRM and Ms. Roane on behalf of the Office of Planning. These representatives indicated that the changes were acceptable to their respective departments.

Based upon the testimony and evidence offered, I am persuaded to approve the Development Plan. I believe that the Development Plan, as amended, is appropriate and conforms to all applicable regulations and standards of Baltimore County. In accordance with the Baltimore County Code, future detailed plans, which are required in Phase II of the review process, shall be in compliance with the amended Development Plan approved herein. The proposed houses shall be constructed in the location shown and landscaping shall be installed and maintained accordingly.

Finally, I am persuaded that variance relief should be granted. In this regard, I find that the Developer/Petitioner has met the requirements of Section 307 of the Baltimore County

Zoning Regulations and the case law.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition and Development Plan held, and after considering the testimony and evidence offered by the Developer/Petitioner, I find that the Developer/Petitioner's requests should be granted.

THEREFORE, IT IS ORDERED by this Hearing Officer/Zoning Commissioner for Baltimore County this 18th day of June, 2003, that the amended Development Plan submitted into evidence as Developer's Exhibit No. 1, for the project known as "The Bisker Property", be and is hereby APPROVED.

IT IS FURTHER ORDERED, that the variance relief requested from Section 1A03.4.B.(2)(d), to permit a building face to be located 50 ft. from an adjacent R.C.2 zone line in lieu of the required 100 ft. has been amended to reflect 75 ft. in lieu of the required 100 ft., be and is hereby GRANTED.

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

LAWRENCE E. SCHMIDT
HEARING OFFICER/ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

6/18/03
R. Jameson

Baltimore County
Zoning Commissioner

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

June 18, 2003

Howard L. Alderman, Esquire
Levin & Gann, PA
Nottingham Centre
8th Floor, 502 Washington Avenue
Towson, Maryland 21204

Re: Hearing Officer's Hearing No. VI-247 & Case No. 03-420-A
Property: ES/S Oakland Road, E Keeney Mill Road
6th Election District, 3rd Councilmanic District
(The Bisker Property)

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Development Plan and Petition for Variance have 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 & 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,

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

Copies to:

Todd L. Morrill
1917 Oakland Road
Freeland, MD 21053

Guy C. Ward
McKee & Associates, Inc.
5 Shawn Road, Suite 1
Cockeysville, MD 21030

Michael R. McCann
Fink & Bolton, PA
36 S. Charles Street, 12th Flr.
Baltimore, MD 21201-7700

Ben & Debbie Radebaugh
2019 Oakland Road
Freeland, MD 21053

John G. Bowman, III
1731 Oakland Road
Freeland, MD 21053

Richard Marconi
1918 Oakland Road
Freeland, MD 21053

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1917 Oakland Road

which is presently zoned RC-2/RC-4

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)

1A03.4.B.(2)(d)

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

plaese see attached

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:

N/A
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Legal Owner(s):

Todd L. Morrill
Name - Type or Print

Signature

Name - Type or Print

Signature

P.O. Box 121 410 472-0180
Address Telephone No.

Freeland MD 21053
City State Zip Code

Attorney For Petitioner:

Howard L. Alderman, Jr.
Name - Type or Print

Signature

Levin & Gann, P.A.
Company

Nottingham Centre, 8th Floor 410-321-0600
Address Telephone No.

502 WASHINGTON AVE
Towson MD 21204
City State Zip Code

Representative to be Contacted:

Guy C. Ward
Name

McKee & Associates, Inc. Suite 1 410 527-1555
Address Telephone No.

Cockeysville MD 21030
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 03-420-A

Reviewed By LTM Date 3/11/03

REVISED 5/15/98

6/18/03

Attachment 1
Petition for Variance

Case Number _____

Address: **1917 Oakland Road, (a.k.a. "Bisker Property" PDM # VI-247)**

Legal Owner(s): **Todd L. Morrill**

Petitioner : **Todd L. Morrill**

Present Zoning: **RC-2, RC-4**

Petition for Variance from Section:

A variance from BCZR Section 1A03.4B.2.d to permit a building face to be located 50 feet from the adjacent RC 2 zone line in lieu of the 100 feet required; and for such further relief as may be necessary for approval of the proposed development of the subject property as depicted on the Plan which accompanies this Petition..

Justification:

1. **Irregularaly shaped parcel;**
2. **Required setbacks from existing flood plain, stream and required buffers;**
3. **Existing topography;**
4. **Bifurcation of the parcel by the existing RC-2 / RC-4 zoning line;**
5. **Such further justification that will be presented at the time of hearing on this Petition**

#420

March 6, 2003

Zoning Description
1917 Oakland Road
6th Election District
Baltimore County, Maryland

Beginning at a point on the North side of Oakland Road, which is 18.5 feet wide at a distance of 33 feet West of the centerline of New Freedom Road, which is 18 feet wide. MetThence running the seventeen following courses and distances:

1) South 39-30-06 East 107.83'
2) South 62-29-51 West 825.05',
3) South 78-25-30 West 679.63',
4) North 14-49-44 West 615.95',
5) North 50-29-57 West 118.80',
6) South 11-08-49 East 188.10',
7) South 73-51-11 West 249.39',
8) North 29-28-53 West 304.17',
9) North 31-07-59 East 293.92',
10) North 59-36-54 East 77.55',
11) South 24-23-06 East 7.42',
12) North 63-00-48 East 166.65',
13) South 28-51-34 East 51.15',
14) North 65-20-07 East 320.79',
15) South 55-09-53 East 618.75',
16) South 76-39-53 East 132.00',
17) South 74-39-53 East 645.04' to the point of beginning.

Containing 1,184,832 square feet or 27.200 acres, more or less. As recorded in Baltimore County land record in deed reference Liber 16544, folio 445 and, now or formerly in Liber 8075 Folio 665. Also known as 1917 Oakland Road and located in the 6th Election District, 3rd Councilmanic District.

STATE OF MARYLAND
WILLIAM J. MCKEE
NO. 9012
REGISTERED
PROFESSIONAL LAND SURVEYOR
3/11/03

#420

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: #03-420-A
1917 Oakland Road
N/side Oakland Road 33 feet west of centerline New Freedom Road
6th Election District - 3rd Councilmanic District
Legal Owner(s): Todd L. Morrill

Variance: to permit a building face to be located 50 feet from the adjacent RC 2 zone line in lieu of the 100 feet required, and for such further relief as may deem necessary for approval of the proposed development of the subject property.

Hearing: Friday, June 13, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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.

5/421 May 29 C606545

CERTIFICATE OF PUBLICATION

5/29/, 2003

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 5/29/, 2003.

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

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21940

DATE 3/11/03 ACCOUNT 1001 006 6150

AMOUNT $ 130.00

RECEIVED FROM: McKee & Assoc.

FOR: VARIANCE

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAID RECEIPT
BUSINESS ACTUAL TIME DRW
03/12/2003 3/11/2003 14:59:29 2
REG W904 WALKIN DRW DRD
RECEIPT # 218725 3/11/2003 UPLN
DEPT 5 SDR ZONING VERIFICATION
OBJ. 6150
Receipt tot $130.00
130.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 5/13/03

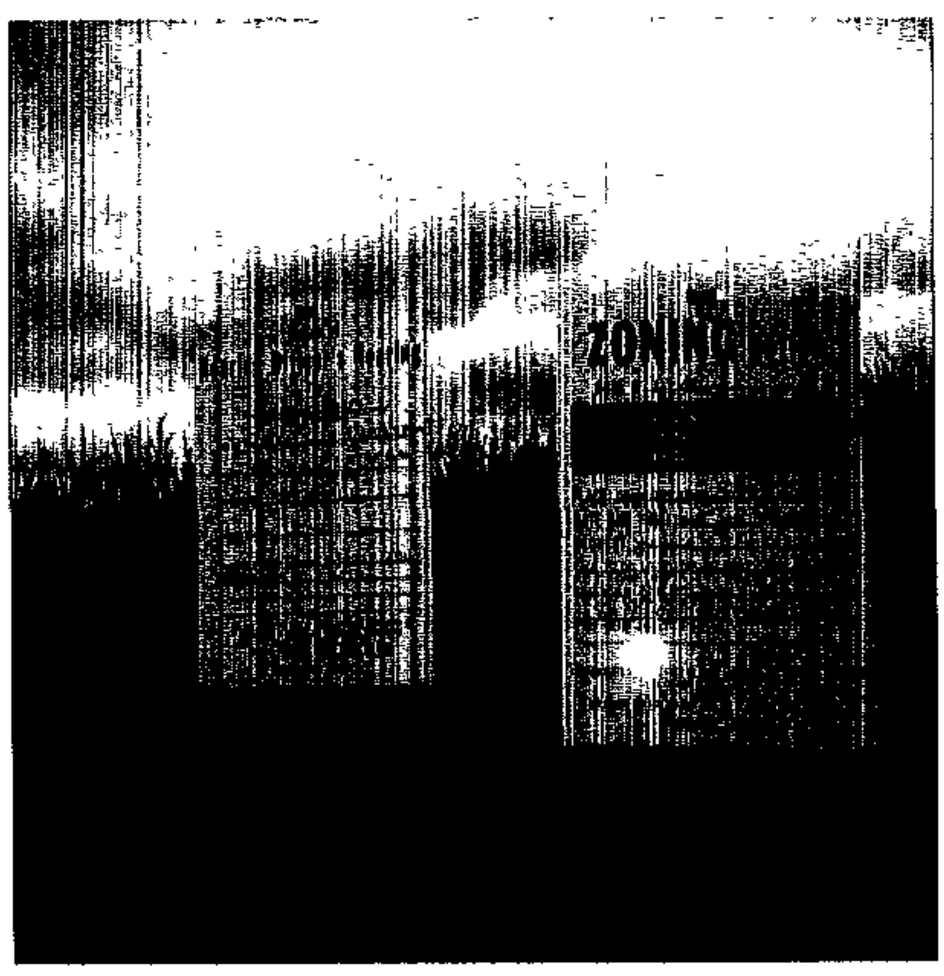
RE: Case Number 03-042-A

Petitioner/Developer: Todd L. Morrill

Date of Hearing/Closing: 6-13-2003 9:00 am

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 1917 Oakland Road

The sign(s) were posted on 5/13/03
(Month, Day, Year)



J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 18, 2003

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: 03-420-A
1917 Oakland Road
N/side Oakland Road 33 feet west of centerline New Freedom Road
6th Election District – 3rd Councilmanic District
Legal Owner: Todd L. Morrill

Variance to permit a building face to be located 50 feet from the adjacent RC 2 zone line in lieu of the 100 feet required, and for such further relief as may deem necessary for approval of the propose development of the subject property.

Hearings: Friday, June 13, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:rlh

C: Howard L. Alderman, Jr., 502 Washington Avenue, 8th Floor, Towson 21204
Todd L. Morrill, P.O. Box 21, Freeland 21053
Guy Ward, McKee & Associates, Suite 1, Cockeysville 21030

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 29, 2003.**
(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

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 29, 2003 Issue - Jeffersonian

Please forward billing to:
Todd L. Morrill
P.O. Box 21
Freeland, MD 21053

410-357-5488

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: 03-420-A
1917 Oakland Road
N/side Oakland Road 33 feet west of centerline New Freedom Road
6th Election District – 3rd Councilmanic District
Legal Owner: Todd L. Morrill

Variance to permit a building face to be located 50 feet from the adjacent RC 2 zone line in lieu of the 100 feet required, and for such further relief as may deem necessary for approval of the propose development of the subject property.

Hearings: Friday, June 13, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake 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.

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: 03-420-A

Petitioner: Todd L. Morrill

Address or Location: ~~P.O. Box~~ 1917 Oakland Road Freeland Md 21053

PLEASE FORWARD ADVERTISING BILL TO:

Name: Todd L. Morrill

Address: P.O. Box 21
Freeland Md 21053

Telephone Number: 410 357 5488

Revised 2/20/98 - SCJ

#420

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

June 6, 2003

Todd L. Morrill
P.O. Box 21
Freeland, MD 21053

Dear Mr. Morrill:

RE: Case Number: 03-420-A, 1917 Oakland Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 11, 2003.

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:klm

Enclosures

c: People's Counsel
Howard L. Alderman, Jr., Levin & Gann, P.A., Nottingham Centre, 8th Fl., 502 Washington Ave., Towson 21204
Guy Ward, McKee & Associates, Suite 1, Cockeysville 21030

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 26, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: March 24, 2003

Item No.: 407-418, (420)-430

Dear Ms. Hart:

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.

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

cc: File

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Acting Administrator*

DEPARTMENT OF TRANSPORTATION

Date: 3.25.03

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

RE: Baltimore County
Item No. 420 LTM

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS/TGT

DATE: May 19, 2003

SUBJECT: Zoning Item 420
Address 1917 Oakland Road

Zoning Advisory Committee Meeting of March 24, 2003

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Support for this variance is subject to:

1) Requirement to plant mixed decidious and conifer buffer buffer between the access road to lots 2 and 3 and the adjacent agricultural lot 4.
2) Add the Standard Agricultural Note, a requirement of RC-4, to all lots.

Reviewer: Wally Lippincott Date: May 8, 2003

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 15, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For March 31, 2003
Item Nos. 407, 408, 410, 411, 412,
414, 416, 417, 418, 419, 420, 421, 422,
423, 424, 425, 426, 427, 428, 429, and
430

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

RWB:CEN:jrb

cc: File

RE:	PETITION FOR VARIANCE 1917 Oakland Road; N/side Oakland Road, 33' W c/line New Freedom Road 6th Election & 3rd Councilmanic Districts Legal Owner(s): Todd L Morrill Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-420-A

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

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 20th day of March, 2003, a copy of the foregoing Entry of Appearance was mailed to, Guy C Ward, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, and to Howard L. Alderman , Esquire, 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

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

To Whom it may Concern,

Please be advised that the Zoning Variance in question is to be held on the same date as the scheduled H.O.H.

Thanks

Brian A. Dicara

Donald Rascoe - Bisker property pdm #VI-247

From: "Guy Ward" <GCW@mckeeinc.com>
To: "Don Rascoe (E-mail)" <drascoe@co.ba.md.us>
Date: 04/10/2003 8:30 AM
Subject: Bisker property pdm #VI-247

Don,

FYI--and as we discussed on Monday --I filed the full development plan plackage yesterday. The accompanying variance case had already came to you for scheduling (case # 03-420-A). The variance request apparently has been listed under 1917 Oakland Road (the existing dwelling).

Guy C. Ward, R.S., Associate

McKee & Associates, Inc.
5 Shawan Road, Suite 1
Cockeysville, Md. 21030

Ph: (410) 527-1555
Fax: (410) 527-1563
Email: gcw@mckeeinc.com

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt Governor

Maryland Department of Planning

Audrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

March 25, 2003

Ms. Rebecca Hart
Baltimore County Department of Permits and Development Management
111 West Chesapeake Avenue
Room 111, Mail Stop #1105
Towson MD 21204

Re: **Zoning Advisory Committee Agenda, 03/31/03 re: case numbers 03-407-SPH, 03-408-SPH, 03-409-A, 03-410-A, 03-411-A, 03-412-A, 03-413-A, 03-414-SPH, 03-415-A, 03-416-SPH, 03-417-SPH, 03-418-SPH, 03-419-SPHX, 03-420-A, 03-421-A, 03-422-A, 03-423-A, 03-424-SPH, 03-425-SPH, 03-426-SPH, 03-427-A, 03-428-SPHAHSA, 03-429-A, 03-430-A**

Dear Ms. Hart:

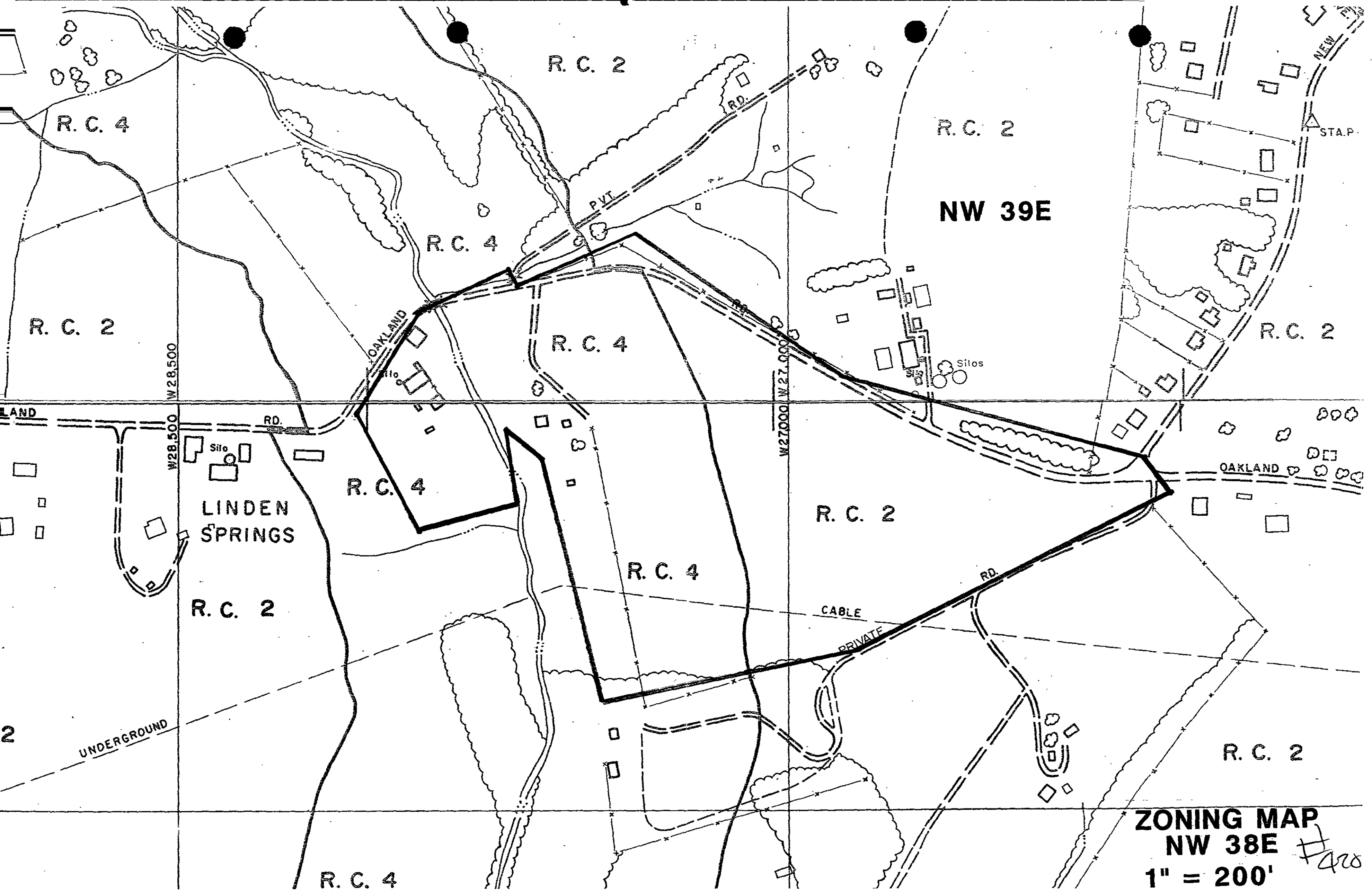
The Maryland Department of Planning has received the above-referenced information on 03/25/03. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto
Manager
Metropolitan Planning
Local Planning Assistance Unit

cc: Mike Nortrup


R. C. 2
R. C. 4
R. C. 2
R. C. 4
R. C. 4
R. C. 2
NW 39E
R. C. 2
R. C. 2
R. C. 4
R. C. 4
R. C. 4
R. C. 2
R. C. 2
R. C. 2
R. C. 4
R. C. 2
PVT.
RD.
OAKLAND
Silo
Silos
W 28,500
W 27,000
RD.
Silo
LINDEN SPRINGS
OAKLAND
CABLE
PRIVATE
RD.
UNDERGROUND
STA.P.
NEW
ZONING MAP
NW 38E
1" = 200'

RC-4 AGRICULTURAL USE NOTE

1A03.8 INCONVENIENCES ARISING FROM AGRICULTURAL OPERATIONS.
(BILLS No. 113, 1992; No. 107, 1994)

ANY DWELLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

RC-4 DATA

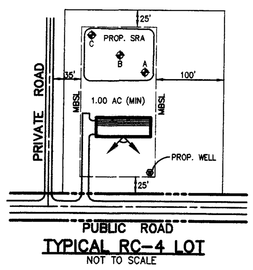
RC-4 ACREAGE = 15.013 AC±
LOTS ALLOWED IN RC-4 (AC x 0.2) = 15.013 x 0.2 = 3.003
EXISTING LOTS = 1
PROPOSED LOTS = 3
REMAINING DENSITY = 0
MAXIMUM RC-4 BUILDING AREA (30% x ACREAGE) = 4.503
PROPOSED RC-4 BUILDING AREA = 3.996 AC.±
MIN. RC-4 CONSERVANCY AREA (AC x 0.7) = 10.509 AC±
PROPOSED CONSERVANCY AREA = 11.017 AC±

SITE DATA

GROSS AREA OF SITE = 27.200 AC±
NET AREA OF SITE = 25.176 AC±
HIGHWAY WIDENING AREA = 2.024 AC±
DEED REFERENCE: P. 89 8075/665 N/F
DEED REFERENCE: P. 48 16544/445
COUNCILMANIC DISTRICT: 3
TAX ACCOUNT NO.: P. 89: 21-000100-48
P. 48: 19-000005-18
TAX MAP 2, GRID 21, PARCEL No. 89 & 48
CENSUS TRACT: 4060
REGIONAL PLANNING DISTRICT: 301B
SCHOOL DISTRICT: PRETTYBOY ELEMENTARY
HEREFORD MS
HEREFORD HS
WATERSHED: 14
SUBSEWERSHED: 81
EX. ZONING: RC-2 & RC-4
No. OF LOTS ALLOWED (RC-2): (2 LOTS BETWEEN 2 & 100 ACRES)= 12.187 = 2 LOTS
No. OF LOTS PROPOSED (RC-2): 2
No. OF LOTS ALLOWED (RC-4): (AC x 0.2) = 15.013 x 0.2 = 3.003
No. OF LOTS PROPOSED (RC-4): 3
200 SCALE MAP REFERENCE: NW38E

GENERAL NOTES

1. ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY USE ONLY.
2. EXISTING LAND IS RESIDENTIAL & AGRICULTURAL.
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON THIS SITE.
4. BALTIMORE COUNTY MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN HEREON TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE, OR CABLE TELEVISION.
5. INDIVIDUAL LOT GRADING WILL BE ACCOMPLISHED BY THE INDIVIDUAL HOME BUILDING CONTRACTOR(S).
6. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY PHOTOGRAMMETRIC MAPS.
7. SOILS SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP 1.
8. LOTS SHOWN HEREON SHALL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
9. TOTAL AVERAGE DAILY TRIPS: 5 LOTS x 12.4 = 62 ADT's.
10. THERE ARE NO KNOWN EXISTING UNDERGROUND FUEL TANKS ON THIS SITE.
11. MITIGATING MEASURES FOR SOILS WITH LIMITATIONS DUE TO STEEP SLOPES:
    a. WHEREVER POSSIBLE, GRADING OR DISTURBANCE OF STEEP SLOPES SHALL BE AVOIDED.
    b. ALL LOTS AND ROADS SHALL BE GRADED SO AS TO DIRECT ANY CONCENTRATED STORM WATER FLOWS AWAY FROM AREAS OF STEEP SLOPES.
    c. IF DISTURBED, ALL AREAS OF STEEP SLOPES SHALL BE PROPERLY VEGETATED TO ASSURE STABILITY AND PREVENT EROSION.
12. THERE ARE NO KNOWN WELLS OR SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY EXCEPT AS SHOWN.
13. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND/OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
14. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
15. PRIOR TO THE FINAL APPROVAL OF ANY RECORD PLAT, A PERMANENT PRESERVATION EASEMENT ON THE CONSERVANCY AREA SHALL BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY TO RUN WITH THE LAND AND CONTINUE IN PERPETUITY. THE CONSERVANCY AREA EASEMENT SHALL BE GRANTED TO THE COUNTY OR SUCH OTHER AGENCY OR ENTITY WHICH THE COUNTY APPROVES, AND SHALL PERMANENTLY RESTRICT FURTHER SUBDIVISION OF THE CONSERVANCY AREA. THE CONSERVANCY AREA AGREEMENT SHALL ALSO BE IN A FORM APPROVED BY THE COUNTY ATTORNEY WHO SHALL CONSULT WITH THE DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
16. THE AREA BETWEEN THE SITE LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
17. THE PROPOSED PANHANDLE DRIVE MUST MEET THE MINIMUM BALTIMORE COUNTY STANDARDS FOR PAVING TYPE, WIDTH, AND BEARING CAPACITY.
18. THE DESIGN AND ENVIRONMENTAL RECOMMENDATIONS OF THE OFFICE OF PLANNING AND DEPRM HAVE BEEN COMPLIED WITH AND HAVE BEEN APPROVED PURSUANT TO THE STANDARDS OF SECTION 1A03.5 (B.C.Z.R.).
19. THE PROPOSED USE OF THE CONSERVANCY AREA WILL CONSIST OF THE FOLLOWING:
    a. 1 RESIDENTIAL DWELLING & ACCESORY STRUCTURES
    b. AGRICULTURAL LANDS
    c. FOREST BUFFER AND FOREST CONSERVATION EASEMENTS
20. NO SIGNAGE WILL BE USED TO DENOTE THE SUBDIVISION NAME.
21. OPEN SPACE REQUIRED- 3,250 SF ACTIVE AND 1,750 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION III.D.3; OPEN SPACE PROVIDED; WAIVER REQUESTED AND FEE IN LIEU TO BE PAID.
22. A ZONING VARIANCE WILL BE REQUESTED FOR LOTS 2 & 3 TO PERMIT A 50 FOOT MINIMUM BUILDING SETBACK TO THE RC-2 ZONE LINE I LIEU OF THE REQUIRED 100 FEET. (CASE# 03-420-A)
23. PROPOSED HOUSE LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.
24. THE FOLLOWING EASEMENTS AND DEDICATIONS WILL BE MADE TO BALTIMORE COUNTY AT NO COST. FOREST CONSERVATION EASEMENT, FOREST BUFFER EASEMENT, FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT AND HIGHWAY WIDENING EASEMENTS.
25. MAXIMUM BUILDING HEIGHT FOR NON AGRICULTURAL PROPOSED BUILDINGS IS 35 FEET.
26. B.C.Z.R. SECTION 1A03.4B.3 NO MORE THAN 10% OF ANY LOT IN A RC-4 ZONE MAY BE COVERED BY IMPERMEABLE SURFACES. NO MORE THAN 25% OF THE NATURAL VEGETATION MAY BE REMOVED FROM ANY LOT IN THE RC-4 ZONE.
27. THERE ARE NO KNOWN PRIOR ZONING CASES FOR THIS PROPERTY.
28. LOT 1 SHALL CONTINUE AGRICULTURAL USE SUBJECT TO ALL REQUIRED FOREST BUFFER AND FOREST CONSERVATION EASEMENT RESTRICTIONS.
29. A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM THE REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOOD PLAINS WHICH BECAME EFFECTIVE ON JANUARY 1, 1991. THE REDUCED FOREST BUFFER SHOWN ON THIS PLAN IS REFLECTIVE OF THE FACT THAT A VARIANCE WAS GRANTED FOR CONTINUED EXISTING USE.
31. A FLOOD STUDY WAS SUBMITTED TO PDM AND ACCEPTED FOR FILING ON AUGUST 6, 2002.
32. PRIOR TO FINAL RECORD PLAT APPROVAL THE EXISTING SEPTIC SYSTEM ON LOT #1 WILL BE ABANDONED AND A NEW SYSTEM WILL BE INSTALLED IN THE APPROPRIATE SEPTIC RESERVE AREA.

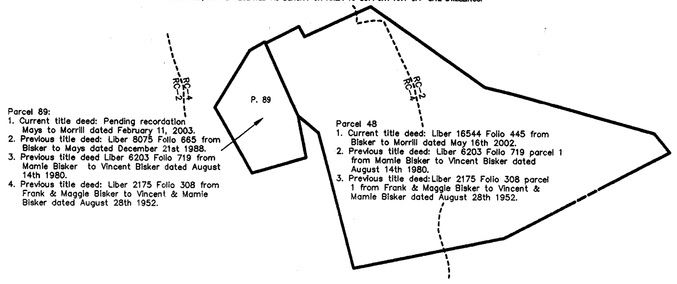


TYPICAL RC-4 LOT
NOT TO SCALE

DEVOLUTION OF TITLE

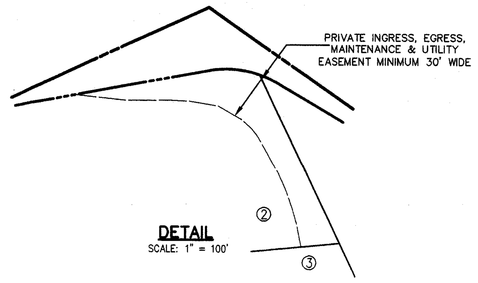
SCALE: 1" = 300'

PROPERTIES SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE AT LEAST 8/28/1952. THE DEVELOPER'S ENGINEER 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.

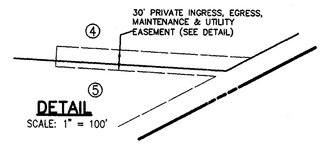


Parcel 89:
1. Current title deed: Pending recordation Maye to Morrill dated February 11, 2003.
2. Previous title deed: Liber 8075 Folio 665 from Blaker to Maye dated December 21st 1988.
3. Previous title deed Liber 6203 Folio 719 from Mamie Blaker to Vincent Blaker dated August 14th 1980.
4. Previous title deed: Liber 2175 Folio 308 from Frank & Maggie Blaker to Vincent & Mamie Blaker dated August 28th 1952.

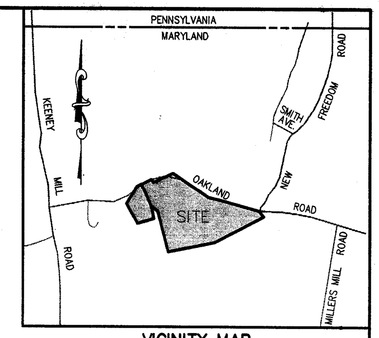
Parcel 48
1. Current title deed: Liber 16544 Folio 445 from Blaker to Morrill dated May 16th 2002.
2. Previous title deed: Liber 6203 Folio 719 parcel 1 from Mamie Blaker to Vincent Blaker dated August 14th 1980.
3. Previous title deed:Liber 2175 Folio 308 parcel 1 from Frank & Maggie Blaker to Vincent & Mamie Blaker dated August 28th 1952.



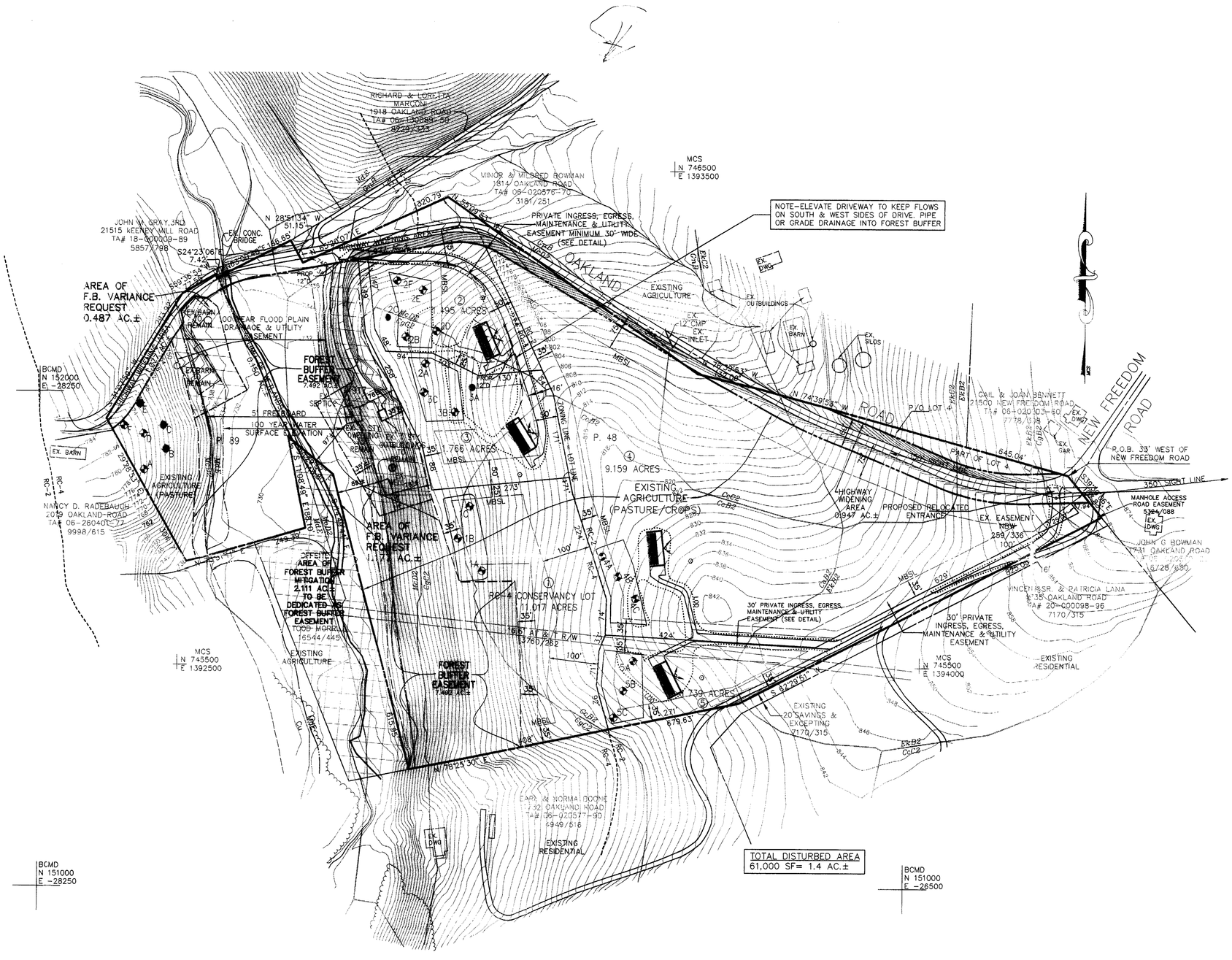
DETAIL
SCALE: 1" = 100'



DETAIL
SCALE: 1" = 100'



VICINITY MAP
SCALE: 1" = 1000'



LEGEND

EX. CONTOURS 380
SLOPES > 25%
EX. STREAM
WELL — EXISTING — PROPOSED
PERC TEST — PASSED — FAILED — NOT DUG
PROP. SEPTIC AREA
SOIL TYPES
FOREST BUFFER EASEMENT
FOREST CONSERVATION EASEMENT
LIMIT OF WETLANDS
EX. WOODS LINE
PROP. WOODS LINE
PROP. TYPICAL HOUSE SITE w/ HOUSE DIRECTION
F.B. VARIANCE
F.B. MITIGATION

STORMWATER MANAGEMENT NOTES

DEPRM HAS REVIEWED THE INFORMATION SUBMITTED AND FINDS THAT A VARIANCE CAN BE GRANTED FOR THIS PROJECT UNDER SECTION 14-155(d)(1) OF ARTICLE V OF THE BALTIMORE COUNTY CODE. THIS SECTION OF THE REGULATIONS ALLOWS A STORMWATER MANAGEMENT VARIANCE TO BE GRANTED IF THERE WERE EXCEPTIONAL CIRCUMSTANCES SUCH THAT STRICT ADHERENCE TO THE PROVISIONS OF THIS ARTICLE WOULD RESULT IN UNREASONABLE HARDSHIP OR PRACTICAL DIFFICULTY AND NOT FULFILL THE INTENT OF THIS ARTICLE. IN APPROVING THE VARIANCE, THE FOLLOWING CONDITIONS MUST BE MET.

1. ALL RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
2. THE TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON THE PLAN, LIMITS OF DISTURBANCE MUST BE SHOWN ON THE PLAN.
3. AS MUCH AS POSSIBLE, IMPERVIOUS AREAS SHOULD BE CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
4. HOUSE DOWN SPOUTS SHOULD BE DISCHARGED ONTO PERVIOUS AREAS WHERE FEASIBLE.
5. ADDITIONAL SUBDIVISION ON THESE PARCELS AND/OR LOTS WILL REQUIRE STORMWATER MANAGEMENT CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
6. A PAYMENT TO THE STORMWATER MANAGEMENT FUND IN THE AMOUNT OF $17,200 SHALL BE MADE PRIOR TO APPROVAL OF THE SUBDIVISION. THE AMOUNT IS BASED ON THE ON-SITE IMPERVIOUS AREA (0.43 ACRES) TIMES $40,000 PER IMPERVIOUS ACRE. THIS PAYMENT SHOULD BE IN THE FORM OF A CERTIFIED CHECK PAYABLE TO BALTIMORE COUNTY MARYLAND AND SHOULD BE SUBMITTED TO THE FINANCE AND ADMINISTRATION SECTION OF DEPRM.

SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC	'K' VALUE	CAPABILITY UNIT
Cu	CODORUS	SEVERE: SLOPE	SEVERE: SLOPE	NO	0.49	IIw-7
GcC2	GLENELG	MODERATE: SLOPE	MODERATE: SLOPE	NO	0.32	IIIe-4
GnB	GLENVILLE	SEVERE: WATER	SEVERE: WATER	NO	0.32	IIe-16
McD2	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO	0.32	IVe-25
MdE	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO	0.37	IVe-25
CcB2	CHESTER	SLIGHT	SLIGHT	NO	0.32	IIe-4
CgB2	CHESTER	SLIGHT	SLIGHT	NO	0.32	VIe-3
EkB2	ELIOAK	SLIGHT	SLIGHT	NO	0.32	
EkC2	ELIOAK	MODERATE	MODERATE	NO	0.32	IIIe-4

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

DELINQUENT ACCOUNT STATEMENT

I, Scott J. Maxwell, certify under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development.

McKEE & ASSOCIATES, INC.
Engineering - Land Planning - Land Surveying
Natural Resource Planning - Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

JAMES W. McKEE 4/8/03
MD REG. No. 9012 DATE

STATE OF MARYLAND JAMES WILLIAM McKEE NO. 9012 REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/
DEVELOPER INFO
TODD MORRILL
P.O. BOX 121
FREELAND, MD 21053
410 357-4588
DEED REF: 16544/445,
N/F 8075/665
ACCT No. 19-000005-18
21-000100-48

SITE DEVELOPMENT PLAN
BISKER PROPERTY
#1917 OAKLAND ROAD

6th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: MARCH 10, 2003

PDM FILE NO- VI-247