IN RE: PETITION FOR SPECIAL HEARING N/S Deer Park Road, 600' W of the c/l Thompson Avenue **(6139 Deer Park Road)** 4th Election District 4th Council District Joseph Paul Ryan, et ux Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-438-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Joseph Paul Ryan, and his wife, Lauren Elizabeth Ryan. The Petitioners request a special hearing to approve two (2) single family dwellings (an existing dwelling will serve as an in-law residence) on one property. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Joseph and Lauren Ryan. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the north side of Deer Park Road, just east of Ivy Mill Road in Reisterstown. Although the property contains a gross area of 18.4 acres, more or less, zoned R.C.4, it has narrow frontage on Deer Park Road and widens towards the rear. Presently, the property is improved with a small single family dwelling, known as 6139 Deer Park Road, and an accessory barn. Photographs submitted at the hearing show that the house is small and the Petitioners testified that it has only one bedroom and they are using a den as a second bedroom for their family. The Petitioners own two horses, which are kept in the barn. Much of the property is forested in accordance with a Forestry Declaration of Intent which binds 9 acres of the subject property.

ORDER RECEIVED FOR FILING
Date 7/22/03
By

The Petitioners propose the construction of a new single family dwelling towards the rear of the site. Photographs of the type of house proposed were submitted at the hearing which show that the new dwelling will be a two-story, colonial style, which will feature an attached garage. It was indicated that the Petitioners need additional space for their growing family. Special hearing relief is requested to allow the existing dwelling to remain. In this regard, the Petitioners testified that Mrs. Ryan's parents are elderly and they desire to live near their family. It was also indicated that Mrs. Ryan's mother suffers from a severe illness and for these reasons, the Petitioners propose the retention of the existing dwelling for Mrs. Ryan's parents in which to reside. It was also indicated that the Petitioners might ultimately subdivide their property. Obviously, sufficient acreage exists for subdivision under the R.C.4 regulations; however, there are no plans at the present time to subdivide the property in that the Petitioners wish to retain the property in the same character as it presently exists.

Based on the unique and compelling factors associated with this case, I will grant the special hearing relief. However, in granting the relief, a significant restriction will be imposed. Specifically, only Mrs. Ryan's parents can occupy the existing dwelling. Upon the death of the survivor, the house must thereafter either be razed, converted to a tenant house for use by a caretaker on a working farm, or the property subdivided. A new deed shall be recorded among the Land Records of Baltimore County referencing this restriction to insure future compliance with this restriction. This restriction is being entered to insure that the existing dwelling is used only for family purposes in light of the unique conditions associated with these Petitioners.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of July 2003, that the Petition for Special Hearing to approve two (2) single family dwellings (an existing dwelling will serve as an in-law residence) on one property in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Within sixty (60) days of the date of this Order, the Petitioners shall have recorded a new deed in the Land Records of Baltimore County referencing this case and the terms and conditions of the relief granted. A copy of the newly recorded deed shall be forwarded to the Department of Permits and Development Management for inclusion in the case file.

3) The existing dwelling shall be retained for use by Mrs. Ryan's parents, only. Upon the death of the survivor, the existing house must thereafter either be razed, converted to a tenant house for use by a caretaker on a working farm, or the property subdivided.

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED/FOR FILING
Date 12/2/13
By

IN THE MATTER OF THE APPLICATION OF JOSEPH AND LAUREN RYAN- LEGAL APPEALS OWNERS /PETITIONERS FOR A SPECIAL HEARING ON PROPERTY LOCATED ON THE N/S OF DEER PARK ROAD, 600' W OF C/L THOMPSON AVE (6139 DEER PARK ROAD)	* * * *	BEFORE THE COUNTY BOARD OF OF BALTIMORE COUNTY
4TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT	*	Case No. 03-438-SPH

* * * * * * * * *

OPINION

This case comes to the Baltimore County Board of Appeals based on a decision rendered by the Zoning Commissioner for Baltimore County relative to a Petition for Special Hearing under date of July 22, 2003, who, after a public hearing, approved the Petition for Special Hearing which essentially approved two (2) single-family dwellings (an existing dwelling which would serve as an in-law residence) on one property in accordance with Petitioner's Exhibit #1 subject to four restrictions contained within the Order.

Following an appeal filed by People's Counsel for Baltimore County on August 6, 2003, a public hearing was scheduled before this Board on February 26, 2004. At that time, Joseph Ryan appeared *pro se*, and Peter Max Zimmerman, People's Counsel for Baltimore County, appeared as the Appellant. Since Mr. Ryan was not represented by counsel, the Chairman suggested that Mr. Zimmerman lead off with his case and documentation at which time Mr. Ryan would be given the opportunity to examine any exhibits and proceed with any comments he might wish the Board to hear.

People's Counsel introduced ten separate exhibits in explaining the rationale for his appeal from the decision rendered by the Zoning Commissioner, and Mr. Ryan requested that the entire file previously forwarded to the Board by the Zoning Commissioner's office be accepted as evidence on his part. People's Counsel indicated that he had had many conversations with Mr. Ryan relative to his submission of the appeal of the Petition for Special Hearing and that there were a number of reasons for his appealing the case, the primary one of which involved § 1A03, R.C. 4 (watershed protection) zone.

People's Counsel Exhibit #3, § 1A03.4 "Height and Area Regulations":

1.(b) The maximum gross density of a tract to be developed with a gross area of more than 10 acres is 0.2 lot per acre...

(1) A minimum of 70% of the gross area of the tract to be developed shall be designated as the conservancy area....

§ 1A03.4 – dwelling units per lot:

5. Dwelling units per lot. No more than one dwelling unit shall be located on any lot in an R.C. 4 Zone, except that tenant dwellings may be approved if the Land Preservation Advisory Board certifies that:

   a. Any such proposed dwelling is required for the operation of the farm for the use of bona fide tenant farmers; and

   b. That any such dwelling, in the location proposed, will not interfere with the operation of the farm.

Mr. Zimmerman explained to the Board that his primary concern was the fact that the Zoning Commissioner had granted the special hearing in contradiction of the fact that no more than one dwelling unit could be located on any lot in the R.C. 4 zone and that his

ruling violated the intent of the special hearing procedure and also the spirit and intent of the zoning laws. The ten exhibits that were submitted by People's Counsel were offered to Mr. Ryan, who had the opportunity to examine same, and People's Counsel explained his rationale for presenting them to the Board as evidence. Reference was made to a letter dated February 25, 2004 (People's Counsel Exhibit #5) in which the Valleys Planning Council went on notice as being opposed to the relief requested by the Petitioners in this case on the basis that the R.C. 4 (watershed protection) zone limited the development to a single home per lot unless it qualifies as a bona fide farmer. The latter stated that the property was approximately 18 acres in size and could be subdivided as a minor subdivision. While there might be personal reasons for this request, the granting of this request was contrary to the spirit and intent of the zoning regulations and therefore should be denied.

In addition, the Office of Planning of Baltimore County did not support the Petitioner's request to permit two single-family dwellings on one R.C. 4 lot and that was confirmed by the testimony of Mr. Mark A. Cunningham, Office of Planning who also testified at the hearing.

The Board afforded Mr. Ryan the opportunity to present his case. He stated that he and his wife were seeking County approval by way of special hearing to be permitted to build a second home on his property, utilizing his existing home as an in-law residence. He explained that his present home on the property was a very small rancher and that he has a growing family. He indicated he was a full-time career firefighter and emergency medical technician for Baltimore County Fire Department and that his wife

was a registered nurse working in the oncology departments of Johns Hopkins and GMBC hospitals.

Mr. Ryan also related the current medical condition of Mrs. Ryan's mother and the elderly condition of both parents that required close attention on his and his wife's part. He opined as to the considerable time and expense that had gone into the project so far, and that, because of the size and shape of his property and the current location of the rancher, it was desirable to erect a larger home on the property and that he and his wife could not subdivide the property at the present time due to financial restrictions. He indicated that when he bought the property, about two years ago, the then-present owner did not indicate to him that she had signed a "forestry declaration of intent" on March 17, 2000 in which the owner made declaration for an exemption for commercial forestry activities under the Baltimore County Forest Conservation Program.

Present also in the Board's hearing room were Mr. John Johnson, 6112 Deer Park Road, and Ms. Deirdre Moore, neighbors of the Petitioner who live in proximity to Mr. Ryan, not far from the Deer Park Methodist Church. Mr. Johnson was sworn in and testified that his objection to Mr. Ryan's petition was the fact that the property is not zoned appropriately for two dwelling units and that not being so zoned, the Board should enforce the current zoning and deny the special hearing petition.

Mr. Zimmerman and Mr. Ryan were given the opportunity for closing statements, at which time the Board recessed and reconvened a short time later to publicly deliberate the case. At that time, the Board, while sympathetic to the needs of Mr. Ryan, nevertheless was required to deny the special hearing petition primarily on the basis that

the present zoning does not permit the number of homes which he has proposed. The Board also found that this type of matter was not the proper subject for a special hearing. The Board then offered to Mr. Ryan some suggestions as to possible alternatives as to his existing home. In accordance with the above, the Board will deny the Petition for Special Hearing and will so order.

ORDER

THEREFORE, IT IS THIS 10th day of March, 2004 by the County Board of Appeals of Baltimore County

ORDERED that, for the reasons as stated in the foregoing Opinion, Petitioner's request for special hearing be and the same is hereby **DENIED.**

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles L. Marks, Panel Chairman

Edward W. Crizer, Jr.

Lawrence M. Stahl

Baltimore County
Zoning Commissioner

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

July 21, 2003

Mr. & Mrs. Joseph P. Ryan
6139 Deer Park Road
Reisterstown, Maryland 21136

RE: PETITION FOR SPECIAL HEARING
N/S Deer Park Road, 600' W of the c/l Thompson Avenue
(6139 Deer Park Road)
4th Election District – 4th Council District
Joseph P. Ryan, et ux - Petitioners
Case No. 03-438-SPH

Dear Mr. & Mrs. Ryan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. James Sadler
152 Westminster Pike, Reisterstown, Md. 21136
People's Counsel; Case File

Printed with Soybean Ink
on Recycled Paper

W. T. SADLER SURVEYORS

Phone [410] 526-5618
Fax [410] 526-7199

152 Westminster Road
Reisterstown, Maryland 21136

James C. Sadler

Date; March 20, 2003

ZONING DESCRIPTION

1401 BERWICK ROAD
9th Election District Baltimore County, MD.

BEGINNING FOR THE SAME on the north side of Deer Park Road, at a distance of 600 feet, more or less westerly from the centerline of Thompson Avenue, thence running and binding along the outlines of the property of Joseph & Lauren E. Ryan conveyed in deeds recorded in liber 14643, folio 221 & liber 14681, folio 136

1) North 75 degrees 22 minutes 08 seconds west 50.86 feet
2) North 04 degrees 05 minutes east 232 feet, more or less
3) North 81 degrees 02 minutes 38 seconds west 187.38 feet
4) North 09 degrees 55 minutes east 200.14 feet
5) North 41 degrees 05 minutes west 562.60 feet
6) North 30 degrees 20 minutes west 135.30 feet
7) North 19 degrees 24 minutes west 577.56 feet
8) North 62 degrees 47 minutes east 447.19 feet
9) North 75 degrees 34 minutes east 172.64 feet
10) South 42 degrees 38 minutes east 459.23 feet
11) South 34 degrees 48 minutes west 20 feet
12) South 04 degrees 05 minutes west 970.7 feet, more3 or less
13) South 85 degrees 55 minutes east 50.00 feet
14) South 04 degrees 05 minutes west 479.31 feet, more or less to the place of beginning, containing 18.4 Acres of land, more or less.

Also known as 6139 DEER PARK ROAD, Fourth Election District, and Fourth Councilmanic District.

This description has been prepared for ***ZONING*** purposes only and is not intended for recordation.

James C. Sadler Reg. 449

03-438-SPH

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6139 Deer Park Rd., Reisterstown
which is presently zoned 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Two (2) Single Family Dwellings (Existing Dwelling for In-Law Residence) on one property.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, 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):

Joseph Paul Ryan
Name - Type or Print

Signature

Lauren Elizabeth Ryan
Name - Type or Print

Lauren E. Ryan
Signature

6139 Deer Park Rd (410)8330604
Address Telephone No.

Reisterstown, MD 21136
City State Zip Code

Representative to be Contacted:

James C. Sadler
Name

152 Westminster Pike 410-526-5618
Address Telephone No.

Reisterstown MD 21136
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JNP Date 3/21/03

Case No. 03-438-SPH

REV 9/15/98

W. T. SADLER SURVEYORS

Phone [410] 526-5618
Fax [410] 526-7199

152 Westminster Road
Reisterstown, Maryland 21136

James C. Sadler

Date; March 20, 2003

ZONING DESCRIPTION

1401 BERWICK ROAD
9th Election District Baltimore County, MD.

BEGINNING FOR THE SAME on the north side of Deer Park Road, at a distance of 600 feet, more or less westerly from the centerline of Thompson Avenue, thence running and binding along the outlines of the property of Joseph & Lauren E. Ryan conveyed in deeds recorded in liber 14643, folio 221 & liber 14681, folio 136

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2) North 04 degrees 05 minutes east 232 feet, more or less
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4) North 09 degrees 55 minutes east 200.14 feet
5) North 41 degrees 05 minutes west 562.60 feet
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Also known as 6139 DEER PARK ROAD, Fourth Election District, and Fourth Councilmanic District.

This description has been prepared for ***ZONING*** purposes only and is not intended for recordation.

James C. Sadler Reg. 449

03-438-SPH

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: #03-438-SPH
6139 Deer Park Road
N/side of Deer Park Road, 600 feet west of Thompson Avenue
4th Election District
4th Councilmanic District
Legal Owner(s): Joseph Paul and Lauren Elizabeth Ryan
Special Hearing: to permit two (2) single family dwellings on one property.
Hearing: Wednesday, May 28, 2003 at 2:00 p.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.
JT5/678 May13 C603643

CERTIFICATE OF PUBLICATION

5/15/, 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 5/13/, 2003.

- [x] 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. 22351

DATE 3/21/05 ACCOUNT R-001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Joseph Paul Ryan

FOR: Special Hearing (6139 Dee Park Road)
(03-425-SPH)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE RECEIPT
PAID RECEIPT
BUSINESS ACTUAL TIME DRAW
3/21/2005 3/21/2005 10:59:56 2
RCL W004 WALKIN DWL DRW
RECEIPT # 120175 3/21/2005 CHLH
Dep 5 528 ZONING VERIFICATION
CK NO. 022351
Recpt Tot $65.00
65.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 03-438-SPH

Petitioner/Developer: JOSEPH & LAUREN RYAN

Date of Hearing/ Closing: MAY 28, 2003

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

Attention: BECKY 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 # 6139 DEER PARK ROAD

The sign(s) were posted on MAY 12, 2003
(Month, Day, Year)

Sincerely,

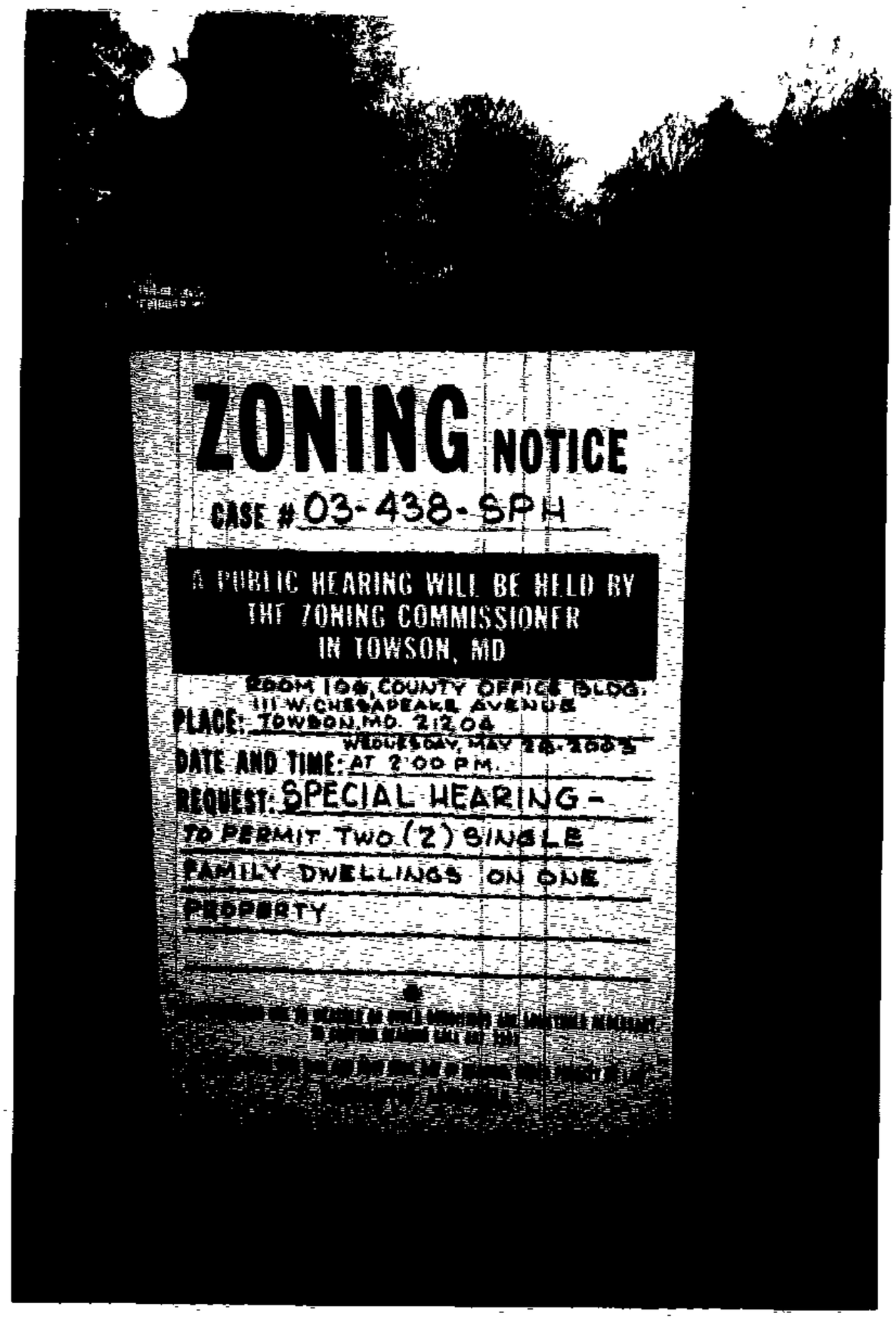
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)


ZONING NOTICE
CASE # 03-438-SPH
A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD
ROOM 106, COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVENUE
PLACE: TOWSON, MD. 21204
WEDNESDAY, MAY 28, 2003
DATE AND TIME: AT 2:00 P.M.
REQUEST: SPECIAL HEARING -
TO PERMIT TWO (2) SINGLE
FAMILY DWELLINGS ON ONE
PROPERTY

ZONING NOTICE

APPEAL SIGN POSTING REQUEST

CASE NO. 03-438-SPH

Joseph and Lauren Ryan
Legal Owners

6139 Deer Park Road, Reisterstown MD

4th Election District Appealed: 8/6/2003

Attachment – (Plat to accompany Petition - Petitioner's Exhibit No.1)

**********COMPLETE AND RETURN BELOW INFORMATION**********

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, Maryland 21204

Attention: Kathleen Bianco
Administrator

RE: CASE NO. 03-438-SPH
Petitioner: Joseph and Lauren Ryan - Legal Owners

This is to certify that the necessary appeal sign was posted conspicuously on

property located at **6139 Deer Park Road, Reisterstown MD**

The sign was posted on 10/1, 2003.

By _____
(Signature of Sign Poster)

GARY FREUND
(Printed Name)

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: 03-438-SPH

Petitioner: RYAN

Address or Location: 6139 Deer Park Road, 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joe Ryan

Address: 6139 Deer Park Rd.
Reistertown, MD 21136-5906

Telephone Number: 410-833-0604

Revised 2/20/98 - 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 1, 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: 03-438-SPH
6139 Deer Park Road
N/side of Deer Park Road, 600 feet west of Thompson Avenue
4th Election District – 4th Councilmanic District
Legal Owners: Joseph Paul and Lauren Elizabeth Ryan

Special Hearing to permit two (2) single family dwellings on one property.

Hearings: Wednesday, May 28, 2003 at 2:00 p.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon
Director

AJ:klm

C: Joseph and Lauren Ryan, 6139 Deer Park Rd., Reisterstown MD 21136
James Sadler, 152 Westminster Pike, Reisterstown MD 21136

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 13, 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

County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Hearing Room – Room 48

Old Courthouse, 400 Washington Avenue

October 1, 2003

NOTICE OF ASSIGNMENT

CASE #: 03-438-SPH

IN THE MATTER OF: ***JOSEPH AND LAUREN RYAN*** -Legal Owners /Petitioners 6139 Deer Park Road
4th Election District; 4th Councilmanic District

7/22/03 – Decision of Z.C. in which requested relief was GRANTED with restrictions.

ASSIGNED FOR: **THURSDAY, FEBRUARY 26, 2004 at 10:00 a.m.**

NOTICE: **This appeal is an evidentiary hearing; therefore, parties should consider the advisability of retaining an attorney.**

Please refer to the Board's Rules of Practice & Procedure, Appendix C, Baltimore County Code.

IMPORTANT: No postponements will be granted without sufficient reasons; said requests must be in writing and in compliance with Rule 2(b) of the Board's Rules. No postponements will be granted within 15 days of scheduled hearing date unless in full compliance with Rule 2(c).

If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco
Administrator

c: Appellant : Office of People's Counsel

Petitioner /Legal Owners : Joseph and Lauren Ryan

James Sadler

Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Director /PDM

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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

May 23, 2003

Joseph Paul Ryan
Lauren Elizabeth Ryan
6139 Deer Park Road
Reisterstown, MD 21136

Dear Mr. and Mrs. Ryan:

RE: Case Number: 03-438-SPH, 6139 Deer Park Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 21, 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
James Sadler, 152 Westminster Pike, Reisterstown 21136

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2003

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

RECEIVED
APR 30 2003
ZONING COMMISSIONER

SUBJECT: 6139 Deer Park Road

INFORMATION:

Item Number: 03-438

Petitioner: Joseph Paul Ryan

Zoning: RC 4

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to permit 2 single-family dwellings on one RC 4 lot. This office is of the opinion that the lot must be subdivided unless one of the dwellings is being used as a caretaker house on a working farm.

Prepared by: Mark A Cunningham

Section Chief: Lynn Lanham
AFK/LL:MAC:

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.1.03

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

RE: Baltimore County
Item No. 438 JMP

Dear. Ms. Hart:

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
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

July 21, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: July 21, 2003

Item No.: 015-020, 022-026

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

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: April 21, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For April 7, 2003
Item Nos. 431, 432, 433, 435, 436,
437, 438, 439, 440, 441, 442, 443,
and 444

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 SPECIAL HEARING 6139 Deer Park Road; N/side of Deer Park Road, 600' W Thompson Avenue 4th Election & 4th Councilmanic Districts Legal Owner(s): Joseph Paul & Lauren Elizabeth Ryan Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-438-SPH

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

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 2nd day of April, 2003, a copy of the foregoing Entry of Appearance was mailed to James Sadler, 152 Westminster Pike, Reisterstown, MD 21136, Representative for Petitioner(s).

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

RECEIVED
APR 02 2003
Per bh

Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old CourtHouse
400 Washington Ave.
Towson, MD 21204

(410) 887-2188

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

August 6, 2003

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

Hand-delivered

Re: PETITION FOR SPECIAL HEARING
N/S Deer Park Road, 600' W of c/l Thompson Avenue
(6139 Deer Park Road)
4th Election District; 4th Council District
Joseph P. & Lauren Ryan - Petitioner(s)
Case No.: 03-438-SPH

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated July 22, 2003 by the Baltimore County Zoning Commissioner in the above-entitled case

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: James Sadler, Representative for Petitioners

RECEIVED
AUG 06 2003
Per.....

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

August 14, 2003

Joseph Ryan
Lauren Ryan
6139 Deer Park Road
Reisterstown, MD 21136

Dear Mr. and Mrs. Ryan:

RE: Case No. 03-438-SPH, 6139 Deer Park Road

Please be advised that an appeal of the above-referenced case was filed in this office on August 6, 2003 by Peter Zimmerman of Baltimore County Peoples Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

c: Lawrence E. Schmidt, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
James Sadler, 152 Westminster Pike, Reisterstown 21136

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AUG 15 2003
BALTIMORE COUNTY
BOARD OF APPEALS

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APPEAL

Petition for Special Hearing
6139 Deer Park Road
N/side of Deer Park Rd., 600 ft. west of c/l Thompson Ave.
4th Election District – 4th Councilmanic District
Joseph and Lauren Ryan – Legal Owner

Case No. 03-438-SPH

Petition for Special Hearing (March 21, 2003)

Zoning Description of Property

Notice of Zoning Hearing (April 1, 2003)

Certification of Publication (Jeffersonian Issue May 13, 2003)

Certificate of Posting on May 12, 2003 by Garland Moore

Entry of Appearance on March 14, 2003 by People's Counsel

Petitioner(s) Sign-In Sheet
One Sheet

Protestant(s) Sign-In Sheet
None

Citizen(s) Sign-In Sheet
None

Zoning Advisory Committee Comments

Petitioners' Exhibit
1 Plan to accompany application for Special Hearing.
2a-e Photos
3 Forestry Declaration of Trust
4 Photo

Protestants' Exhibits:
None

Miscellaneous (Not Marked as Exhibit)
None

Deputy Zoning Commissioner's/Zoning Commissioner's Order dated July 22, 2003 (GRANTED)

Notice of Appeal received on August 6, 2003 from Peter Zimmerman, People's Counsel of Baltimore County

c: *People's Counsel of Baltimore County, MS #2010*
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
Joseph and Lauren Ryan, 6139 Deer Park Road, Reisterstown 21136
James Sadler, 152 Westminster Pike, Reisterstown 21136

8/14/03 klm

BOARD OF APPEALS OF BALTIMORE COUNTY

MINUTES OF DELIBERATION

IN THE MATTER OF: Case No.: 03-438-SPH
Joseph and Lauren Ryan

DATE: February 26, 2004

BOARD/PANEL:

Edward W. Crizer, Jr.	EWC
Charles L. Marks	CLM
Lawrence M. Stahle	LMS

RECORDED BY: Theresa R. Shelton / Legal Secretary

PURPOSE: To deliberate the Petition for Special Hearing filed by Joseph and Lauren Ryan requesting two single family dwellings (existing dwelling for in-law residence) on one property

PANEL MEMBERS DISCUSSED THE FOLLOWING:

- Section 500.7
- A Special Hearing is never used to negate/ignore a law
- County Council specifically states with regards to zoning / if granted violates the spirit ad intent of the law
- This request is not interpretive/ law is specific and not subject to interpretation
- The request is to 'not apply the law'
- People's Counsel is duty bound to defend the County Council's decisions

DECISIONS BY BOARD MEMBERS: Unanimous decision to reverse the Zoning Commissioner's order and DENY the Petitioners request as it is clearly a violation of the current zoning laws.

FINAL DECISION: The Board of Appeals REVERSES the decision of July 22, 2003 in which the Zoning Commissioner's Order Granted with restriction that Deed indicate that existing house shall be for Mrs. Ryan's parents only and upon their death the house be razed, converted or the property subdivided; and the Board DENIED the Petitioner's request.

NOTE: These minutes, which will become part of the case file, are intended to indicate for the record that a public deliberation took place that date regarding this matter. The Board's final decision and the facts and findings thereto will be set out in the written Opinion and Order to be issued by this Board.

Respectfully submitted,

Theresa R. Shelton

Theresa R. Shelton
County Board of Appeals

Case No. 03-438-SPH

SPH – To approve two single family dwellings (an existing dwelling will serve as an in-law residence) on one property.

7/22/03 – Decision of Z.C. in which requested special hearing relief was GRANTED with restrictions.

10/01/03 -- Notice of Assignment sent to following; assigned for hearing on Thursday, February 26, 2004 at 10 a.m.:

Office of People's Counsel
Joseph and Lauren Ryan
James Sadler
Pat Keller, Planning Director
Lawrence E. Schmidt, Zoning Commissioner
Timothy M. Kotroco, Director /PDM

2/25/04 – Letter from Jack Dillon, VPC, voicing opposition to the granting of this variance request.

2/26/04 – Board convened for hearing (Marks, Crizer, Stahl); concluded hearing this date; after brief recess, reconvened for public deliberation; unanimous decision of the Board = Petition for Special Hearing denied; written Opinion/Order to be issued; appellate period to run from date of written Order. (5)

BALTIMORE COUNTY, MARYLAND
Board of Appeals of Baltimore County
Interoffice Correspondence

DATE: April 19, 2004

TO: Timothy Kotroco, Director
Permits & Development Management
Attn.: David Duvall

FROM: Theresa R. Shelton
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES**

The following case(s) have been finalized and the Board of Appeals is closing the copy of the appeal case file(s) and returning the file(s) and exhibits (if applicable) attached herewith.

BOARD OF APPEALS CASE NUMBER	*PDM FILE NUMBER*	NAME	LOCATION
03-438-SPH	*03-438-SPH*	JOSEPH AND LAUREN RYAN	6139 DEER PARK ROAD

Attachment: SUBJECT FILE(S) / EXHIBIT(S) ATTACHED;

The Valleys Planning Council, Inc
207 Courtland Avenue
P.O. Box 5402
Towson, Maryland 21285-5402

February 25, 2004

Mr. Charles Marks, Chairman
Baltimore County Board of Appeals
400 Washington Ave.
Towson, MD 21204

RE: Joseph P. Ryan, et ux
Case No. 03-438-SPH

Dear Mr. Marks;

The Valleys Planning Council is opposed to the relief requested by the Ryan's in this case on the basis that The RC 4 (Watershed Protection) Zone limits development to a single home per lot unless it qualifies as a bona tenant farmer (Sec. 1A03.3, 1A03.4B.5). This property is 18 acres in size and could be subdivided as a minor subdivision.

While there may be personal reasons for this request, the granting of this request is contrary to the spirit and intent of the zoning regulations and therefore should be denied.

Thank you for your consideration of our concerns.

Sincerely,

Jack Dillon
Executive Director

cc: George Doub, President
People's Counsel

RECEIVED
FEB 25 2004
BALTIMORE COUNTY
BOARD OF APPEALS

Joseph P. Ryan & Lauren E. Ryan

6139 Deer Park Road
Reisterstown, MD 21136-5906

Phone: 410-833-0604, Fax: Please Call First

Internet: http://www.TakingCareOfBusiness.com
Email: Joe@TakingCareOfBusiness.com

March 21, 2003

Zoning Commissioner
Baltimore County, Maryland
Towson, MD 21204

Dear Zoning Commissioner,

We are seeking county approval by special exception, to be allowed to build a second home on our property, utilizing our existing home as an in-law residence.

I am a full time career fire fighter and emergency medical technician for Baltimore County Fire Department, and my wife, Lauren is a registered nurse working in the oncology departments of Johns Hopkins and GBMC Hospitals. We have two young girls one being 22 months and the other only 3 months. With our growing family, now two children, we have outgrown our two bedroom, 848 square foot, rancher home, and Lauren's parents would like to sell their home in Westminster, Maryland to be closer to us especially since Lauren's mother has been diagnosed with a serious and terminal illness. Lauren's mother and father would like to move into our existing rancher home, once we move into our new home after construction.

Please find the prepared zoning plat of our property located in Baltimore County at 6139 Deer Park Road, Reisterstown, Maryland 21136-5906, with the area of the new home site outlined. Lauren and I bought our horse farm in July of 2000 with deed reference 14643/221 recorded 8/16/2000 (Baltimore County Zoning Map 57 Grid 13 Parcel 69), and deed reference 14681/136 recorded 9/7/2000 (Baltimore County Zoning Map 57 Grid 13 Parcel 597). The farm was previously owned by Ms. Loney Y. Shipley who when died, passed the farm onto her daughter Kitty Fetchero and her husband, Pat Fetchero.

Please know that our future intentions are to sub-divide our property into three lots, thus separating the two homes onto two separate lots, however we currently feel that we do not have the money or time to pursue this somewhat complicated objective.

Sincerely,

Joseph P. Ryan
Lauren E. Ryan

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
LAUREN RYAN	6139 DEER PARK RD	REISTERSTOWN, MD 21136	
JOE RYAN			

Section 1A03
R.C.4 (Watershed Protection) Zone

1A03.1 Findings and legislative policy. **[Bill No. 178-1979]**

The County Council finds that major, high-quality sources of water supply for the entire Baltimore Metropolitan Area and for other neighboring jurisdictions lie within Baltimore County and that continuing development in the critical watersheds of those water supply sources is causing increased pollution and sedimentation in the impoundments, resulting in increasing water treatment costs and decreasing water storage capacity. The R.C.4 zoning classification and its regulations are established to provide for the protection of the water supplies of metropolitan Baltimore and neighboring jurisdictions by preventing contamination through unsuitable types or levels of development in their watersheds.

1A03.2 Rezoning by petition. **[Bill No. 178-1979]**

No petition for reclassification of property in an R.C.4 Zone may be granted unless a registered professional engineer, architect, landscape architect or land surveyor first certifies that:

A. The parcel of land under petition lies at least 200 feet from the property line of any public water reservoir;

B. The parcel lies at least 300 feet from any first or second order or greater stream that flows directly into a public water reservoir;

C. That the parcel lies at least 300 feet from any third order or greater stream that flows directly or indirectly into a public water reservoir;

D. No more than 30% of the parcel has a slope of more than 20%;

E. The parcel does not lie within a one-hundred-year floodplain; and

F. As shown by an environmental impact statement, the manner in which proposed reclassification will affect water quality in the watershed or any public water reservoir.

For the purpose of this section, streams are classified by order as shown on the map of stream orders adopted by the Planning Board on March 25, 1976.

1A03.3 Use regulations.

A. Uses permitted as of right. The following uses, only are permitted as of right in R.C.4 Zones:

1. Dwellings, one-family detached.

2. Farms and limited-acreage wholesale flower farms (Section 404). **[Bill No. 51-1993]**

3. Open space, common.

4. Public schools. **[Bill Nos. 63-1980; 47-1982; Bill No. 47-1985]**

5. Telephone, telegraph, electrical-power or other similar lines or cables, all underground; underground gas, water or sewer mains or storm drains; other

P.C. #3

underground conduits, except underground interstate and intercontinental pipelines.

6. Trailers, provided that any trailer allowed under this provision must be used or stored in accordance with the provisions of Subsection B, C, E or F of Section 415.1 and Section 415.2.A.1, as applicable.

7. Antennas used by CATV systems operated by companies franchised under Title 8, Article II, Division 1, of the Baltimore County Code, 1988 Edition, if situated on property owned by the county, state or federal government or by a governmental agency. **[Bill No. 220-1981]**

8. Transit facilities. **[Bill No. 91-1990]**

9. Accessory uses or structures, including, but not limited to the following:

   a. Excavations, uncontrolled.

   b. Farmer's roadside stand and produce stand, subject to the provisions of Section 404.4. **[Bill No. 41-1992]**

   c. Home occupations.

   d. Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professional persons, provided that any such office or studio is established within the same building as that serving as the professional person's primary residence at the time of application; does not occupy more than 25% of the total floor area of that residence; and does not involve the employment of more than one nonresident employee. **[Bill Nos. 105-1982; 65-1999]**

   e. Parking spaces, including recreational vehicles, subject to the provisions of Section 415A.

   f. Swimming pools, tennis courts, garages, utility sheds, satellite receiving dishes (subject to Section 429) or other accessory structures or uses (subject to the height and area provisions for buildings as set forth in Section 400). **[Bill No. 71-1987]**

   g. Signs, subject to Section 450. **[Bill No. 89-1997]**

10. Commercial film production, subject to Section 435. **[Bill No. 57-1990]**

B. Uses permitted by special exception. The following uses, only, are permitted by special exception in R.C.4 Zones:

1. Antique shops, subject to the provisions of Section 402B.

2. Camps, including day camps.

3. Community buildings, swimming pools or other uses of a civic, social, recreational or educational nature, including picnic grounds and tennis facilities, provided that no tennis facility shall comprise more than four courts (Section 406A). **[Bill No. 62-1978]**

4. Churches and other buildings for religious worship. **[Bill No. 45-1982]**

5. Dwellings or other buildings converted to tearooms or restaurants, as provided in Section 402.3.

6. Excavations, controlled, subject to the provisions of Section 403, except removal of topsoil from the site is expressly prohibited.

7. Fish hatcheries.

8. Golf courses, country clubs or other outdoor recreation clubs, and game preserves.

9. Home occupations of disabled persons, where the use is established in a structure originally constructed as a dwelling or as accessory to a dwelling or where the use is established in a structure that is situated on the same lot as a dwelling and which the Zoning Commissioner finds to be compatible with its surrounding neighborhood, provided that:

   a. Only three persons, including the disabled person and the members of his immediate family who are residents of the dwelling, are employed in the use on the premises; and

   b. In any case the use is conducted by a disabled person whose domicile is the dwelling to which the use is accessory and whom the hearing authority finds is so severely disabled as to be unable to engage in his occupation away from the premises of his home.

   Any provision of Section 502.2 to the contrary notwithstanding, any special exception granted pursuant to this item shall expire upon the first to occur of the following:

   (1) Five years after the issuance of the permit;

   (2) The death of a disabled person;

   (3) The termination of the disability; or

   (4) The failure of the disabled person to permanently reside at the premises.

   A new special exception for the use may be granted when the previous special exception expires but only upon the completion of the entire application and hearing process in the same manner as if it were the initial application for this special exception. It is the purpose of this provision to prevent the use of residential property for business purposes by an occupant other than a disabled person and to ensure that any occupation permitted pursuant to this item will be conducted in a manner appropriate to its surroundings. **[Bill No. 27-1981]**

10. Horticultural nurseries, subject to the provisions of Sections 404.1 and 404.2. **[Bill No. 41-1992]**

11. Landscape service operations, subject to provisions of Sections 404.1 and 404.3. **[Bill No. 41-1992]**

12. Offices or studios of physicians, dentists, lawyers, architects, engineers, artists, musicians or other professional persons as an accessory use, provided that any such office or studio is established within the same building as that serving as the professional person's primary residence at the time of application; does not occupy more than 25% of the total floor area of that residence; and does not involve the employment of more than one nonresident professional associate nor two other nonresident employees. **[Bill Nos. 105-1982; 65-1999]**

13. Public utility uses not permitted as of right, including underground interstate and intercontinental pipelines.

14. Rail passenger station, subject to Section 434. **[Bill No. 91-1990]**

15. Riding stables.

16. Shooting preserves, including hunting and fishing preserves.

17. Shooting ranges, including, but not limited to, archery, pistol, skeet, trap, target (small-bore rifle only) except that any such use existing at the time of date of enactment of this subsection may continue at the same level, provided that, within 365 days of the enactment date of this legislation, they shall file for a use permit as prescribed under the now existing zoning regulation Section 500.4, and turkey shoots.

18. Trailers, subject to the provisions of Section 415.1.D.

19. Volunteer fire company or ambulance-rescue facilities.

20. Wireless telecommunications towers, subject to Section 426. **[Bill No. 30-1998]**

21. Farm market, subject to the provisions of Section 404.4. **[Bill No. 41-1992]**

22. Winery as an agricultural support use, including accessory retail and wholesale distribution of wine produced on-premises. Temporary promotional events, such as wine tasting or public gatherings associated with the winery, are permitted, within any limits set by the special exception. **[Bill No. 51-1993]**

1A03.4 Height and area regulations.

A. Height. No structure hereafter erected in an R.C.4 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.

B. Area regulations. **[Bill Nos. 178-1979; 113-1992]**

1. Lot density.

   a. A tract to be developed in an R.C.4 Zone with a gross area of less than six acres may not be subdivided, and a tract to be developed with a gross area of at least six acres but not more than 10 acres may not be

(Cont'd on page 1A-23)

subdivided into more than two lots (total), each of which must be at least three acres, except as otherwise provided in Section 103.3 or in Paragraph 4 below.

b. The maximum gross density of a tract to be developed with a gross area of more than 10 acres is 0.2 lot per acre. Any lots created hereafter, except as provided in Paragraph 4 below, shall be in accordance with the following standards for rural cluster development:

(1) A minimum of 70% of the gross area of the tract to be developed shall be designated as the conservancy area. Only one of the permitted dwelling units, including any existing dwellings, may be located in the conservancy area. The conservancy area is subject to the standards contained in Section 1A03.5.

(2) All of the remaining permitted density shall be located in the building area on lots with a minimum lot size of one acre.

(3) Subject to the conditions of the performance standards of Section 1A03.5.G, any building or structure officially included on the preliminary or final list of the Landmarks Preservation Commission or the National Register of Historic Areas, and included in the conservancy area, need not be included in the calculation of the total permitted density, subject to the following requirements:

(a) There is an area of sufficient size surrounding the building, structure or landmark to preserve the integrity of its historic setting;

(b) An overall photographic and written description of the building, structure or landmark identified for preservation has been submitted; and

(c) Documentation of the preservation, restoration and protection for the building, structure or landmark has been submitted and approved by the Director of Planning prior to issuance of any building permit for the development.

2. Building setbacks. Except for agricultural buildings, any nonresidential principal building hereafter constructed in an R.C.4 Zone shall be situated at least 100 feet from the center line of any street and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 4, below. Any residential principal building shall be set back according to the following minimum setback requirements:

a. Twenty-five feet from any building face to a public street right-of-way or property line.

b. Thirty-five feet from a front building face to the edge of paving of a private road.

c. Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

d. One hundred feet between a building face and an adjacent R.C.2 Zone line.

e. One hundred feet between a building face and a reservoir property line.

f. Fifty feet between a building face and an adjacent conservancy area which will be used for agricultural purposes.

3. Coverage. Except for a rural cluster development, which is subject to the performance standards contained in Section 1A03.5, no more than 10% of any lot in an R.C.4 Zone may be covered by impermeable surfaces (such as structures or pavement). No more than 25% of the natural vegetation may be removed from any lot in an R.C.4 Zone.

4. Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the land records of Baltimore County with the approval of the Baltimore County Office of Planning on or before December 22, 1975, and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone, may be approved for residential development in accordance with the standards prescribed and in force at the time of the lot recordation.

5. Dwelling units per lot. No more than one dwelling unit shall be located on any lot in an R.C.4 Zone, except that tenant dwellings may be approved if the Land Preservation Advisory Board certifies that:

a. Any such proposed dwelling is required for the operation of the farm for the use of bona fide tenant farmers; and

b. That any such dwelling, in the location proposed, will not interfere with the operation of the farm.

1A03.5 Performance standards for rural cluster development. **[Bill Nos. 113-1992; 107-1994]**

In an R.C.4 Zone, only a rural cluster development, or a development authorized under Section 1A03.6, is permitted on a tract to be developed with a gross area of more than 10 acres. A minimum of 70% of the tract acreage shall be designated a conservancy area. The balance of the tract is the building area.

A. Conservancy area standards.

1. It is the intention of these regulations that the acreage of the conservancy area, whenever possible, be contiguous and that it include the following features of the tract to be developed as determined by the standards contained in the Comprehensive Manual of Development Policies:

a. Prime and productive soils.

b. Steep slopes, as defined in Title 26 of the Baltimore County Code.[12]

c. Wetlands.

d. Stream buffers, as defined in Title 14 of the Baltimore County Code.[13]

e. Forests, as defined in Title 14 of the Baltimore County Code.[14]

f. Open space.

g. Significant views and other natural or historic features to be protected.

2. The conservancy area may not include within it any area with a diameter of less than 100 feet unless the Director of Planning and the Director of Environmental Protection and Resource Management determine that such an area will best protect the natural resources of the tract to be developed as a rural cluster development.

3. The conservancy area may include buildings existing at the time of the approval of the rural cluster development.

4. The Director of Planning and the Director of Environmental Protection and Resource Management shall determine whether the conservancy area meets the requirements of this paragraph and the standards of the Comprehensive Manual of Development Policies.

B. Each lot in a rural cluster development shall contain its own private sewage system and water system, and each such system shall be located within the lot. If the Director of Environmental Protection and Resource Management finds that a lot cannot support a proposed dwelling unit without endangering the potable water supply, endangering the metropolitan district reservoirs or creating a health or environmental nuisance for neighboring properties, a dwelling unit is not permitted on such lot.

C. Ownership of conservancy area.

1. Subject to approval by Baltimore County as to legal form and sufficiency, the conservancy area shall be held in unified ownership and control, which may take the form of a homeowners' association, condominium association, public or private organization, land trust, corporation or individual. The owner shall assume all responsibility for the maintenance and continued protection of the conservancy area, including any recreational amenities.

2. The conservancy area shall be held in single ownership unless a dwelling lot, as permitted by Section 1A03.4B.1.b.(1), is located in the conservancy area.

---

12 **Editor's Note: See Section 26-168 of the Baltimore County Code, 1988 Edition, as revised.**

13 **Editor's Note: See Section 14-402 of the Baltimore County Code, 1988 Edition, as revised.**

14 **Editor's Note: See Section 14-402 of the Baltimore County Code, 1988 Edition, as revised.**

D. Easement for conservancy area. Prior to final approval of any record plat, or in the case of a tract less than 20 acres in size which is to be subdivided into three or fewer lots, prior to final approval of a plan, 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.

1. The 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.

2. The easement shall allow for the continued agricultural, forest or similar open space use as provided in Section 1A03.5.G.

3. If any portion of a conservancy area is also required to be recorded as a forest buffer easement, pursuant to Section 14-340 of the Baltimore County Code, 1988 Edition, as revised, the terms of Section 14-340 shall prevail.

4. The conservancy area agreement shall be in a form approved by the County Attorney who shall consult with the Director of Environmental Protection and Resource Management.

E. In the case of a tract more than 20 acres in size which is to be subdivided into three or fewer lots, a conservancy area shall be shown on the minor subdivision plan and recorded in the land records of Baltimore County. A permanent preservation easement as described in Section 1A03.5D shall be granted if further subdivision subjects the tract to the development plan review process of Title 26 of the Baltimore County Code, 1988 Edition, as revised.

F. The maximum area for clearing and grading for each residential lot is 20,000 square feet. This area shall be shown on the plan at the time of permit application.

G. The conservancy area shall remain undisturbed, except as utilized for:

1. Agricultural uses, including a farm, farmette or limited acreage flower farm.

2. Forestry.

3. Open space, which may include hiking or equestrian trails or passive recreational areas which do not require paving.

4. Isolated open space pockets in the building area that are either surrounded by housing units or run along rights-of-way as approved by the Director of Planning and the Director of Environmental Protection and Resource Management (such areas shall be managed by a homeowners' association or similar entity as open space and are not to be included in the conservancy area easement delineation).

5. A single-family dwelling, as permitted by Section 1A03.4.B.1.b.(1).

H. Except as needed as access to existing buildings or to the lot permitted under Section 1A03.4.B.1.b.(1), roads are not permitted in a conservancy area, unless the provision thereof will result in better protection of natural resources. The

Director of Planning, Director of Public Works and Director of Environmental Protection and Resource Management shall make this determination.

I. Stormwater management facilities and storm drains are not permitted in the conservancy area except in cases where their provision will result in improved water quality or reduced impact on water quantity and will not result in the loss of prime and productive soils, as approved by the Director of Planning and the Director of Environmental Protection and Resource Management.

1A03.6 Optional development in R.C.4 Zones. **[Bill No. 107-1994]**

A. In an R.C.4 Zone, a tract with a gross area of more than 10 acres may be developed at the developer's option at a maximum gross density of 0.1 lot per acre. The minimum lot size is one acre.

B. The lots which are created for the tract shall each be subject to a permanent preservation easement to be prepared and recorded in accordance with the requirements of Section 1A03.5.D.

C. Only one principal dwelling is permitted on any lot in an R.C.4 Zone, except that a tenant dwelling may be approved for the tract in accordance with Section 1A03.4.B.5.

D. No structure or dwelling shall be situated within 75 feet of the center line of any street or within 50 feet of any lot line other than a street line.

E. The development plan for a tract to be developed under this section shall delineate a diagrammatic conservancy area which is equal to a minimum of 70% of the gross tract acreage as determined by Section 1A03.5.A.1. The conservancy area shall remain undisturbed except as utilized as provided in Section 1A03.5.G.1, 2 or 3.

F. A development plan shall be submitted to the Baltimore County Planning Board for its review and recommendations if the site:

1. Contains areas of significant contiguous agricultural resources as determined by the amount, location and suitability of the soils which are used for or have the potential for agricultural activity as defined in Section 14-402 of the Baltimore County Code and is located within the master plan designated "agricultural protection area";

2. Contains forest resources which include or are adjacent to critical habitat areas as defined in Section 14-402 of the Baltimore County Code; or

3. Contains or is contiguous to historic landmarks or districts recognized or listed by the Baltimore County Landmarks Preservation Commission, National Register or Maryland Historical Trust.

G. In making its recommendations, the Planning Board shall consider whether the optional development authorized by this section will be detrimental to the use of the land for continued commercial farming operations or to the long-term protection of the forest resources on the land.

H. The provisions of Section 1A03.5.E. apply to development of a tract under this section.

1A03.7 Additional standards. **[Bill Nos. 113-1992;[15] 107-1994]**

Under provisions adopted pursuant to the authority of the Comprehensive Manual of Development Policies, development in R.C.4 Zones may be made subject to additional standards of lot area, yard space, open space, building distribution or other aspects or characteristics of site planning or project design. Such standards shall be based upon specified existing, prospective or stipulated conditions or circumstances of development, and shall be designed to further the specific purposes of this article and the purposes of these zoning regulations in general.

1A03.8 Inconveniences arising from agricultural operations. **[Bill Nos. 113-1992; 107-1994]**

Any dwelling in an R.C.4 Zone may be subject to inconveniences or discomforts arising from agricultural operations, including but not limited to noise, odors, fumes, dust, the operations of machinery of any kind during any twenty-four-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.

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15 **Editor's Note: Bill No. 113-1992, also provided as follows: "And be it further enacted that any development which has received CRG, concept plan, or reclamation plan approval or any other project vested by law or any development for which a concept plan has been accepted for filing by the Department of Public Works to the effective date (July 1, 1992) of this act (Agricultural Preservation/Rural Cluster Development) shall be governed by the regulations in effect at the time of such approval, vesting, or acceptance for filing, as the case may be."**

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 28, 2003

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

SUBJECT: 6139 Deer Park Road

INFORMATION:

Item Number: 03-438

Petitioner: Joseph Paul Ryan

Zoning: RC 4

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to permit 2 single-family dwellings on one RC 4 lot. This office is of the opinion that the lot must be subdivided unless one of the dwellings is being used as a caretaker house on a working farm.

Prepared by: Mark A Cunningham

Section Chief: Lynn Lanham
AFK/LL:MAC:

P.C. #4

The Valleys Planning Council, Inc
207 Courtland Avenue
P.O. Box 5402
Towson, Maryland 21285-5402

February 25, 2004

Mr. Charles Marks, Chairman
Baltimore County Board of Appeals
400 Washington Ave.
Towson, MD 21204

RE: Joseph P. Ryan, et ux
Case No. 03-438-SPH

Dear Mr. Marks;

The Valleys Planning Council is opposed to the relief requested by the Ryan's in this case on the basis that The RC 4 (Watershed Protection) Zone limits development to a single home per lot unless it qualifies as a bona tenant farmer (Sec. 1A03.3, 1A03.4B.5). This property is 18 acres in size and could be subdivided as a minor subdivision.

While there may be personal reasons for this request, the granting of this request is contrary to the spirit and intent of the zoning regulations and therefore should be denied.

Thank you for your consideration of our concerns.

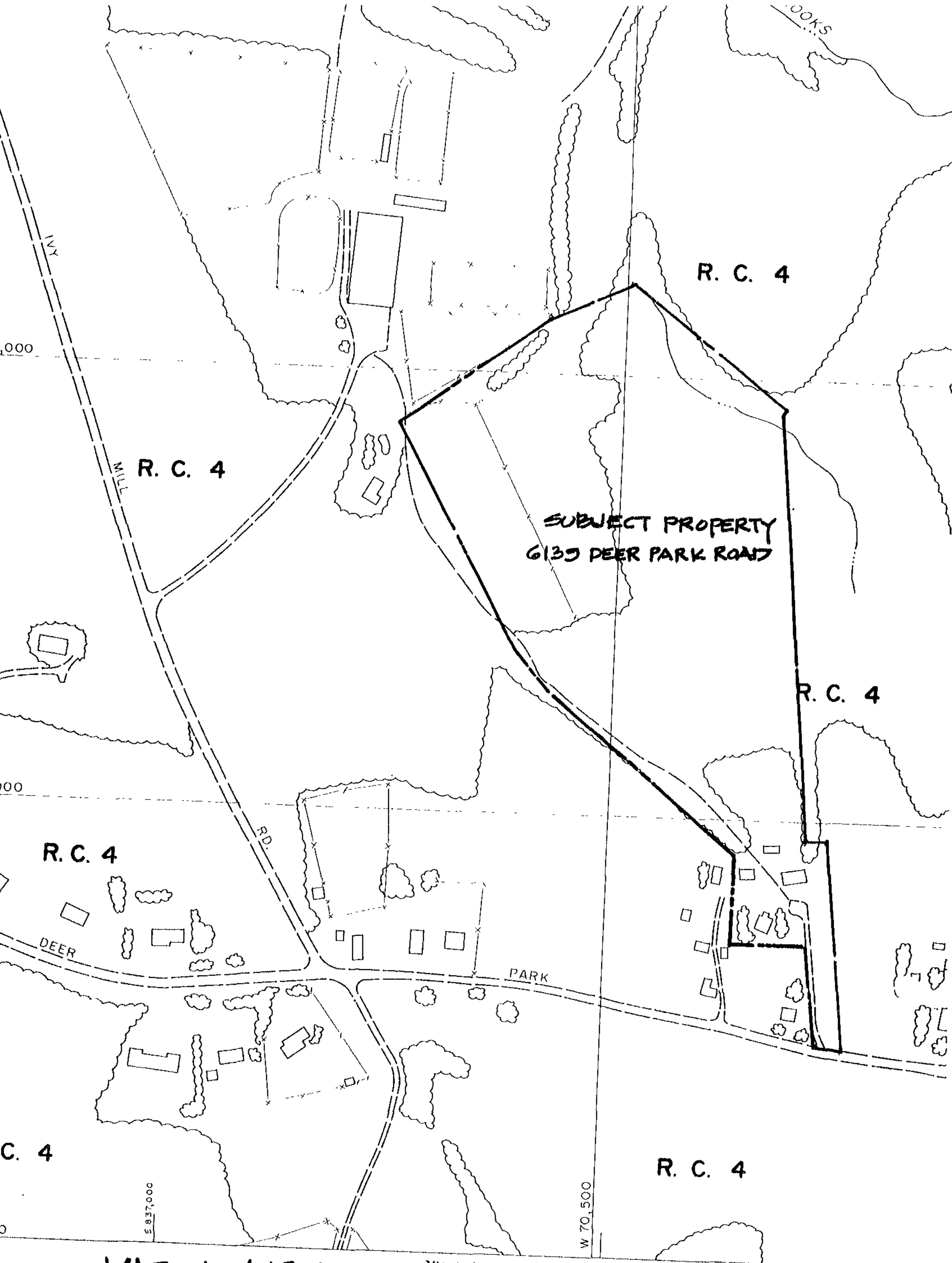
Sincerely,

Jack Dillon
Executive Director

cc: George Doub, President
People's Counsel

P.C. #5

P.C. #7



MAP NW 13-L

HAS BEEN REVISED IN SELECTED AREAS.
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T-HORN, INC. BALTIMORE, MD. 21210

OFFI
OF

08A38

P.C. #10

DATE: 1/26/04

PEOPLE'S COUNSEL'S SIGN-IN SHEET

CASE NAME: RYAN

CASE NO.: 03-438-SPH

The Office of People's Counsel was created by the County Charter to participate in zoning matters on behalf of the public interest. While it does not actually represent community groups or protestants, it will assist in the presentation of their concerns, whether they have their own attorney or not. If you wish to be assisted by People's Counsel, please sign below.

Check if you wish to testify	Name / Address Phone Number	Community Group You Represent / Basis of Your Concerns
✓	John Johnson 6112 Deer Park Rd. Reisterstown, MD 21136 410 833-7194	neighbor
	Deirdre Moore same as above	

Pet. #

Informational/Pre-Concept Plan Conference Checklist

Project Name:	Project Address: 6139 Deer Park Road	DATE 12-3-02
Owner: Joe Ryan - 410-833-0604	Election/Councilmanic District: 4C3 — Acreage: 17 ± RC-4	FEES: Concept Plan 500.00; Development Plan ___; PWA ___; Title ___; Forest Buffer ___
Developer:	Engineer:	
No. of Units (Residential) ___	No. of Square Feet (Commercial) ___	

For discussion of the following items, contact the Department of Public Works, Room 307, County Office Building:

Scope of obligations for improvements under Section 26-236, Baltimore County Code:

- ✓ Streets and rights of way: Deer Park Rd 70' wide R/W
- N/A Drains, bridges, and culverts
- | Curbs and gutters
- | Sidewalks/Paths
- | Traffic control devices
- N/A Sewer lines: Minor Sub Panhandle paved 16' wide driveway req'd!
- | Waterlines
- | Open space
- | Landscape plans
- | Street lights

Office to obtain information on the following items:

- | Master plan intent and/or conflicts (Highways) — Room No. ___ /
- | Basic Services Maps — Room No. ___ /
- | Tidal and/or riverine flooding and water courses — Room No. ___ /
- | Proximity to water and sewer (including sewer and water plans) — Room No. ___ /
- | State and/or Federal permits may be required.

To discuss the following items, contact the Zoning Review Office, Room 111, County Office Building, or call 410-887-3391 for an appointment:

- R.C.4 Zoning classifications
- ___ RTA requirements
- ___ Bulk and parking requirements
- ___ Tax account numbers
- ✓ Anticipated hearing requests
- ___ Prior hearings with case numbers

To discuss the following items, contact the Office of Planning, Room 406, County Courts Building:

- ___ Master plan intent and/or conflicts:
  - ___ Capital improvement programs
  - ___ Park sites
  - ___ Local master plans
  - ___ Areas of study
  - ___ Microwave paths (buildings >60)
- ___ Community issues
- ___ Planning Board referrals
- ✓ Conceptual landscape plans (site layout)
- ___ Historical and/or archeological sites
- ___ Open space systems (Recreation and Parks)
- ___ Anticipated waiver requests (Section 26-172, Baltimore County Code)
- ✓ Vehicular and pedestrian circulation (internal and external)
- ✓ Orientation of existing and proposed buildings on site and within 200 feet of site
- ___ Building elevation drawings
- ___ Sign elevation drawings
- ___ R.C.4 requirements
- ___ Compatibility requirements
- ___ Agricultural sites
- ___ Greenways
- ___ Scenic routes/views
- ___ Design reviews

To discuss the following items, contact the Department of Environmental Protection and Resource Management, Room 416, County Courts Building:

✓ Storm water management and water quality		410-887-3768
___ Chesapeake Bay Critical Areas		410-887-3980
✓ Wetlands, streams, and stream buffers		410-887-3980
✓ Forest conservation		410-887-3980
✓ Agricultural preservation and conservancy areas	LIPPINCOTT	410-887-5683
___ Hydrogeological studies and environmental effects reports		410-887-5859
✓ Wells and septic systems	ROB POWELL	410-887-2762

REQUEST AN RC-4 PRELIM. ASSESSMENT — BRUCE SEELEY - 410-887-4488 x 274.

Submit this checklist and two checkprints of the following to Room 123, County Office Building:

- ___ Site constraints and site proposal plans
- ___ Combined plan

Applicant's Signature	[signature]	PDM Representative	David T. Rowe
PO Representative	Matthew Gover	DPW Representative	Dennis A. Kennedy
DEPRM Representative	R. Bruce Seeley	Zoning Representative	Donna Thompson

DM 11/99

0014368 427

Forestry Declaration of Intent

Tax Account # 1600006584 District 04 Map 57 Grid 13 Parcel 69

Name(s) LONEY Y. SHIPLEY ESTATE, C/O PAT FETCHERO

Location

C/O 1328 SARATOGA DRIVE, BEL AIR, MARYLAND 21014

I (we), PAT FETCHERO the Owner of the

real property located at 6139 DEER PARK RD., REISTERSTOWN, MD. 21136

as described as 9 acre timber harvest on private farm
hereby declare my (our) intention to continue and/or place into commercial forestry use the above property, in accordance with the provisions of the Baltimore County Forest Conservation Program Section 14-403(B)(3) and COMAR 08.19.01.04, for a period of at least five (5) consecutive full taxable years following this date.

This declaration grants an exemption for commercial forestry activities under the Baltimore County Forest Conservation Program. If the land does not remain in commercial forestry use, the Owner must notify the Baltimore County Department of Environmental Protection and Resource Management. If the Owner makes application for an activity regulated under the Forest Conservation Program, on all or part of the parcel within the five (5) year period, Baltimore County may require the Owner to meet the forest conservation threshold established in the Forest Conservation Program and COMAR 08.19.03, and may also assess a noncompliance fee for forested areas cut in violation of the forestry exemption.

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief.

Signature(s) X Pat Fetchero Date 3-17-00

Date

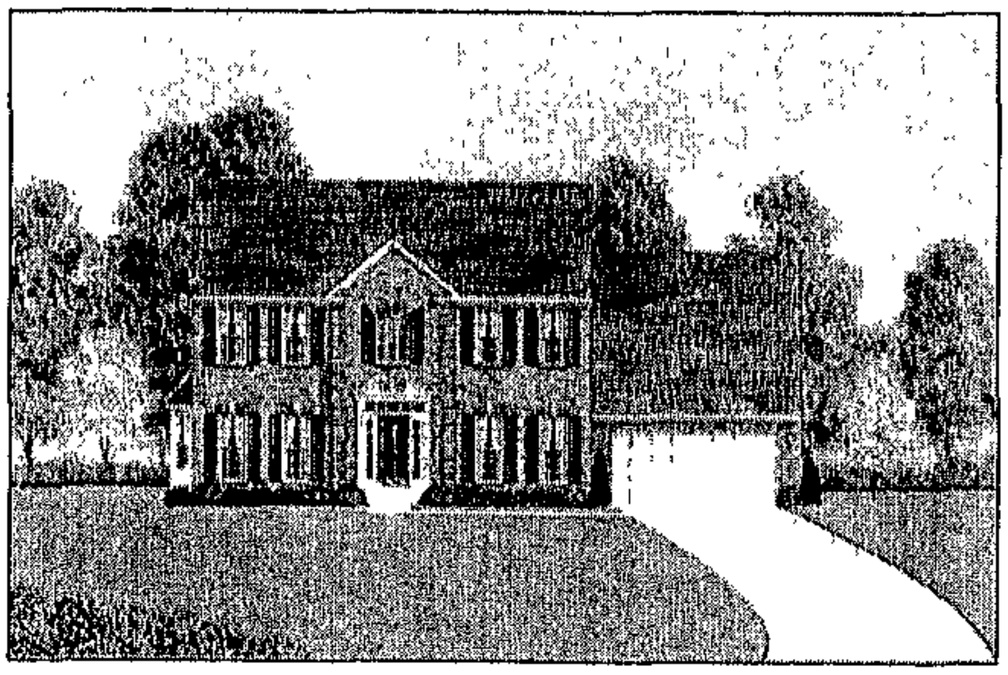
tmm

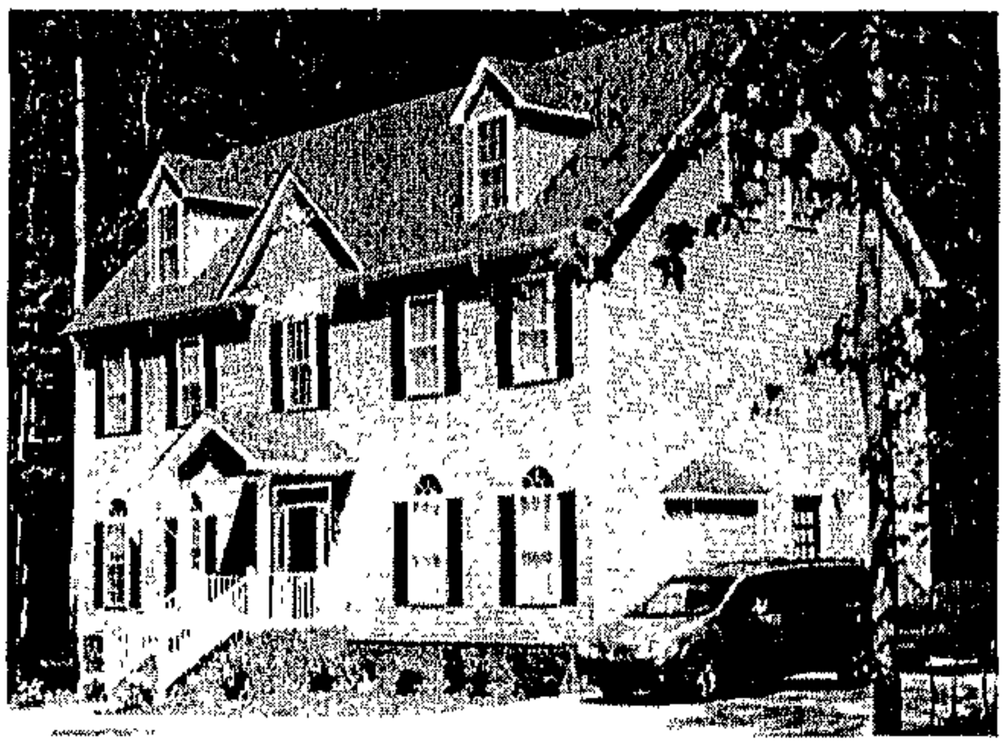
William C. Hime, Notary Public
Carroll County
State of Maryland
My Commission Expires Sept. 13, 20[illegible]

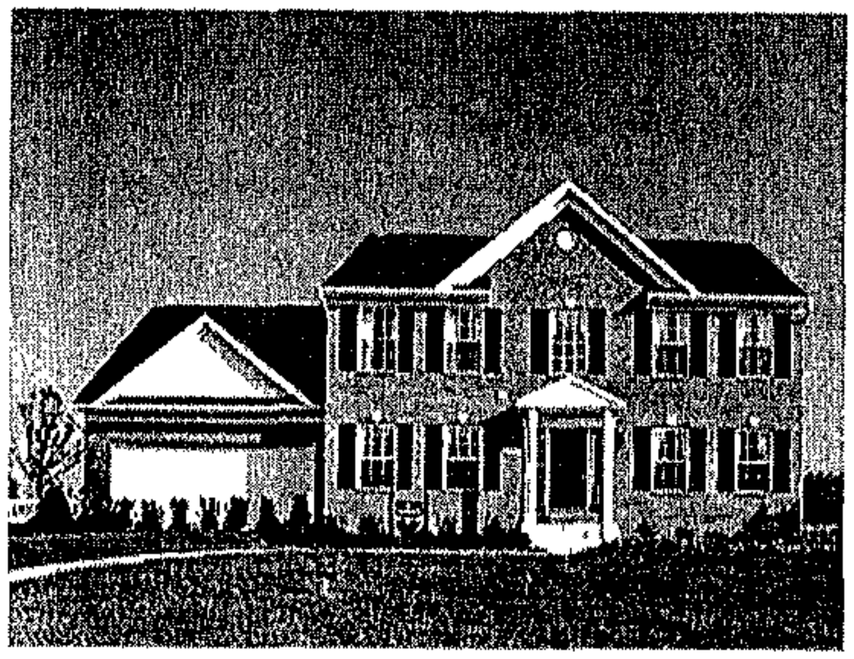
Pet No 3

EXHIBIT 3

DOI3/DEPRM/EIR/rev. 2-23-93







EXHIBIT

4

Ref. #8

Postponement?

Letters to Environmental, Zoning Commissioner, Law Office, Zoning

Section 500.7 of the Baltimore County Zoning Regulation (Special Hearings)

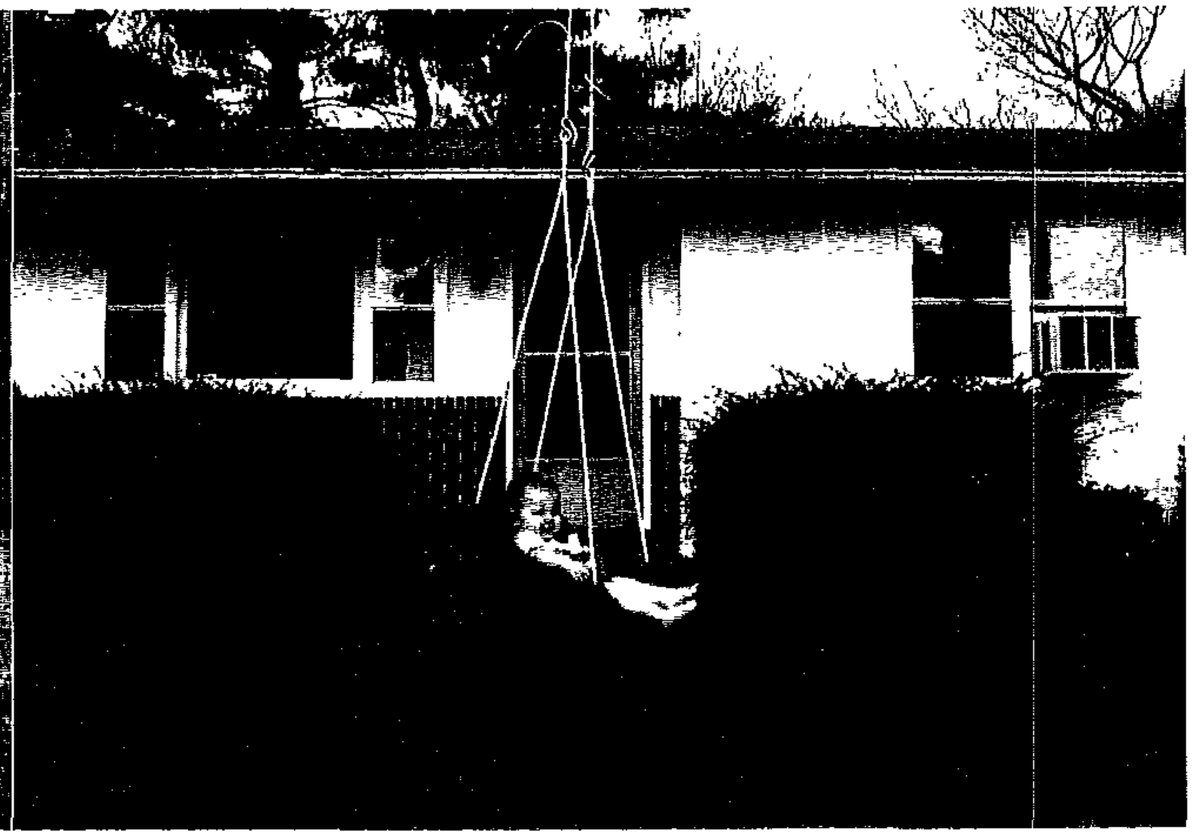
The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

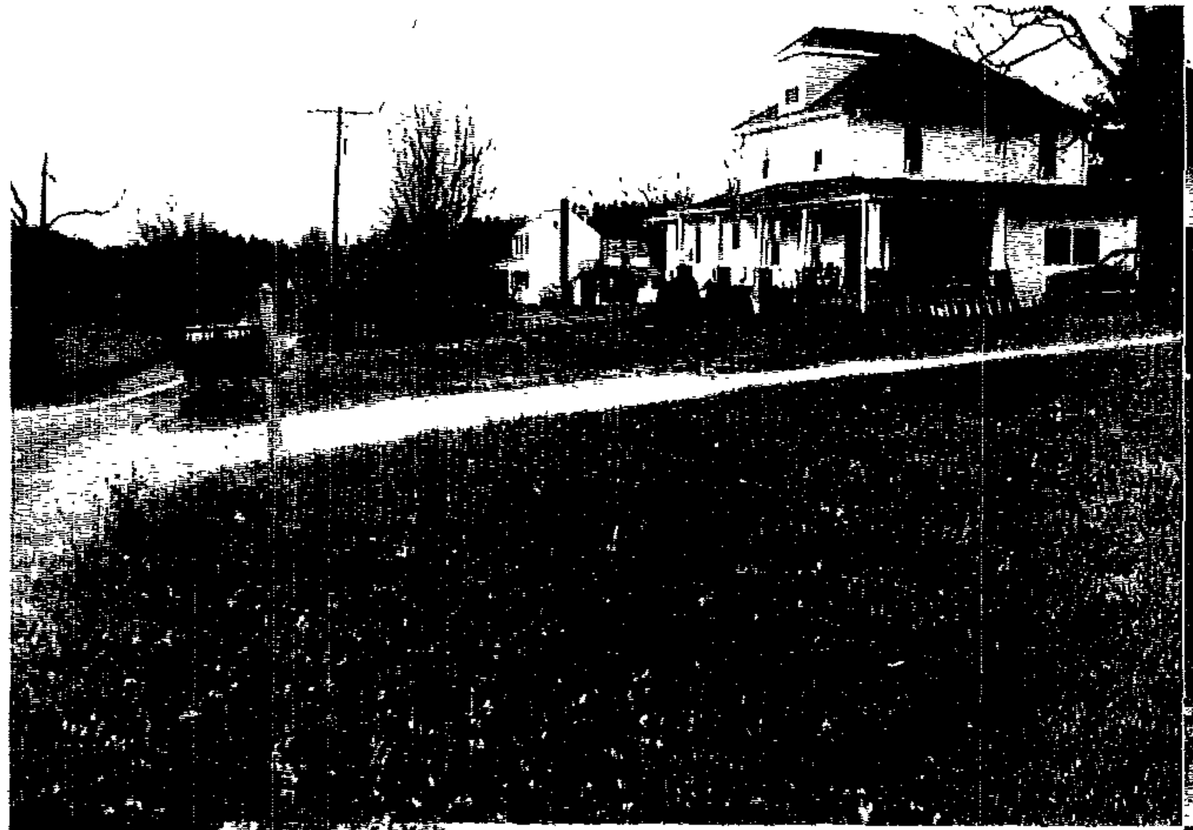
Expenses:

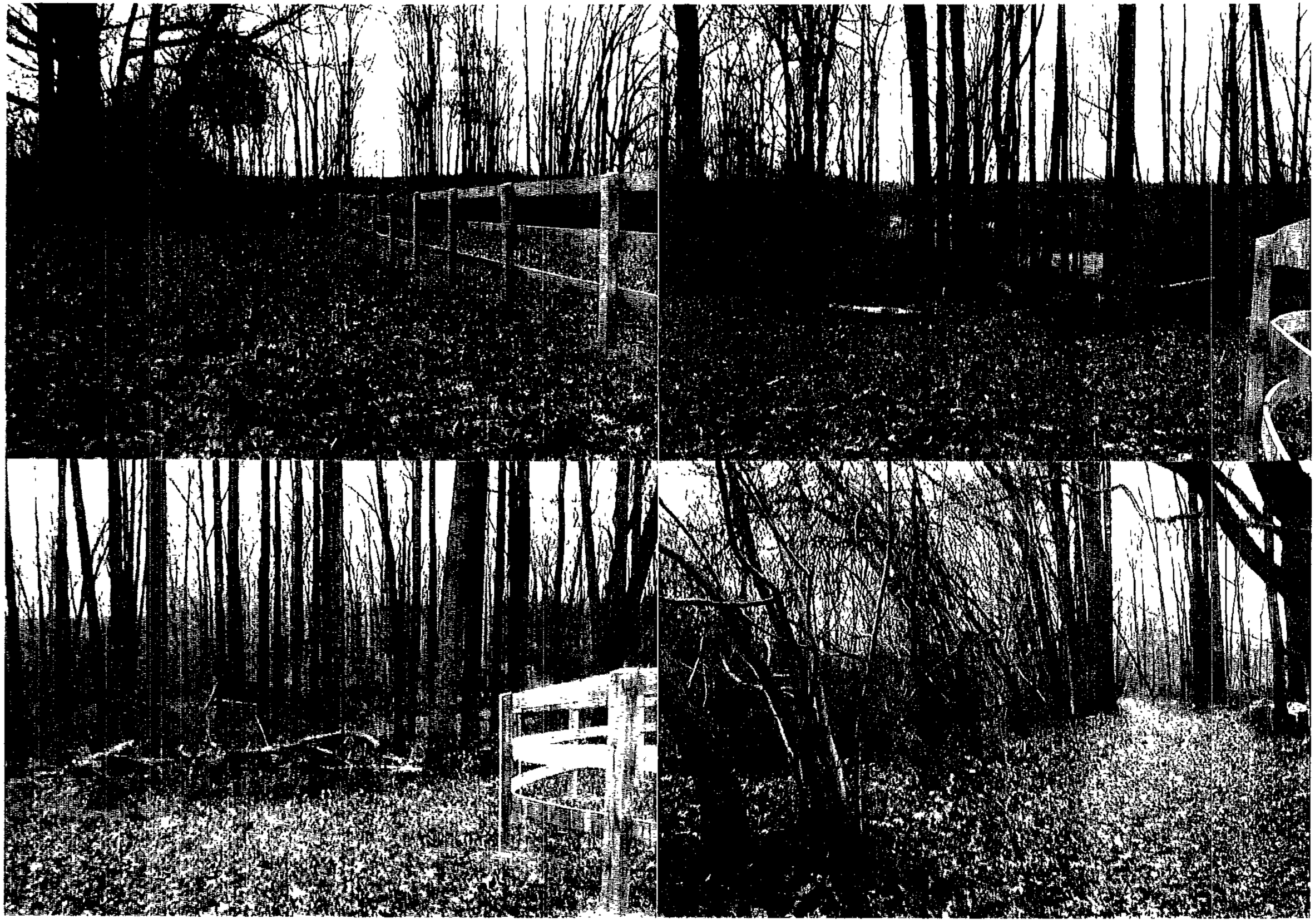
Hodes Ulman Pessin Katz P.A - $1,743.50 - Legal
Baltimore County, Maryland - $617.00 - Permits
McKee & Associates - $2,637.50 - Engineering, Surveying, Environmental Studies
Michael Septic Service, Inc. - $275.00 - Septic Certification
Richard Truelove - $225.00 - Engineering
W.T. Sadler Surveyors - $750.00 - Surveying, Special Hearing Plat
George G. Cowman, Jr., Inc. - $550.00 - Perc Test Excavation
Garland E. Moore - $75.00 - Posting of Zoning Hearing Sign
Patuxent Publishing - $67.00 - Special Hearing Zoning Required Advertisement

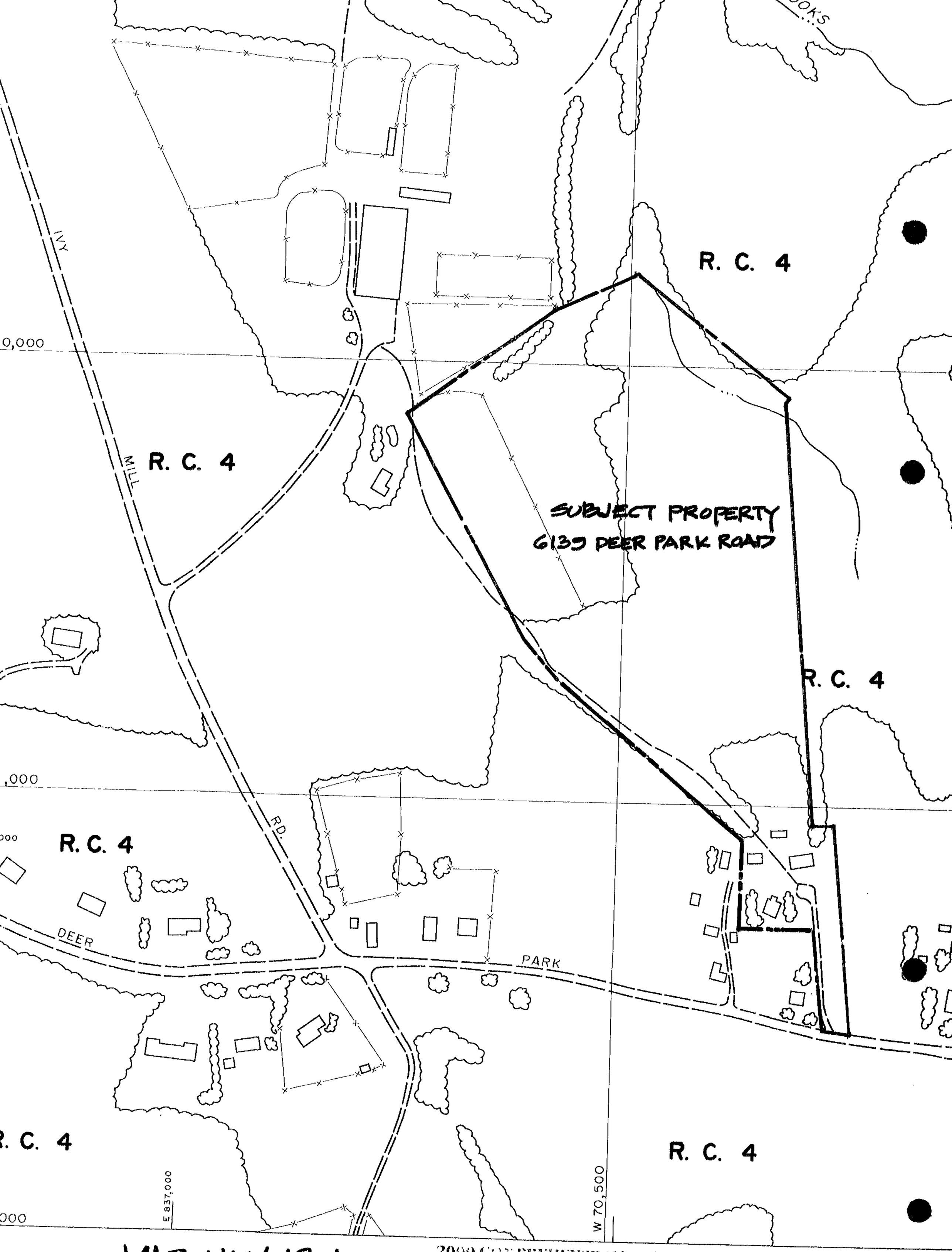
$6,940.00 spent so far

Pet. #9









MAP NW 13-L

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HART-HORN, INC. BALTIMORE, MD. 21210

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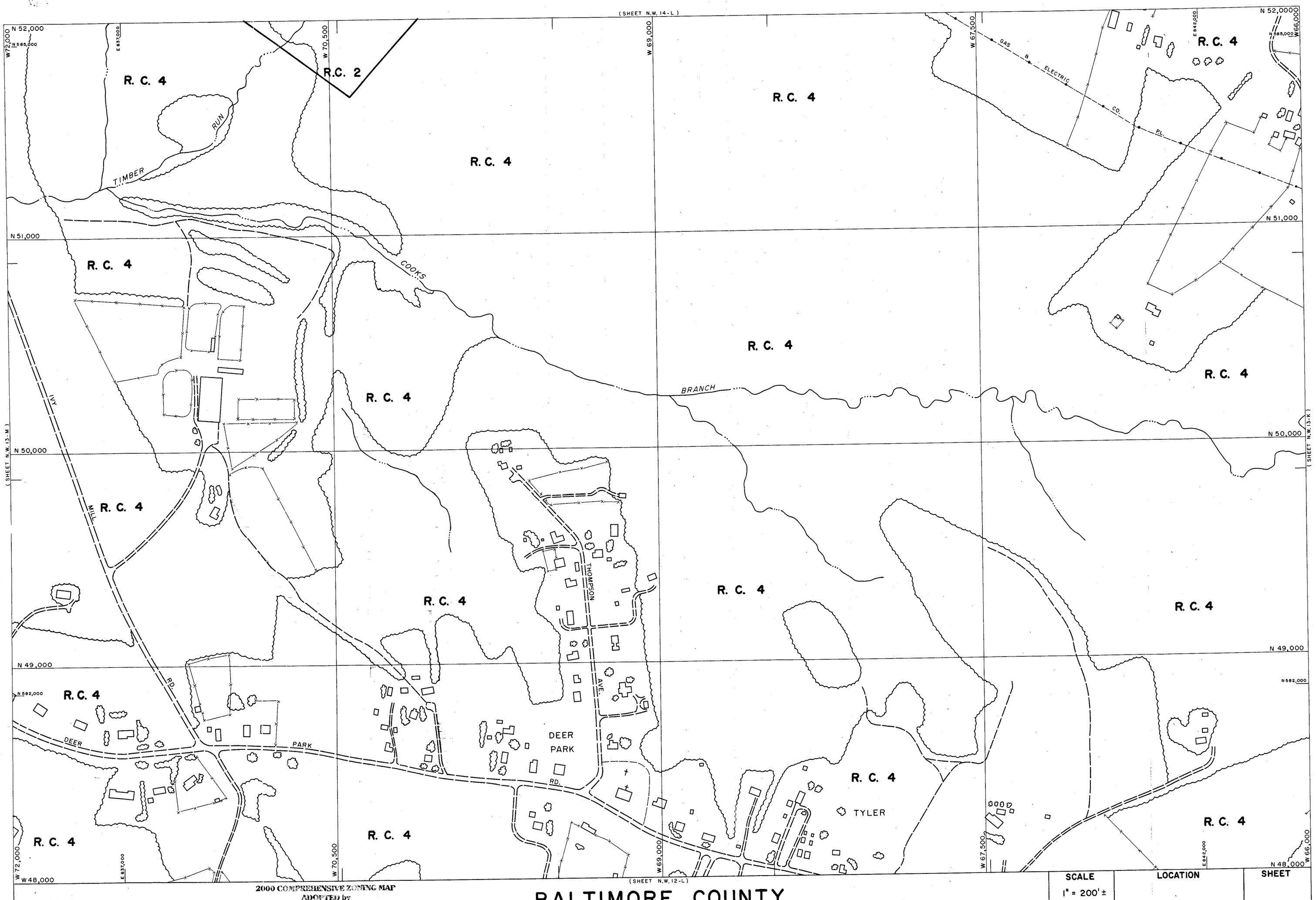
PC Exh 3



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THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

2000 COMPREHENSIVE ZONING MAP
ADOPTED by
THE BALTIMORE COUNTY COUNCIL
OCTOBER 16, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

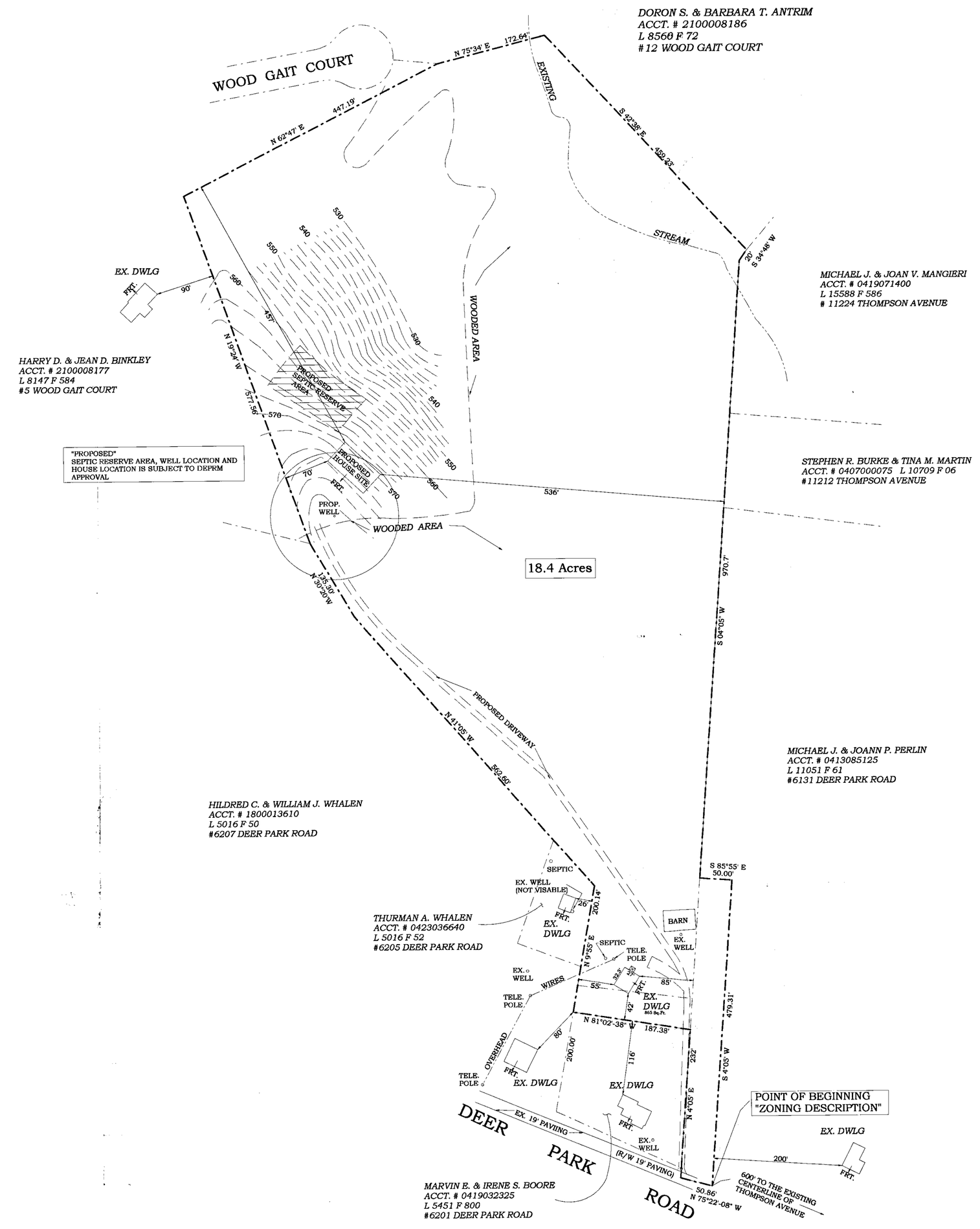
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

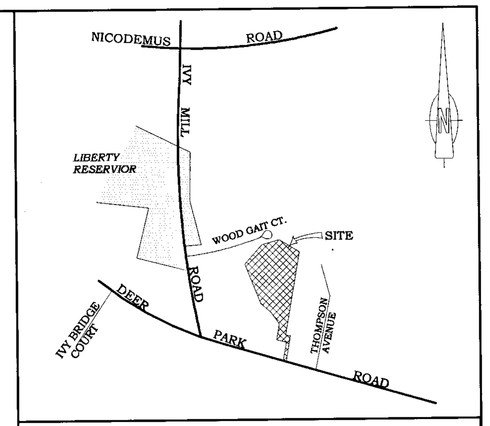
SCALE	LOCATION	SHEET
1" = 200'±	DEER PARK	N.W. 13-L
DATE OF PHOTOGRAPHY JANUARY 1986		

NW 13 L

CBA Pet. No. 1



"PROPOSED" SEPTIC RESERVE AREA, WELL LOCATION AND HOUSE LOCATION IS SUBJECT TO DEPRM APPROVAL



VICINITY MAP 1" = 1000'+

GENERAL NOTES

- MAP 57 GRID 13 PARCEL 69
- DEED REF. LIBER 14643 FOLIO 221&LIBER 14681 FOLIO 136
- TAX Acct. # 1600006584 & 2300010074
- EXISTING ZONING RC-4
- ZONING MAP NW 13-L
- ALL ADJOINING PROPERTY IN ZONED RC-4
- THIS SITE IS SERVICED WITH PRIVATE WELL & SEPTIC
- THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE BOUNDARIES OF ANY FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP 240010 0215B.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN AN HISTORIC DISTRICT OR SITE.(PER OWNER)

PREVIOUS PERMITS/HEARINGS/WAIVERS

(NONE FOUND)

Pet. No 1

OWNER/DEVELOPER

JOSEPH P. & LAUREN E. RYAN
6139 Deer Park Road
Reisterstown, MD. 21136-0776
410-833-0604

WTS Job# M-424-03

PLAN TO ACCOMPANY APPLICATION FOR SPECIAL HEARING TO ALLOW TWO SINGLE FAMILY DWELLINGS (EXISTING DWELLING FOR IN-LAW RESIDENCE) ON ONE PROPERTY.

PROPERTY OF

JOSEPH P. & LAUREN E. RYAN

6139 DEER PARK ROAD

4th ELECTION DISTRICT 4th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

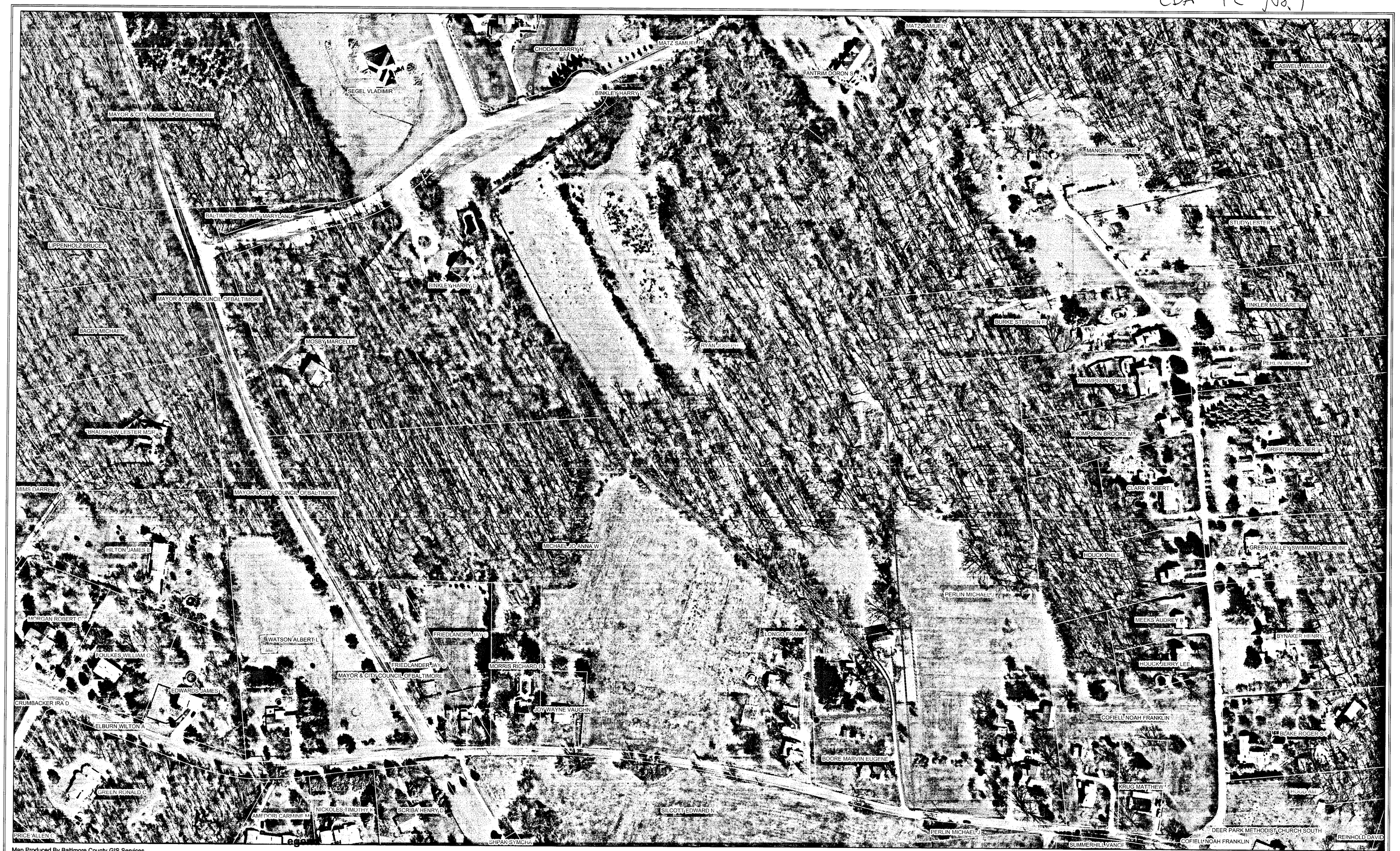
SCALE: 1"=100' DATE: March 20, 2003

W.T. SADLER SURVEYORS

152 Westminster Pike Reisterstown, MD. 21136
410-526-5618

03-438-SPH

CBA PC No. 1



Map Produced By Baltimore County GIS Services
Production Date, February 2, 2004
Orthophotography From April 2002

Legend

Parcel Of Interest

Property Boundaries

0 50 100 200 300 400 Feet

N W E S

03-488-SPH