

IN RE: PETITION FOR VARIANCE
S/S New Galloway Road, 2,245.60' S of c/l
Cold Spring Road
(3648 Galloway Road)
15th Election District
5th Council District

Brent N. Schatz, Owner;
James L. Shelley, Contract Purchaser

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-583-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Brent N. Schatz, and the Contract Purchaser, James L. Shelley. The Petitioners seek relief from Sections 1A04.3.B.1 and 2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 65 feet to the street centerline in lieu of the required 75 feet; side yard setbacks of 10 feet each in lieu of the required 50 feet; and a lot area of 10,456 sq.ft. in lieu of the required 43,560 sq.ft. (1 acre), and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner to permit development of the subject property with a single family dwelling. 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 on behalf of the Petitioners were Henry W. Kacher and Bernie Malinowski, representatives of TWAssociates, Inc., the preparers of the plan. Appearing as interested citizens were Robert C. Hal and Douglas Zinn.

Testimony and evidence offered revealed that the subject property is a rectangular shaped waterfront parcel located with frontage on the south side of New Galloway Road and Galloway Creek in Bowleys Quarters. The property is also known as Lot 29 of Bowleys Quarters, Plat 1, which was recorded many years ago, prior to the adoption of the current zoning regulations. As such, the property is undersized and cannot meet current lot width and area requirements. The subject lot contains a gross area of 10,456 sq.ft. (.2401 acres), more or less, zoned R.C.5, and is presently unimproved, but for

ORDER RECEIVED FOR FILING

Date

By

8/14/03

[Signature]

several sheds. The property has been used for many years as a weekend retreat by Mr. Schatz; however, he has contracted to sell the property to Mr. Shelley who is desirous of developing the lot with a three-story, single-family dwelling. As shown on the site plan, the proposed house will be 30' wide and 66' deep, including an attached garage. The dwelling will provide 10' side yard setbacks on each side and located 65 feet from the centerline of New Galloway Road. The property presently has public water, and public sewer is being constructed to serve the neighborhood. Thus, the new house will not be built until such time as it can be connected to public sewer.

An issue was raised relative to a proposed 10' x 4' second-floor balcony to be located on the east side of the dwelling. Testimony revealed that Mr. Shelley has a disabled son and that the balcony will be used to provide access for him to a view of the water. Section 301.2 of the B.C.Z.R. permits as of right projections such as bow/bay windows, balconies, etc., on the sides of houses and indicates that they "may extend into any required yard area by not more than 4' provided that such projections are not over 10' in length." Thus, the proposed balcony is permitted given the express language of the regulation and is not considered an infringement into the required 10-foot side yard setback. It was also indicated that there is no house on the immediately adjacent lot on the side where the balcony will be located.

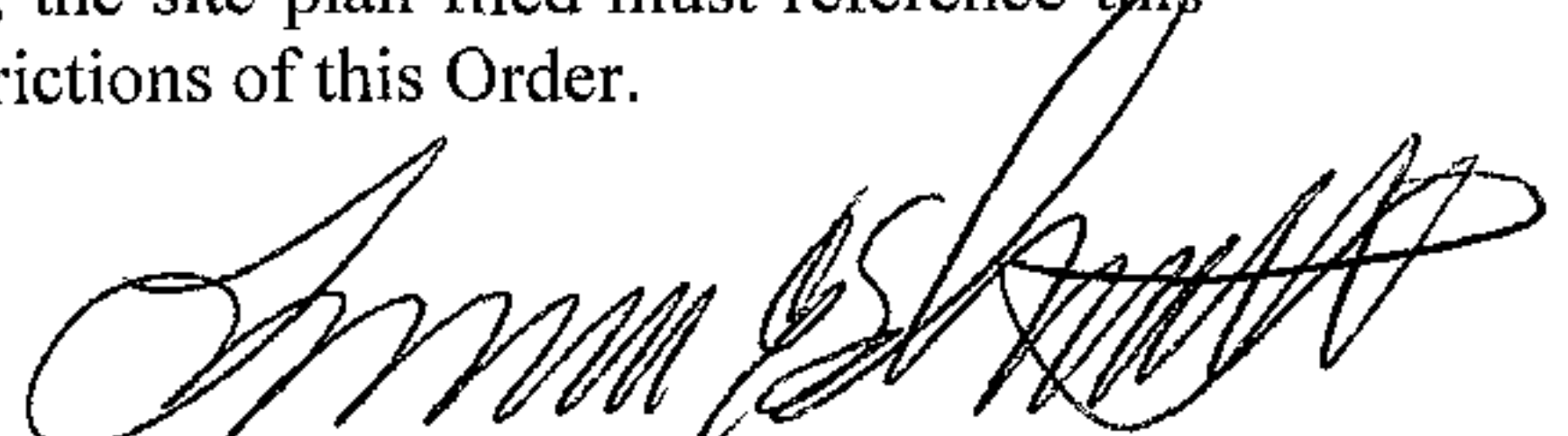
Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. It is clear that the proposed development will not be detrimental to the health, safety and general welfare of the surrounding locale, and meets the requirements of Section 307 of the B.C.Z.R. for relief to be granted. However, given the property's waterfront location, the proposed development must comply with Chesapeake Bay Critical Areas requirements as set forth in the Zoning Advisory Committee (ZAC) comment submitted by Keith Kelley, who reviewed the plan on behalf of the County's Department of Environmental Protection and Resource Management (DEPRM). Moreover, the proposed dwelling shall be built in accordance with the building elevation drawings reviewed and approved by the Office of Planning. Although that agency requested the removal of the balcony on the side of the dwelling, it is clear that it meets the requirements of Section 301.2 of the regulations for such projections. Thus, I will not require its removal.

ORDER RECEIVED FOR FILING
Date 8/14/13
By [Signature]

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

14th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August 2003 that the Petition for Variance seeking relief from Sections 1A04.3.B.1 & 2 and Section 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 65 feet to the street centerline in lieu of the required 75 feet; side yard setbacks of 10 feet each in lieu of the required 50 feet; and a lot area of 10,456 sq.ft. in lieu of the required 43,560 sq.ft. (1 acre), and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner to permit development of the subject property with a single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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) The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning, and shall include the 10' x 4' balcony proposed to be constructed on the second floor of the east side of the dwelling.
- 3) Development of the subject property shall be in compliance with the Chesapeake Bay Critical Areas requirements, as set forth in the ZAC comment submitted by DEPRM, dated June 18, 2003, a copy of which is attached hereto and made a part hereof.
- 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 8/14/03
By [Signature]

IN RE: PETITION FOR VARIANCE
S/S New Galloway Road, 2,245.60' S of c/l
Cold Spring Road
(3648 Galloway Road)
15th Election District
5th Council District

Brent N. Schatz, Owner;
James L. Shelley, Contract Purchaser

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 03-583-A
*

* * * * *

AMENDED ORDER

This matter came before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Brent N. Schatz, and the Contract Purchaser, James L. Shelley. The Petitioners sought relief from Sections 1A04.3.B.1 and 2 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 65 feet to the street centerline in lieu of the required 75 feet, side yard setbacks of 10 feet each in lieu of the required 50 feet, and a lot area of 10,456 sq.ft. in lieu of the required 43,560 sq.ft. (1 acre), and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner to permit development of the subject property with a single family dwelling in accordance with the site plan submitted into evidence and marked as Petitioner's Exhibit 1.

Pursuant to the Order issued by me on August 14, 2003, all of the requested relief was granted, subject to certain terms and conditions. One of those conditions as described in Restriction 3 of the Order required compliance with Chesapeake Bay Critical Areas requirements as set forth in the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management, a copy of which was attached thereto.

It has come to our attention that the comments attached to that Order actually relate to a different; however, nearby property that was the subject of a prior zoning case. Apparently, DEPRM's comments in that matter had been misfiled in the subject case file and because the street

ORDER RECEIVED FOR FILING

Date

By

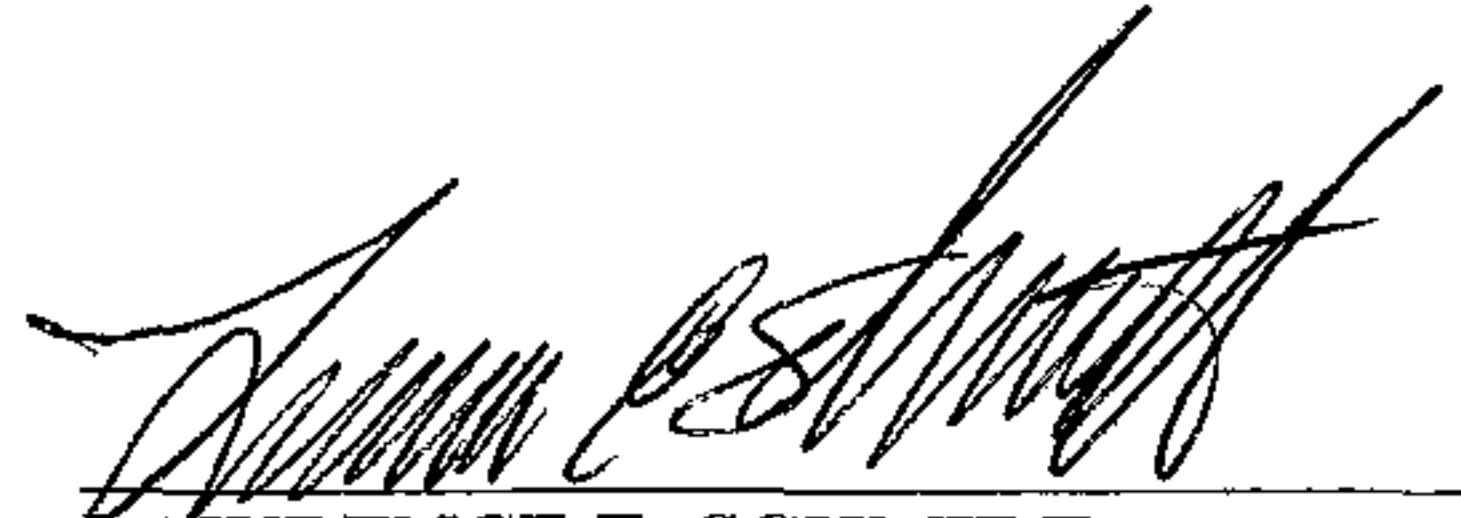
9/12/03

[Signature]

addresses were similar, the error was not immediately detected until now. In any event, the Order in the instant case must be amended to resolve the matter.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of September, 2003 that Restriction 3 of the Order issued August 14, 2003 be and is hereby AMENDED to remove DEPRM's comment of June 18, 2003 and incorporate DEPRM's comment of August 7, 2003, a copy of which is attached hereto and made a part hereof.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued on August 14, 2003 shall remain in full force and effect.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Brent N. Schatz, 152 West Chestnut Hill Lane, Reisterstown, Md. 21136
Mr. James L. Shelley, 528 Garvine Mill Road, Fawn Grove, Pa. 17321
Messrs. Henry W. Kacher & Bernie Malinowski
TWAssociates, Inc., 8 E. Pennsylvania Avenue, Towson, Md. 21286
Mr. Robert C. Hal, 8628 Schroeder Avenue, Baltimore, Md. 21236
Mr. Douglas Zinn, 7 Woodsyde Place, Owings Mills, Md. 21117
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

ORDER RECEIVED FOR FILING
Date 9/12/03
Rep



Baltimore County
Zoning Commissioner

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

August 14, 2003

Mr. Brent N. Schatz
152 West Chestnut Hill Lane
Reisterstown, Maryland 21136

RE: PETITION FOR VARIANCE
S/S New Galloway Road, 2,245.60' S of the c/l Cold Spring Road
(3648 Galloway Road)
15th Election District – 5th Council District
Brent N. Schatz, Owner; James L. Shelley, Contract Purchaser - Petitioners
Case No. 03-583-A

Dear Mr. Schatz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance 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 L. Shelley
528 Garvine Mill Road, Fawn Grove, Pa. 17321
Messrs. Henry W. Kacher & Bernie Malinowski
TWAssociates, Inc., 8 E. Pennsylvania Avenue, Towson, Md. 21286
Mr. Robert C. Hal, 8628 Schroeder Avenue, Baltimore, Md. 21236
Mr. Douglas Zinn, 7 Woodsyde Place, Owings Mills, Md. 21117
Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; People's Counsel; Case File

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





C B C A

Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at Lot 29 Galloway Rd. (3648 Galloway Rd.)
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.1&2 and 304 of the B.C.Z.R.

To permit a front yard setback of 65 feet to the street center line, and side yard setbacks of 10 feet and a lot area of 10,456 square feet in lieu of the minimum required 75 feet, 50 feet and 43, 560 square feet (1 acre) respectively and to approve an undersized lot per Section 304 and to approve any other variances deemed necessary by the Zoning Commissioner.

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

The Contract Purchaser is desirous to construct a new single-family residential dwelling on this property. In order for the Contract Purchaser to proceed with the Building Permit process and to proceed with commitment with Baltimore County for new sewage connection to this property in accordance with the terms and conditions of the Contract of Sale this variance request is necessary.

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.

Note: Contract Purchaser has agreed to pay all expenses regarding this process.

Please contact Representative below. 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 James L. Shelley
Signature *James L. Shelley*
Address 528 Garvine Mill Rd. Telephone No. 717-382-9897
City Fawn Grove, State PA Zip Code 17321

Attorney For Petitioner:

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

Case No. 03-583-A

ORDER RECEIVED FOR FILING
Date 6/15/03
By [Signature]

Legal Owner(s):

Name - Type or Print Brent N. Schatz
Signature *Brent N. Schatz*
Name - Type or Print BRENT N. SCHATZ
Signature _____

Address 152 West Chestnut Hill Lane Telephone No. 410-833-1325
City Reistertown, State MD Zip Code 21136

Representative to be Contacted:

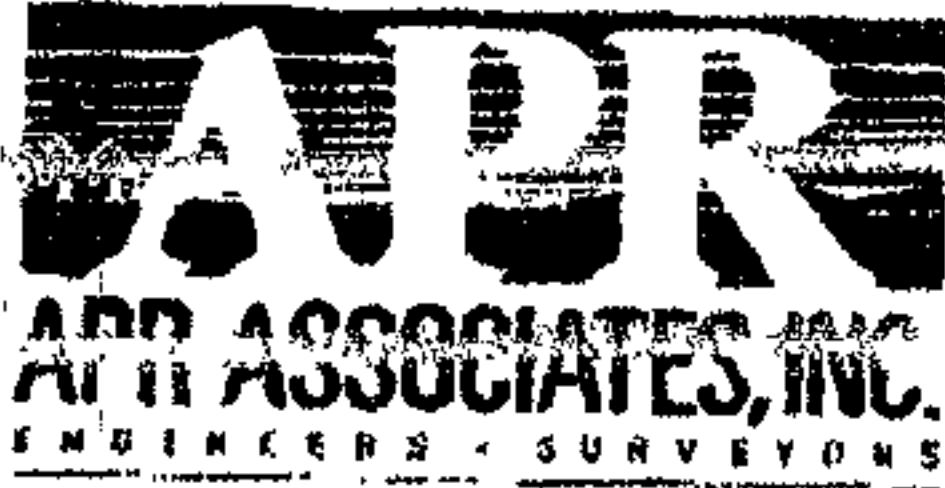
Name Henry W. Kacher, President TWAssociates
Address 8 East Pennsylvania Ave. Telephone No. 410-916-2931 (cell)
City Towson, State MD Zip Code 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

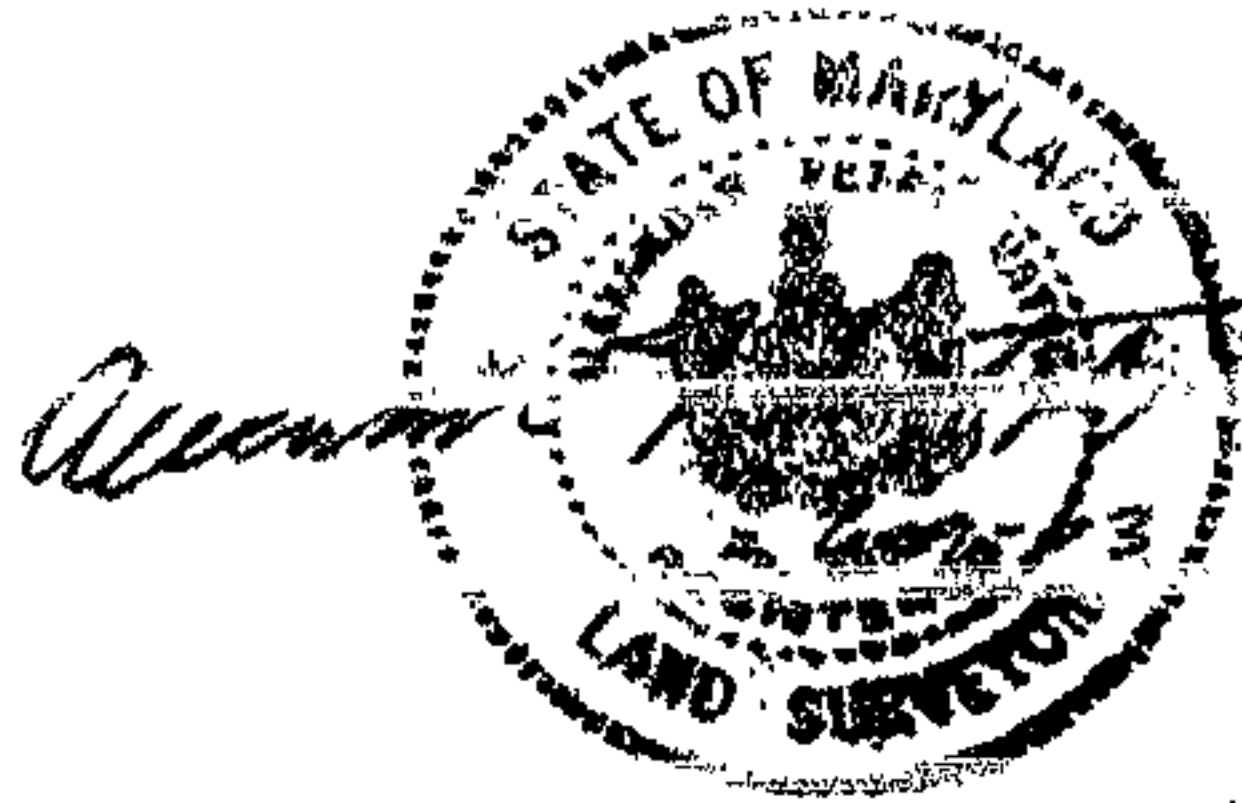
Reviewed By D. THOMPSON Date 6/15/03



ZONING DESCRIPTION FOR 3648 NEW GALLOWAY ROAD

Beginning at a point on the South side of New Galloway Road which is 30 feet wide at the distance of 2245.60 feet South of the centerline of the nearest improved intersecting street Cold Spring Road which is 30 feet wide. Being Lot 29 in the subdivision of Bowleys Quarters Plat No. 1 as recorded in Baltimore County Plat Book # 7, Folio # 12, containing 10,456 square feet or 0.2401 acres $\pm$ more or less. Also known as 3648 New Galloway Road and located in the 15th Election District, 3th Councilmanic District.

06/09/03



1427 Harford Road
Baltimore, Maryland 21234-7160
(410) 444-4312
Fax: (410) 444-1647

03-583-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25044

DATE 6/12/03 ACCOUNT 0010066150

AMOUNT \$ 115.00

RECEIVED FROM: HENRY W. KATER - TWA ASSOCIATES

FOR: ITEM #583 03-583-A - UNDERSIZE LOT

2678 CALLOWAY RD. RY J THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
RECEIVED BY: [illegible]
DATE: 6/12/03
AMOUNT: \$115.00
RECEIPT # 11648 6/12/2003
BY: [illegible]
CASHIER'S VALIDATION
[illegible]

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: #03-583-A

Lot 29 Galloway Road

S/side of New Galloway Road, 2245 feet north of centerline Cold Spring Lane

15th Election District-6th Councilmanic District

Legal Owner(s): Brent N. Schatz

Contract Purchaser: James L. Shelly

Variance: to permit a front yard setback of 65 feet to the street centerline, and side yard setbacks of 10 feet and a lot area of 10,456 square feet in lieu of the minimum required 75 feet, 50 feet and 43,560 square feet (1 acre) respectively, to approve an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearing: Wednesday, July 30, 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.

JT/7/21 July 15

C616050

CERTIFICATE OF PUBLICATION

7/17, 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 7/15, 2003.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-583-A

Petitioner/Developer: JAMES L.
SHELLY

Date of Hearing/Closing: 7/30/03

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

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

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

LOT 29 GALLOWAY RD

The sign(s) were posted on 7/12/03
(Month, Day, Year)

Sincerely,

[Signature] 7/12/03
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

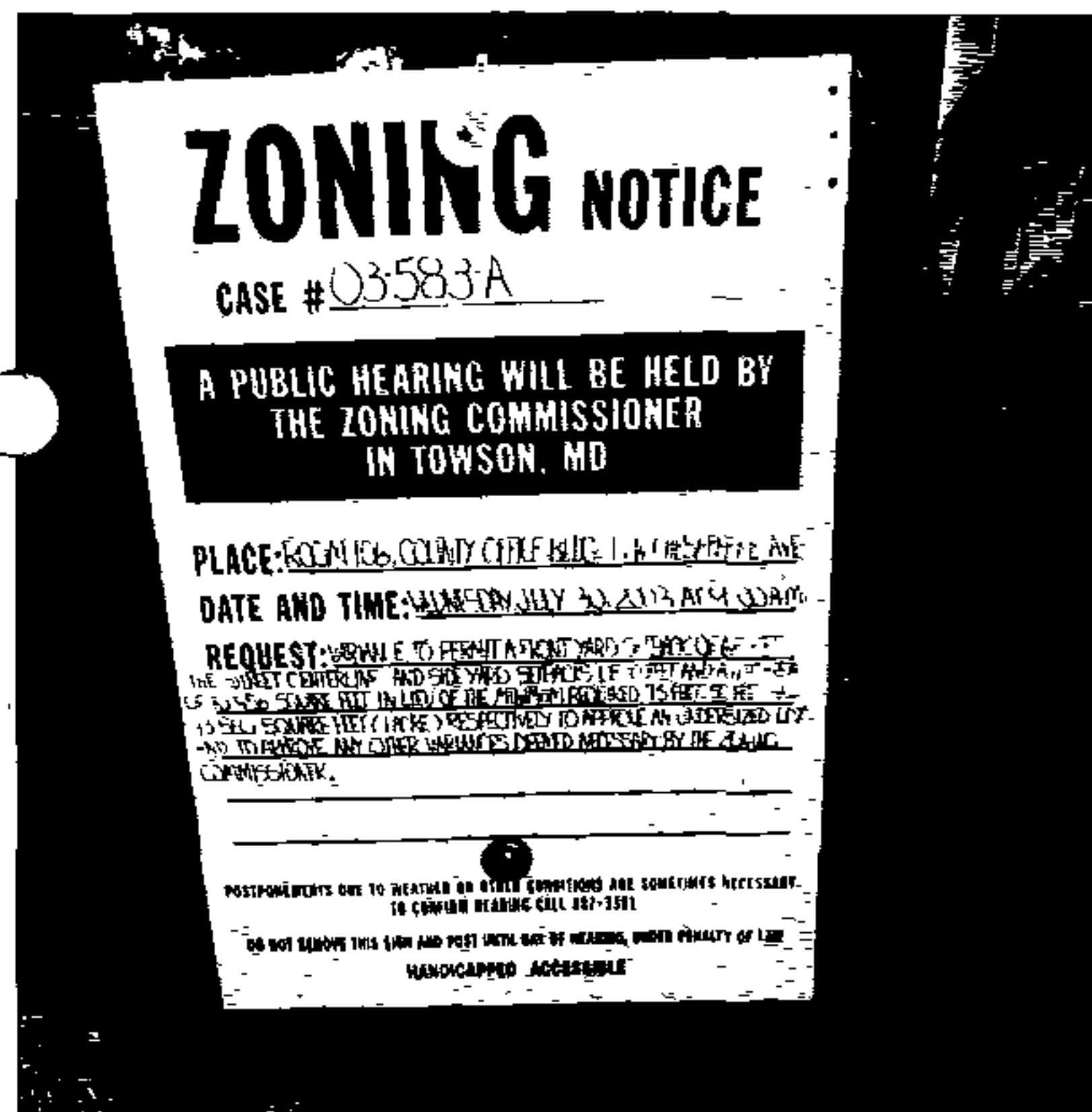
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

June 27, 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: 03-583-A

Lot 29 Galloway Road
S/side of New Galloway Road, 2245 feet north of centerline Cold Spring Lane
15th Election District -- 6th Election District
Legal Owner: Brent N. Schatz
Contract Purchaser: James L. Shelly

Variance to permit a front yard setback of 65 feet to the street centerline, and side yard setbacks of 10 feet and a lot area of 10,456 square feet in lieu of the minimum required 75 feet, 50 feet and 43,560 square feet (1 acre) respectively, to approve an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearings: Wednesday, July 30, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

KT:rlh

C: Brent N. Schatz, 152 West Chestnut Hill Lane, Reisterstown 21136
James L. Shelley, 528 Garvine Mill Road, Fawn Grove, PA 17321
Henry Kacher, President, TWA Enterprises, 8 E. Pennsylvania Avenue
Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JULY 15, 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.



TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 15, 2003 Issue - Jeffersonian

Please forward billing to:

Henry W. Kacher, President
8 East Pennsylvania Avenue
Towson, MD 21204

410-916-2931

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: 03-583-A

Lot 29 Galloway Road

S/side of New Galloway Road, 2245 feet north of centerline Cold Spring Lane

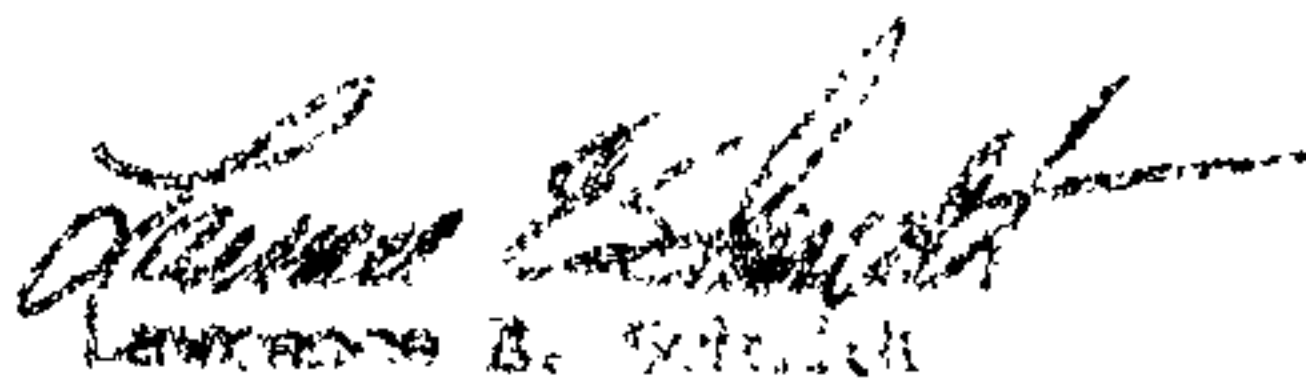
15th Election District -- 6th Election District

Legal Owner: Brent N. Schatz

Contract Purchaser: James L. Shelly

Variance to permit a front yard setback of 65 feet to the street centerline, and side yard setbacks of 10 feet and a lot area of 10,456 square feet in lieu of the minimum required 75 feet, 50 feet and 43,560 square feet (1 acre) respectively, to approve an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

Hearings: Wednesday, July 30, 2003 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake



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: 03-583-A

Petitioner: SHELLEY

Address or Location: 3648 GALLOWAY RD.

PLEASE FORWARD ADVERTISING BILL TO

Name: HENRY W. KACHER, PRESIDENT

Address: TWA ASSOCIATES

8 E. PENNSYLVANIA AVE

TOWSON, MD 21286

Telephone Number: 410-916-2931 (CELL)

410-666-7833 (FAX)



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

July 25, 2003

Brent N. Schatz
52 West Chestnut Hill Lane
Reisterstown MD 21136

Dear Mr. Schatz:

RE: Case Number: 03-583-A, Lot 29 Galloway Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 12, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
James Shelley, 528 Garvine Mill Road, Fawn Grove, PA 17321
Henry Kacher, TWA Associates, 8 East Pennsylvania Avenue, Towson 21286

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



Printed with Soybean Ink
on Recycled Paper



**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 1, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: June 30, 2003

Item No.: 577-580, 583-588, 590-601

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 7.1.03

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

RE: Baltimore County
Item No. 583 DT

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,

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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RES/TGT*

DATE: August 7, 2003

SUBJECT: Zoning Item 583
Address 3648 Galloway Road/(Brent Schatz Property)

Zoning Advisory Committee Meeting of June 30, 2003

☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: July 28, 2003

ORDER RECEIVED FOR FILING
Date 8/12/03
By Pop

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *RS/TLS*

DATE: June 18, 2003

SUBJECT: Zoning Item 483
Address 3520 Galloway Road (Walters Property)

Zoning Advisory Committee Meeting of April 28, 2003

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).
- ☒ Additional Comments: **See Attachment**

Reviewer: Keith Kelley

Date: June 17, 2003

OFFICE RECORD FOR PLANS
Date 6/14/03
By *JS*

CBCA Zoning Comments (zoning item # 483)

☒ The property is located within the Limited Development Area (LDA), or Resource Conservation Area (RCA), or Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA).

☐ This proposal must use best management practices, which reduce pollutant loadings by 10%.

☒ Man-made impervious surfaces are limited to 15% for lots greater than 1/2 acre in size.

☐ Man-made impervious surfaces are limited to 25% for lots less than 1/2 acre in size.

☐ Mitigation is required if exceeding the 25% impervious surface limit. Impervious surfaces are limited to 25% of the lot & 500 square feet or 3% 25% of the lot. Otherwise, a Critical Area Administrative Variance (CAAV) is required.

☐ If permitted development on a property currently exceeds impervious surface limits, that percentage may be maintained during redevelopment of the property.

☒ 15% forest must be established or maintained. This equates to 11 trees for a lot of this size.

☒ Any tree removed in the buffer for this structure must be replaced on a 1:1 basis.

☒ All downspouts must discharge rainwater runoff across a pervious surface such as a lawn.

☒ The lot is in a Buffer Management Area (BMA). Mitigation (planting trees, removing impervious area, or paying a fee-in-lieu) is required for the placement of the proposed structure within 100' of tidal waters.

☐ If the lot is unimproved, then the proposed dwelling cannot go any closer to the water than the neighboring dwelling farthest away from the water.

☒ If the lot is improved, then the proposed dwelling can go as close to the water as the existing dwelling.

☐ A Critical Area Administrative Variance (CAAV) is required for the placement of the proposed structure within 100' of tidal waters, tidal wetlands, stream, or within 25' of non-tidal wetlands.

☐ A Critical Area Administrative Variance (CAAV) is required since the proposed principal structure cannot honor the required 35' residential building setback or 25' commercial building setback from the 25' or 100' buffer.

Kakar #cbcazoningcomments

ORDER RECEIVED FOR FILING

Date 8/14/03

By [Signature]

As
7/30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: July 17, 2003

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

RECEIVED

JUL 21 2003

SUBJECT: 3648 Golloway Road

INFORMATION:

Item Number: 03-583

Petitioner: James L. Shelley

Zoning: RC 2

Requested Action: Variance

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the balcony on the northeast side of the subject dwelling is removed to allow a true 10-foot side yard setback.

Prepared by:

Mark A. Cump

Section Chief:

Lyne L. Lander

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 5, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For July 7, 2003
Item No. 583 and 584

The Bureau of Development Plans Review received no typed information for the above-mentioned cases.

RWB:CEN:jrb

cc: File

PERMIT APPLICATION FORM

Permit or Case No. 03-583-A

TO: Director, Office of Planning & Community Conservation
 Attention: Jeffrey Long
 County Courts Building, Room 406
 401 Bosley Avenue
 Towson, MD 21204

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

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)Accepted by D. THOMPSON
Date 6/12/03

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Print Name of Applicant HENRY W. KACHER ^{For County} PURCHASE Address 8 E. PENNSYLVANIA AVE TOWSON, MD 21286 Telephone Number 410-916-2931

Lot Address LOT 29 GALLOWAY RD (3648 GALLOWAY RD) Election District 15 Councilmanic District 5 Square Feet 10,459

Lot Location N E S W side/corner of LOT 29 GALLOWAY RD 2,245.60 feet from N E S W corner of COLDSpring ROAD (street) (street)

Land Owner BRENT N. SCHATZ Tax Account Number 1519074730

Address 152 WEST CRESTMONT HILL LAKE REISCHMAN, MD 21136 Telephone Number (410) 833-1325

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY

	YES	NO
1. This Recommendation Form (3 copies)	☒	☐
2. Permit Application	☐	☒
3. Site Plan Property (3 copies)	☒	☐
Topo Map (2 copies), available in Room 206, County Office Building - (please label site clearly)	☐	☒
4. Building Elevation Drawings	☒	☐
5. Photographs (please label all photos clearly) Adjoining Buildings	☐	☐
Surrounding Neighborhood	☐	☐

6. Current Zoning Classification R.C.5

TO BE FILLED IN BY THE

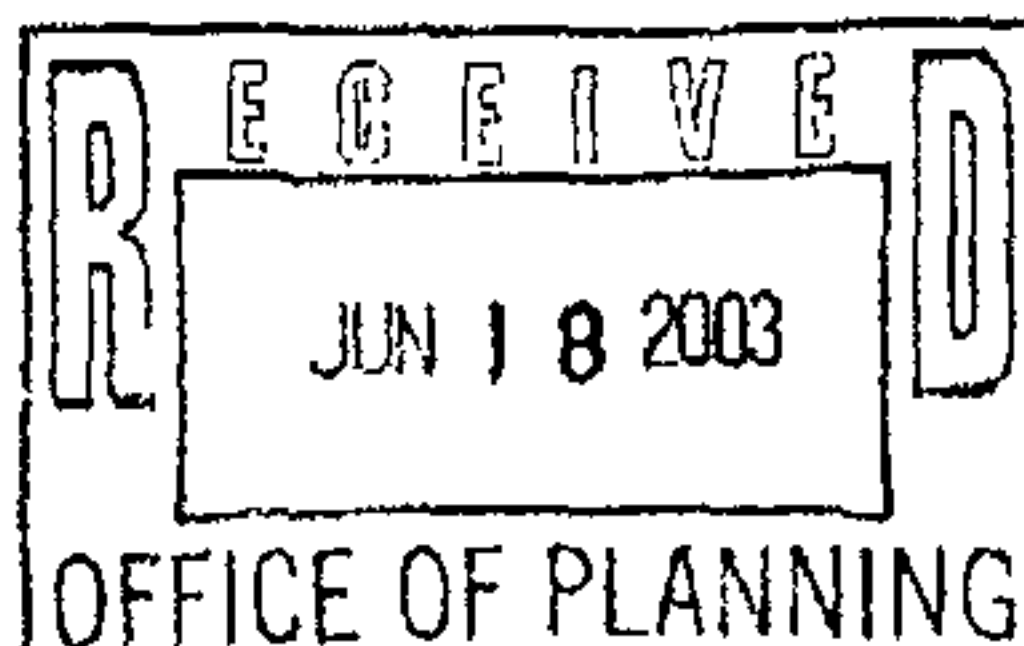
RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations

- REMOVE SIDE BALCONYS TO CREATE A TRUE 10' SIDE YARD SETBACK

Signed by [Signature]
for the Director, Office of Planning and Community Conservation

Post-It® Fax Note	7671	Date	7/03/03	# of Pages	1
To	Donna Thompson	From	Arnold Jablon		
Co./Dept.	Zoning	Co.	Planning		
Phone #	2824	Phone #	3480		
Fax #		Fax #			

Date 7/03/03

Revised 2/25/99

RE: PETITION FOR VARIANCE * BEFORE THE
3648 Galloway Road; S/side of New Galloway *
Road, 2245' N c/line Cold Spring Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Brent N Schatz * FOR
Contract Purchaser(s): James L Shelley *
Petitioner(s) * BALTIMORE COUNTY
* 03-583-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.

RECEIVED

JUL 03 2003

Per.....

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 3rd day of July, 2003, a copy of the foregoing Entry of Appearance was mailed to, Henry W Kacher, President, TWAssociates, 8 E Pennsylvania Avenue, Towson, MD 21204, Representative for Petitioner(s).

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

0013693 034

PREPARED WITHOUT THE BENEFIT OF TITLE SEARCH. NO CONSIDERATION. NO TRANSFER TAXES OR DOCUMENTARY STAMPS REQUIRED. LIFE ESTATE DEED WITH POWERS, MOTHER TO SON.

THIS DEED MADE This 25th day of Dec, 1999, by and between C. NORENE SCHATZ, party of the first part, Grantor, and C. NORENE SCHATZ, life tenant with powers as hereinafter set forth, party of the second part, and BRENT N. SCHATZ, remainderman, party of the third part, Grantee.

WITNESSETH, That in consideration of the sum of one dollar (\$1.00) and natural love and affection (the actual consideration paid or to be paid being \$0.00), the receipt and adequacy of which are hereby acknowledged, the said party of the first part, Grantor, does hereby grant and convey unto the said party of the second part, for and during the term of her natural life, with the power hereinafter set forth, with remainder over, if any, upon her death onto the said party of the third part, his personal representatives and assigns, in fee simple, all that lot of ground situate and lying in Baltimore county, in the State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME BEING known and designated as Lot No. 29, Plat Number One (#1) of Bowleys Quarters, which Plat is Recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio No. 12.

The improvements thereon being known as 3648 Galloway Road, Bowleys Quarters.

BEING the same lot of ground which by Deed dated September 5, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4815, folio No. 665 was granted and conveyed by Shell Realty Corporation, to Milton F. Schatz and C. Norene Schatz, as tenants by the entireties, in fee simple. The said Milton F. Schatz having departed this life on December 17, 1998.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described parcel of ground and premises unto the party of the second part for and during the term of her natural life, with full power in her during the term of her natural life, to sell, lease, mortgage, assign or otherwise dispose of the entire estate herein both the life estate and the estate or estate in remainder, including the power in the said party of the second part to execute any Deed, Lease, Mortgage, or other instrument necessary in connection with the transfer of the property hereinabove described or any part or parts thereof (except by Last Will and Testament), without the obligation of any purchaser, grantee, mortgagee, or leasee, to see to the application of any of the purchase money or mortgage money in connection therewith, and immediately upon the death of the said party of the second part, the remainder, if any, unto the party of the third part, his personal representatives and

TO Bob
Deed + Plat

0013693 035

assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor:

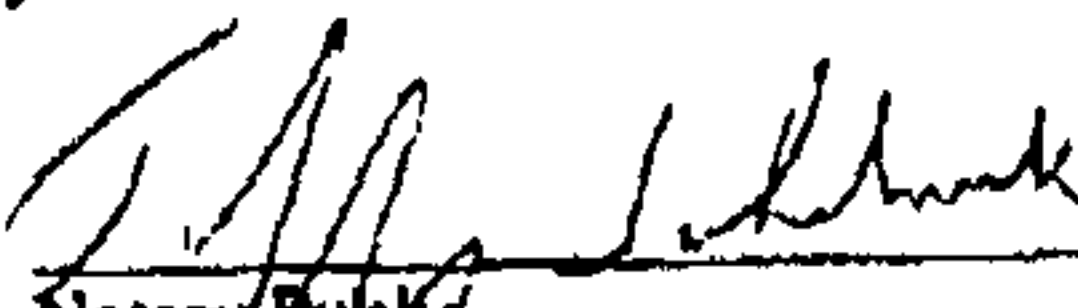
WITNESS:

C. NORENE SCHATZ (SEAL)

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY, That on this 2nd day of March, 1999, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared C. Norene Schatz, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

My Commission Expires: _____

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned Maryland attorney.


Jeffrey R. Scholnick

Notary Public, State of Maryland

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Maryland Department of Planning

Andrey E. Scott
Secretary

Florence E. Burian
Deputy Secretary

July 1, 2003

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

Re: Zoning Advisory Committee Agenda, 07/07/03 re: case numbers 03-577-A, 03-578-A, 03-579-SPH, 03-580-SPHA, 03-583-A, 03-584-A, 03-585-SPHXA, 03-586-SPH, 03-587-A, 03-588-A, 03-589-SPH, 03-590-A, 03-591-A, 03-592-A, 03-593-A, 03-594-A, 03-595-SPH, 03-596-SPH, 03-597-A, 03-598-SPHA, 03-599-A, 03-600-HAS & 03-601-A

Dear Ms. Hart:

The Maryland Department of Planning has received the above-referenced information on 07/01/03. 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,

A handwritten signature in dark ink, appearing to read 'James R. Gatto', is written over a large, stylized checkmark or flourish.

James R. Gatto
Manager
Metropolitan Planning
Planning Services

cc: Mike Nortrup

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

R.C.20

GALLOWAY

POB

PIERS

PIER

ROAD WALL

OAKDENE

R.C.5

WALL

PIER

PIERS

CREEK

PIERS

PIERS

PIER

PIER

PIER

PIER

3648 GALLOWAY RD
NE 2 K
15TH DIST

GALL

WALL

R.C.5

PIERS

ITEM #03-583-A

PIER

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

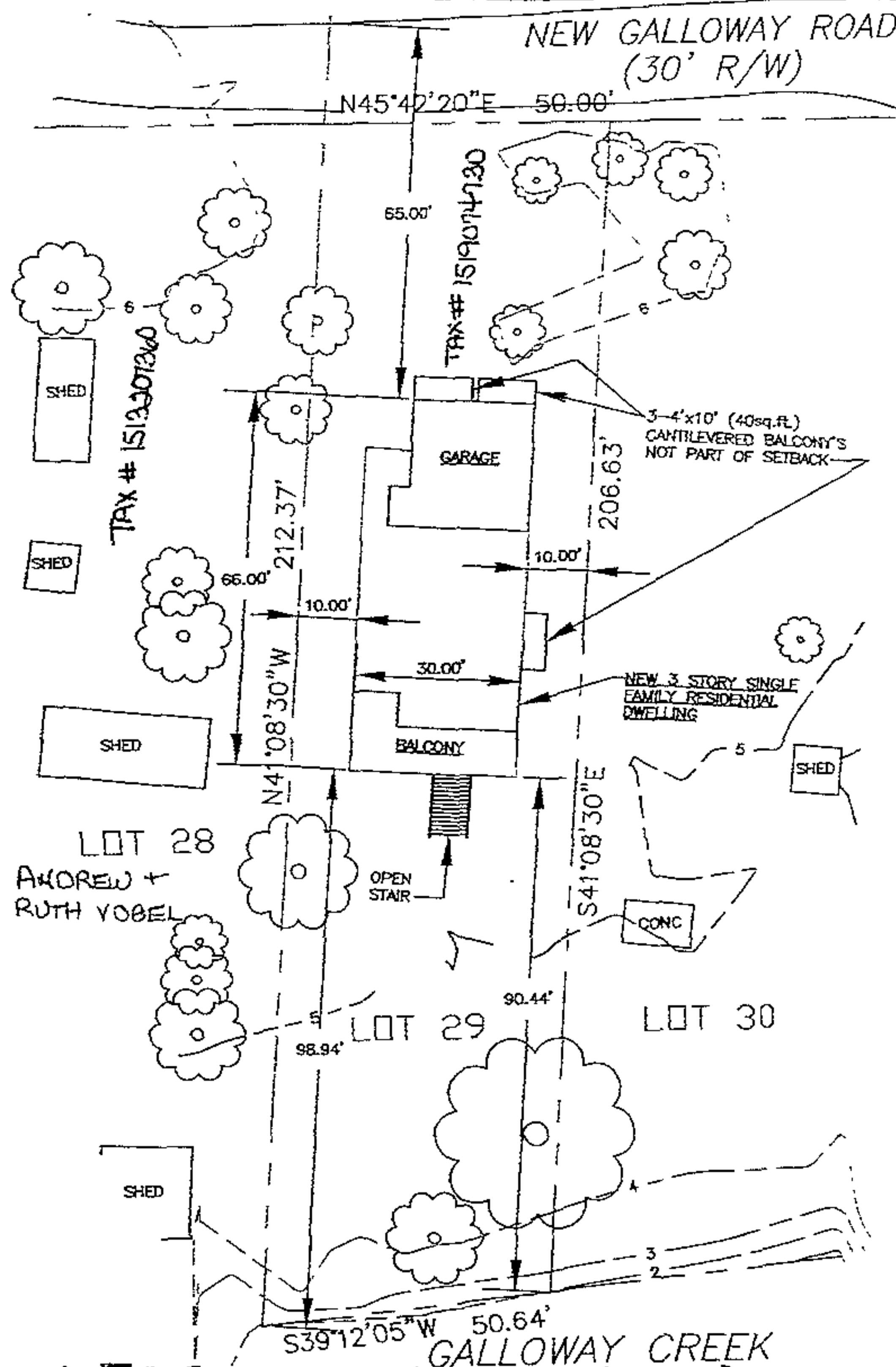
PROPERTY ADDRESS 3648 GALLOWAY RD.
LOT 29 GALLOWAY RD.

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

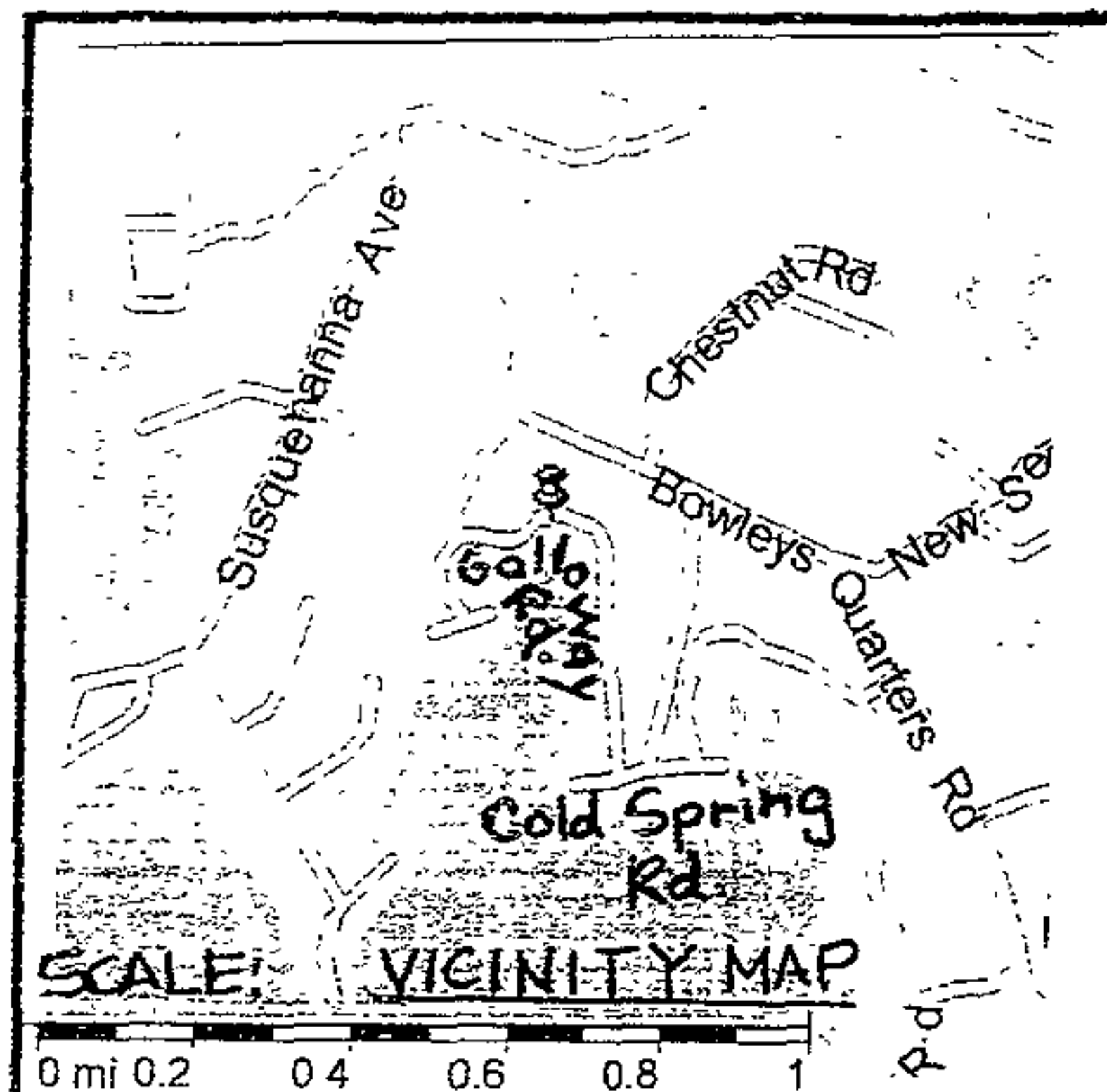
SUBDIVISION NAME BOWLEYS QUARTERS RAT 1

PLAT BOOK # 7 FOLIO # 12 LOT # 29 SECTION # - (13693/034)

OWNER BRENT N. SCHATZ



Plat No 1



LOCATION INFORMATION

ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 5
1" = 200' SCALE MAP # NE, 2-K
ZONING RC5
LOT SIZE 1.2401 ACRES 10,456 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐
100 YEAR FLOOD PLAIN	☒	☐
HISTORIC PROPERTY/BUILDING	☐	☒
PRIOR ZONING HEARING	<u>N/A</u>	

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

D. Thompson | 583 | 03-583-A



NORTH

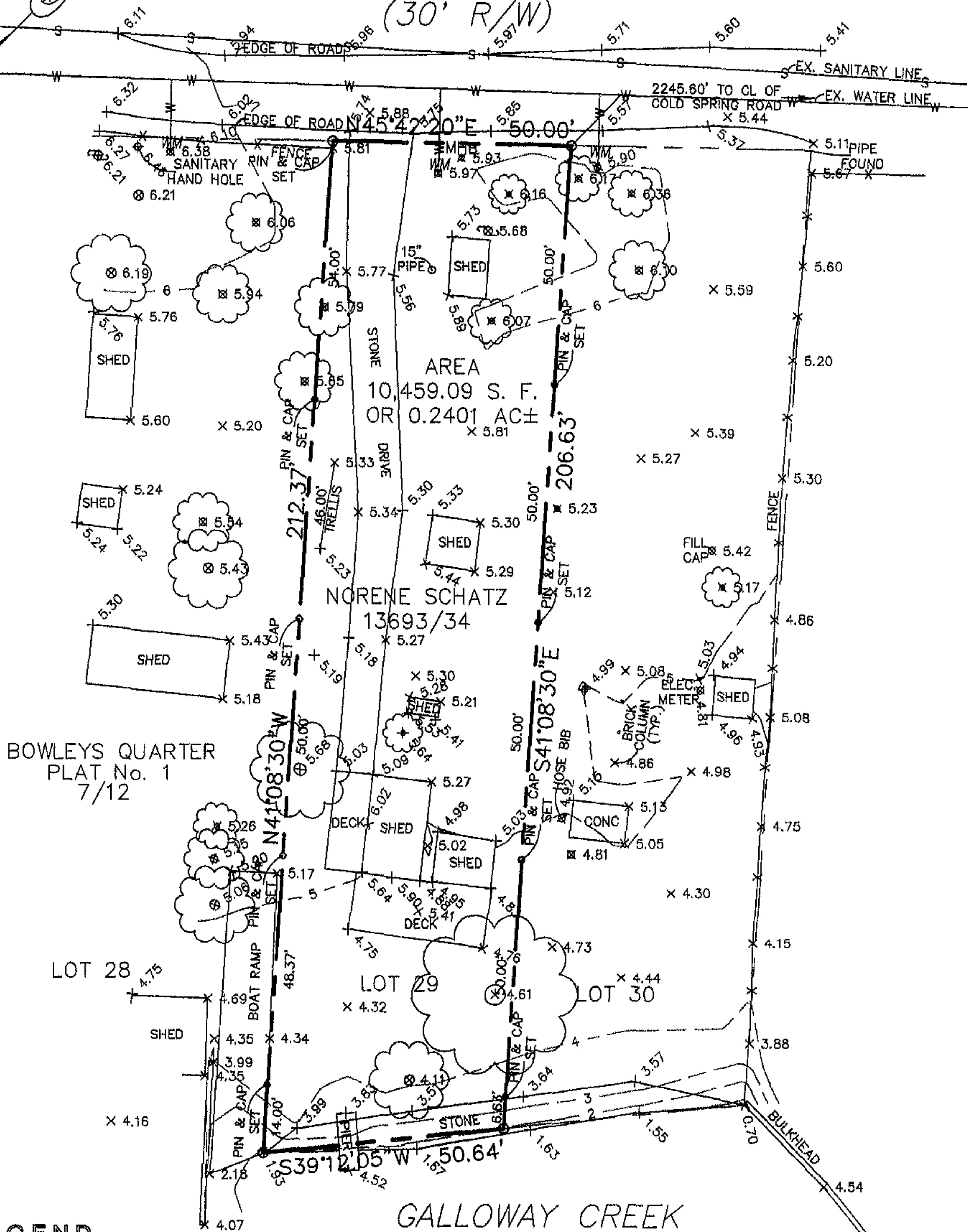
TW ASSOCIATE SERVICES (DESIGN/BUILD)

PREPARED BY APR ASSOCIATES, INC.
LAND SURVEYERS

SCALE OF DRAWING: 1" = 40'

ALL ACCESSORY STRUCTURES TO BE
REMOVED ON LOT 29

NEW GALLOWAY ROAD (30' R/W)



LEGEND

✕	FIRE HYDRANT	○	PROPERTY CORNER
✕	LIGHT POLE	⊠	DRAIN INLET
WM	WATER METER	≡	CONC. CURB
⊙	SEWER CLEANOUT	— —	SIGN
M-H	MECHANICAL HANDBOX	⊕	UTILITY POLE
⊙	STORM DRAIN MANHOLE	—x—	FENCE
⊙	SEWER MANHOLE	⊙	TREE
CONC.	CONCRETE		

NOTES:

- 1) BEARINGS SHOWN REFER TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
- 2) ELEVATIONS ARE BASED ON BALTIMORE COUNTY DATUM. BENCH MARK 11430 ELEV. = 6.88



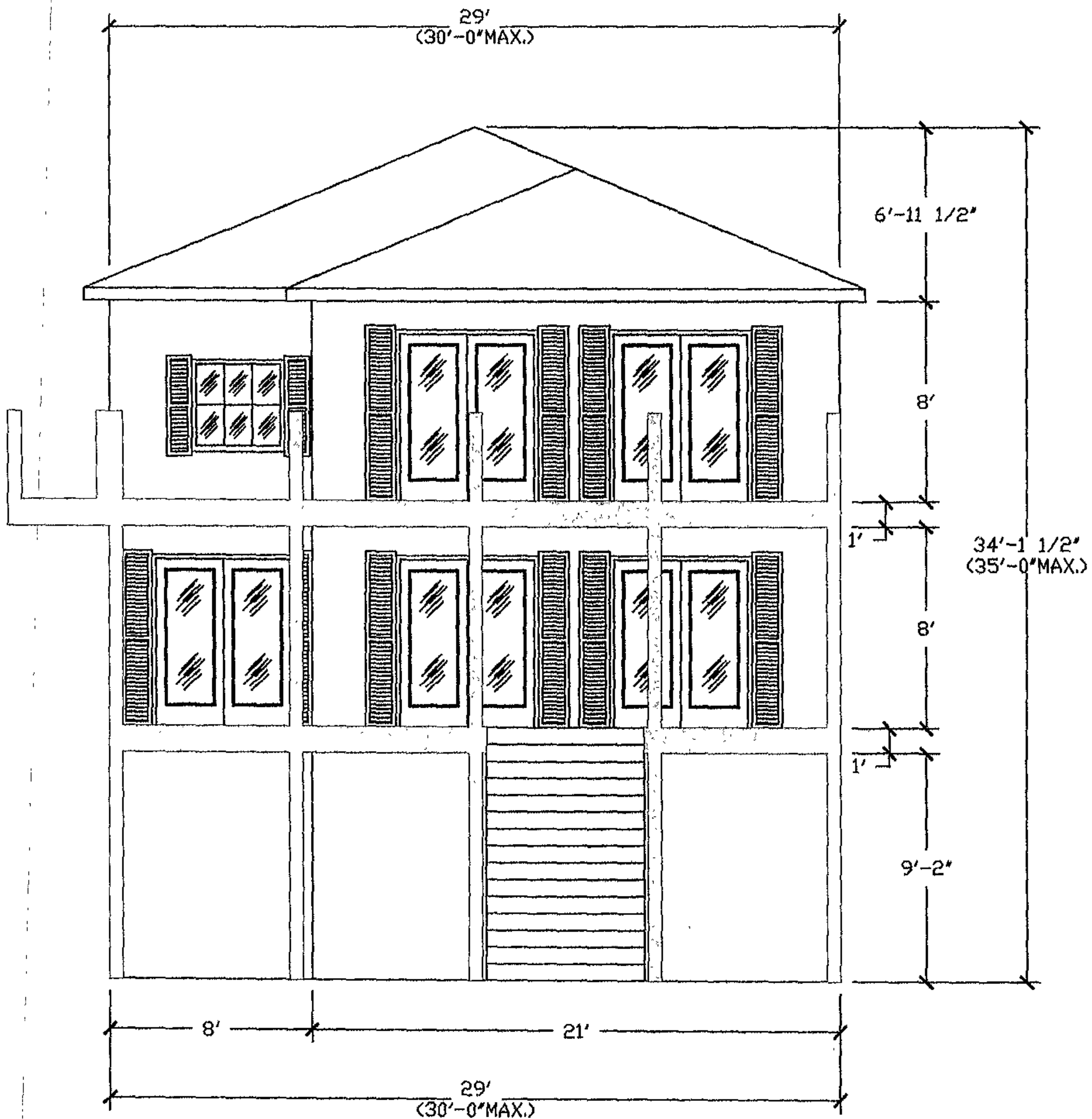
APR ASSOCIATES, INC. LAND SURVEYORS

7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E mail : apr444@erols.com

BOUNDARY AND TOPOGRAPHICAL SURVEY

3648 NEW GALLOWAY ROAD
15th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: JUNE 10, 2003 SCALE: 1"=30'

23069



FRONT ELEVATION (WATERFRONT)

SCALE: 1/4"=1'-0"

PREPARED BY:

TW ASSOCIATE SERVICES

(DESIGN/BUILD)

8 EAST PENNSYLVANIA AVENUE

TOWSON, MARYLAND 21286

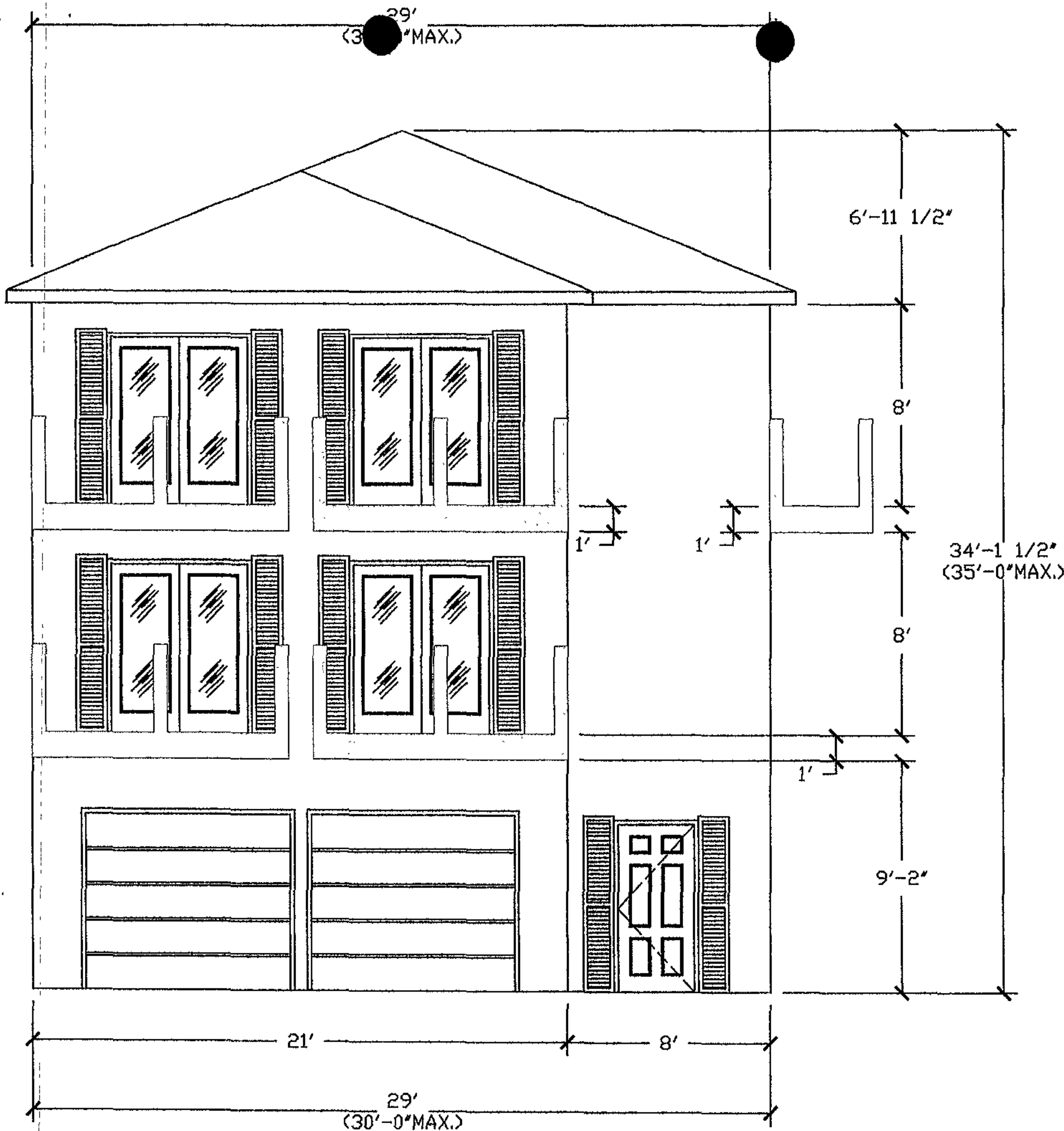
PROPOSED 3 STORY
RESIDENTIAL

DWELLING FOR LOT 29

GALLOWAY

ROAD (3648 GALLOWAY ROAD)

PRELIMINARY NOT FOR
CONSTRUCTION



REAR ELEVATION

SCALE: 1/4"=1'-0"

PREPARED BY:

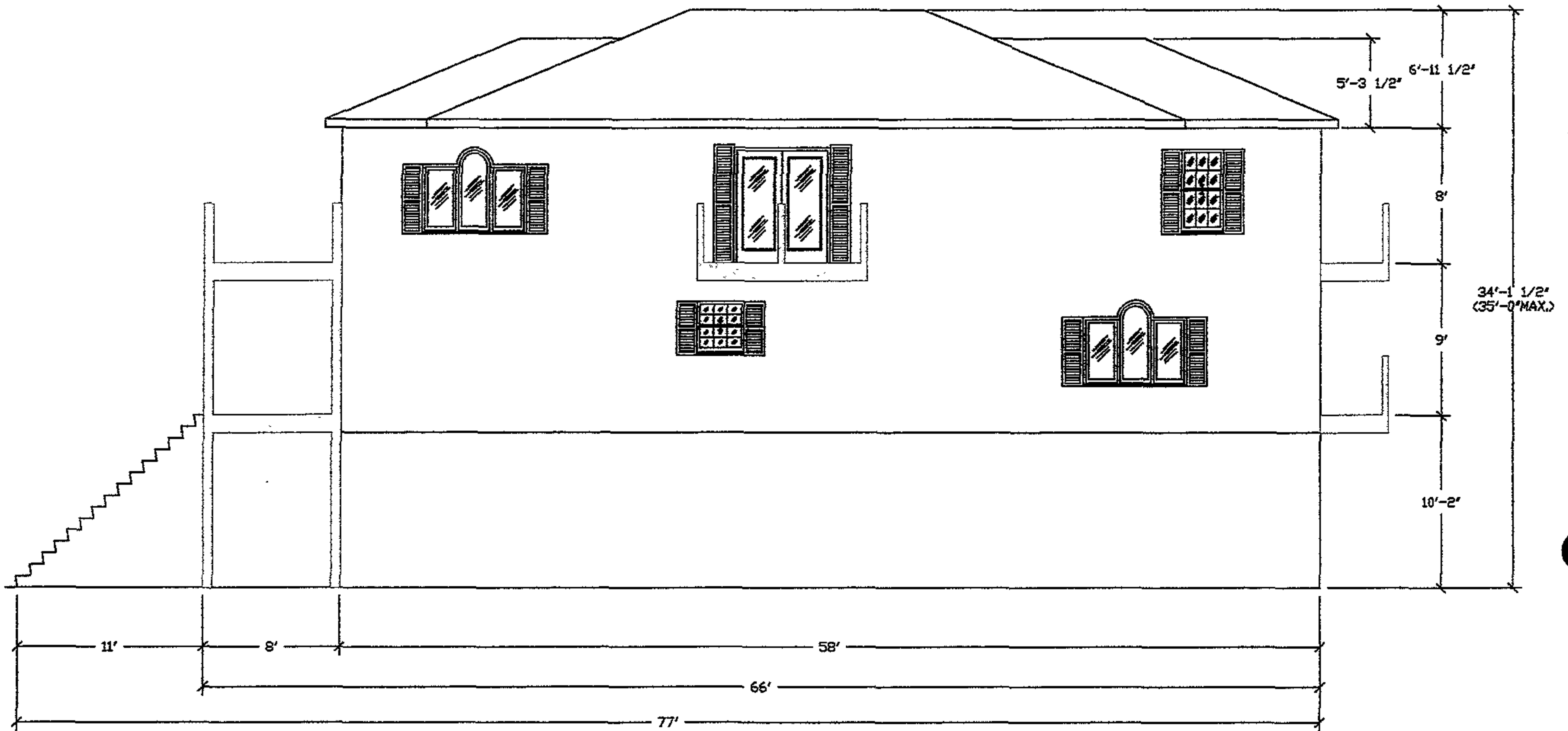
TW ASSOCIATE SERVICES
(DESIGN/BUILD)

8 EAST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286

PROPOSED 3 STORY
RESIDENTIAL
DWELLING FOR LOT 29
GALLOWAY
ROAD (3648 GALLOWAY ROAD)

PRELIMINARY NOT FOR
CONSTRUCTION

30 to 2



LEFT SIDE ELEVATION

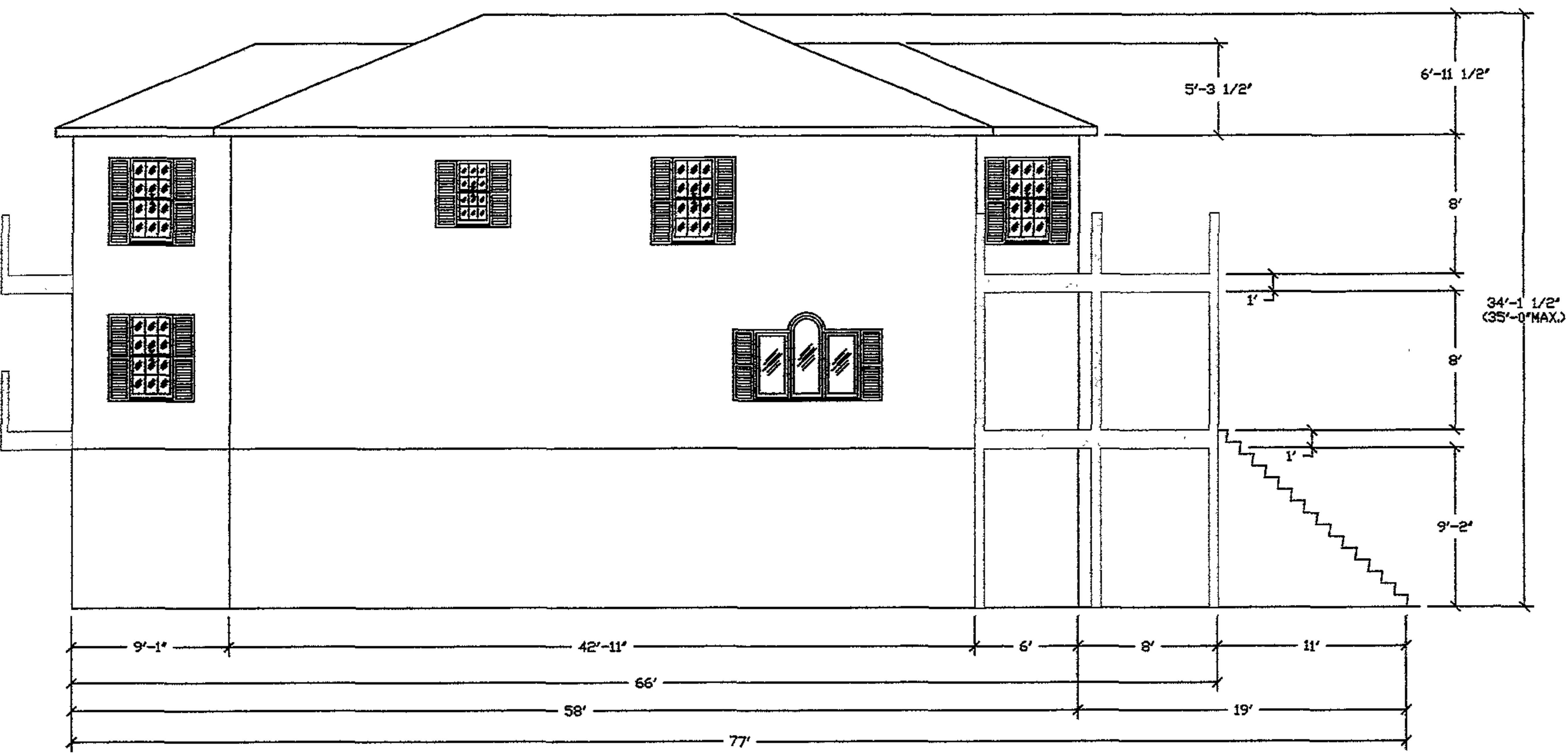
SCALE: 1/4"=1'-0"

PREPARED BY:
TW ASSOCIATE SERVICES
(DESIGN/BUILD)
8 EAST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286

PROPOSED 3 STORY
RESIDENTIAL
DWELLING FOR LOT 29
GALLOWAY
ROAD (3648 GALLOWAY ROAD)

PRELIMINARY NOT FOR
CONSTRUCTION

4088



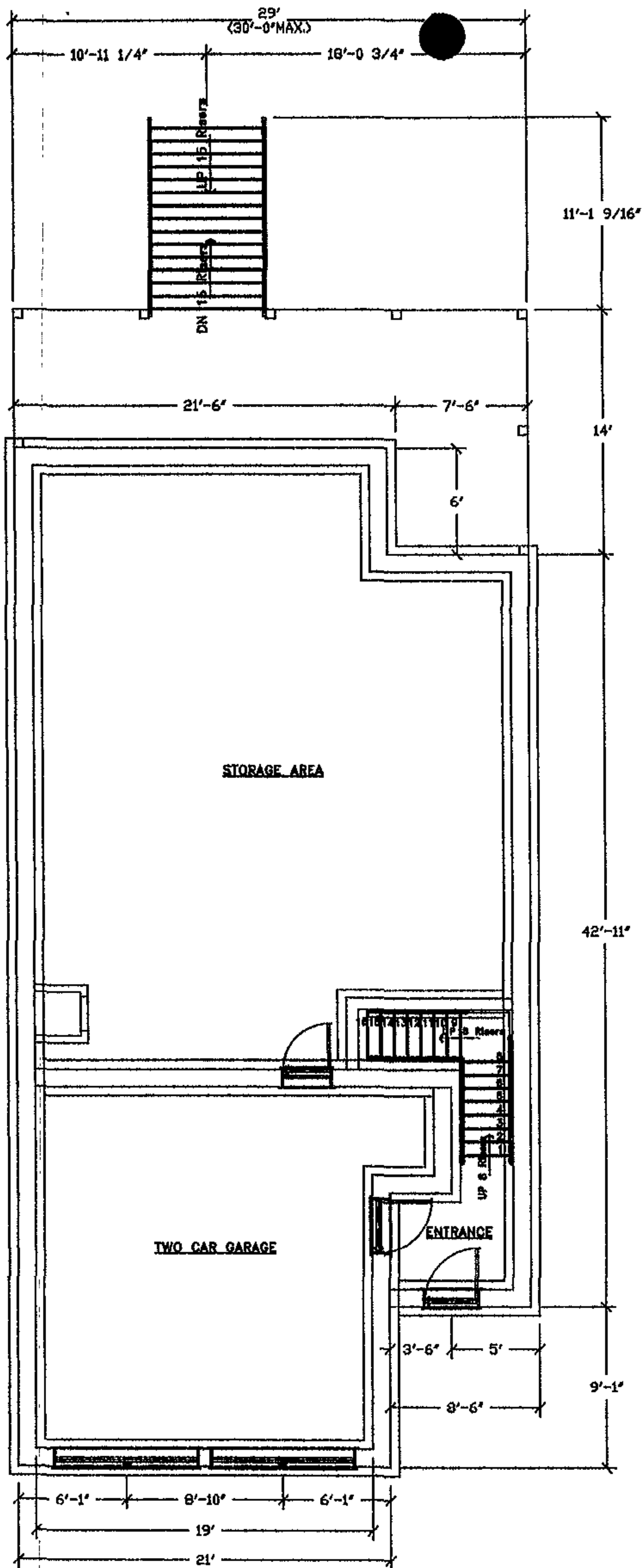
RIGHT SIDE ELEVATION

SCALE: 1/4"=1'-0"

PREPARED BY:
TW ASSOCIATE SERVICES
(DESIGN/BUILD)
8 EAST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286

PROPOSED 3 STORY
RESIDENTIAL
DWELLING FOR LOT 29
GALLOWAY
ROAD (3648 GALLOWAY ROAD)

PRELIMINARY NOT FOR
CONSTRUCTION



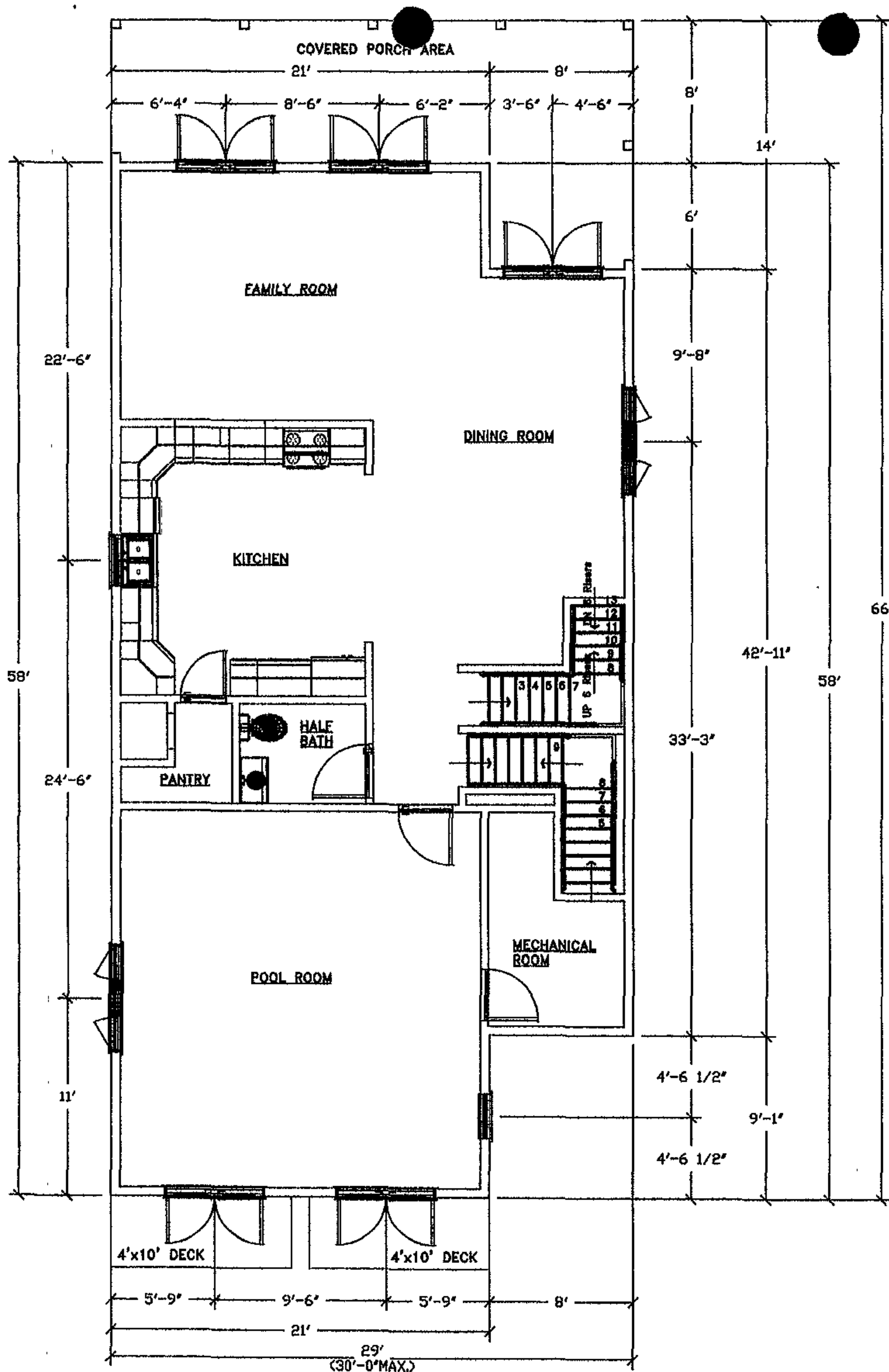
LOWER LEVEL

SCALE: 1/4"=1'-0"

PREPARED BY:
TW ASSOCIATE SERVICES
(DESIGN/BUILD)
8 EAST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286

PROPOSED 3 STORY
RESIDENTIAL
DWELLING FOR LOT 29
GALLOWAY
ROAD (3648 GALLOWAY ROAD)

PRELIMINARY NOT FOR
CONSTRUCTION



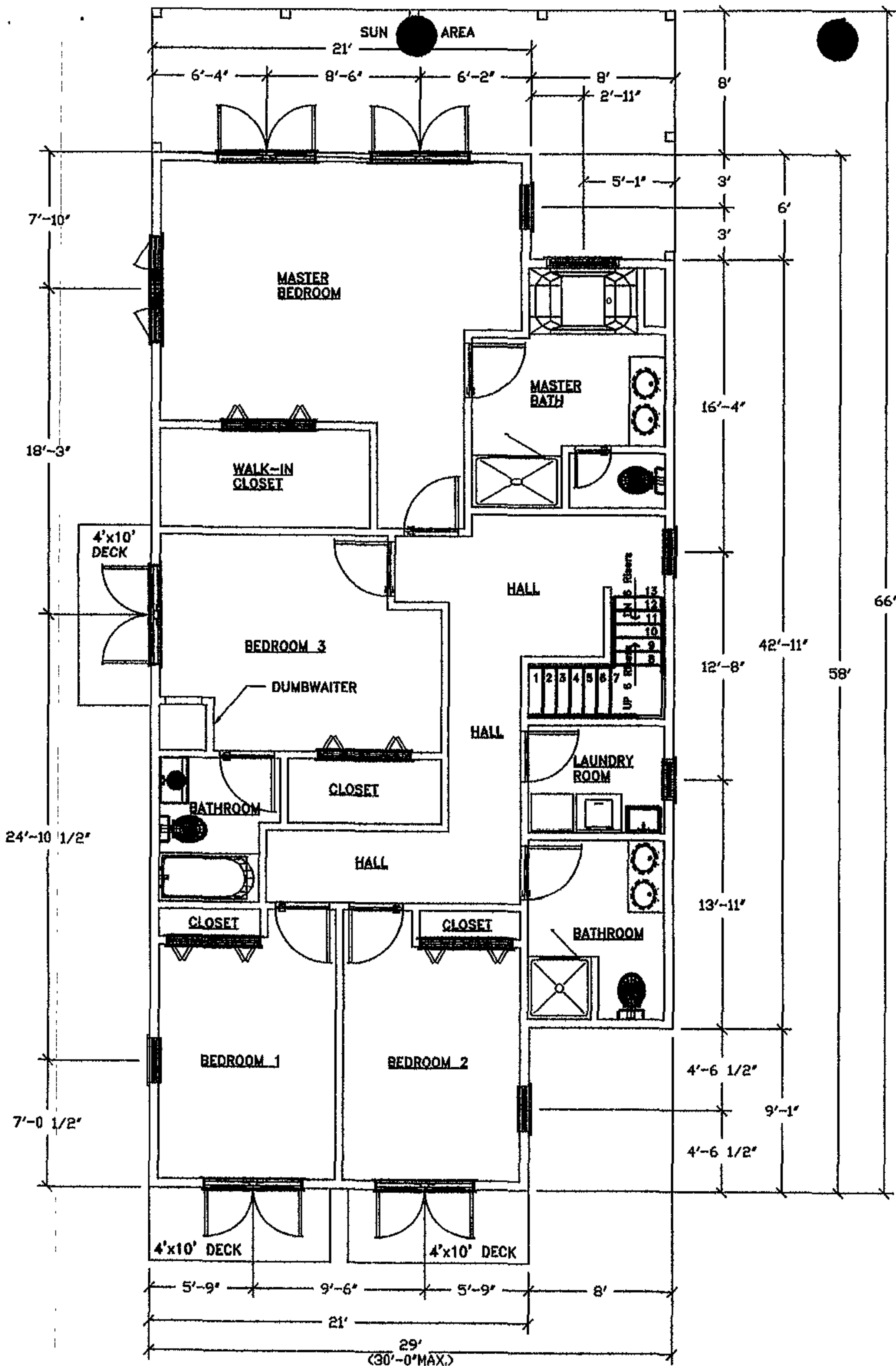
FIRST FLOOR LEVEL

SCALE: 1/4"=1'-0"

PREPARED BY:
TW ASSOCIATE SERVICES
(DESIGN/BUILD)
8 EAST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21286

PROPOSED 3 STORY
RESIDENTIAL
DWELLING FOR LOT 29
GALLOWAY
ROAD (3648 GALLOWAY ROAD)

PRELIMINARY NOT FOR
CONSTRUCTION



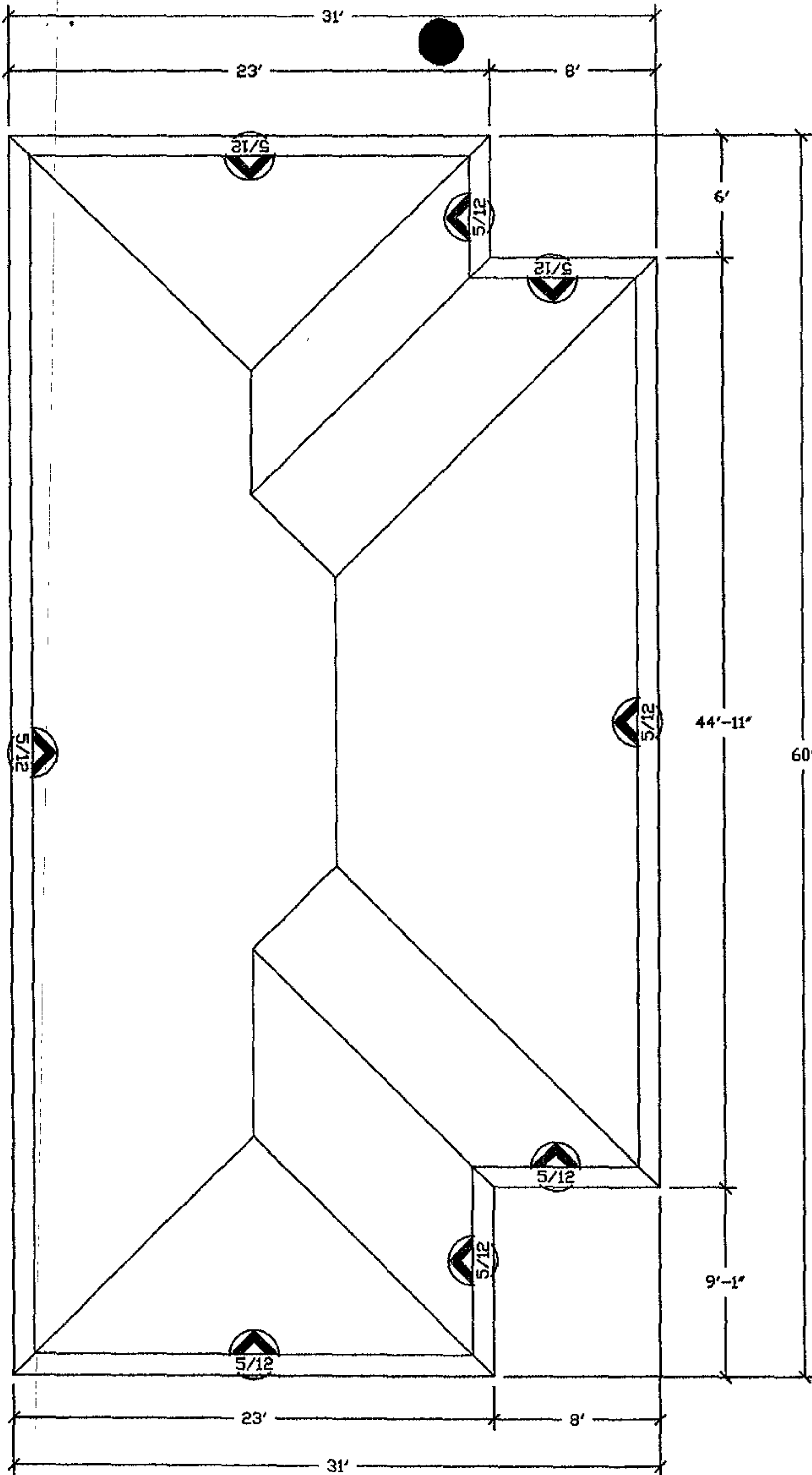
SECOND FLOOR LEVEL

SCALE: 1/4"=1'-0"

PREPARED BY:
 TW ASSOCIATE SERVICES
 (DESIGN/BUILD)
 8 EAST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21286

PROPOSED 3 STORY
 RESIDENTIAL
 DWELLING FOR LOT 29
 GALLOWAY
 ROAD (3648 GALLOWAY ROAD)

PRELIMINARY NOT FOR
 CONSTRUCTION



ROOF PLAN

SCALE: 1/4"=1'-0"

PREPARED BY:
 TW ASSOCIATE SERVICES
 (DESIGN/BUILD)
 8 EAST PENNSYLVANIA AVENUE
 TOWSON, MARYLAND 21286

PROPOSED 3 STORY
 RESIDENTIAL
 DWELLING FOR LOT 29
 GALLOWAY
 ROAD (3648 GALLOWAY ROAD)

PRELIMINARY NOT FOR
 CONSTRUCTION