FOR FILING ORDER RE

IN RE: PETITION FOR VARIANCE

NE/S Ridge Road, 1300' N of the c/l

Freeland Road

(21213 Ridge Road)

6th Election District

3rd Council District

John S. Winter Petitioner

- BEFORE THE
- ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- Case No. 04-086-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, John S. Winter, through his attorney, Howard L. Alderman, Jr., Esquire. The Petitioner requests a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 21 feet in lieu of the required 35 feet for an existing The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and offered as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were John S. Winter, property owner; Amy Miller; Geoffrey Schultz, the engineer who prepared the site plan; and Howard L. Alderman, Jr., Esquire, attorney for the Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the northeast side of Ridge Road, north of Freeland Road in Freeland. The property contains a gross area of 2.838 acres, more or less, zoned R.C.2, and is improved with a single-family dwelling, which is served by a private well and septic system. The property has been held intact as a single lot of record since 1979 when the R.C.2 zoning classification was established in the B.C.Z.R. Under the R.C.2 regulations, any property between 2 and 100 acres can be subdivided one time to create two lots. In accordance therewith, the Petitioner is desirous of subdividing the property to create a second building lot. As shown on the site plan, proposed Lot 1 will encompass the front portion of the site, contain 1.12 acres and retain the existing dwelling. Proposed Lot 2 will be located to the rear of the property and contain 1.72 acres. An existing curb cut in Ridge Road will be utilized to provide access to the new dwelling. As shown

ORDER RECEIVED FOR FILING

on the site plan, the existing driveway will split within the interior of the property and a 20-foot wide strip created along the western property line to provide access and frontage on Ridge Road for Lot 2, as required under the Baltimore County Code. Variance relief is requested for the existing dwelling where its new property line abuts the proposed 20-foot wide strip.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. As noted above, the 20-foot strip and frontage is required under the Code. The proposed location of this strip is most appropriate, given the location of the existing driveway and curb cut. Moreover, the sight distance for traffic entering the property is adequate and percolation tests conducted for the rear lot were successful. There were no adverse Zoning Plans Advisory Committee (ZAC) comments submitted by any County reviewing agency and it appears that relief can be granted without detrimental impact upon the health, safety or general welfare of the surrounding locale. However, the property is subject to review by the Development Review Committee (DRC) under the Minor Subdivision Process. It was indicated that the plan has been submitted and review is pending approval of the zoning variance.

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 approved.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of October 2003 that the Petition for Variance seeking relief from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 21 feet in lieu of the required 35 feet for an existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his 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.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive Lawrence E. Schmidt, Zoning Commissioner

October 29, 2003

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

RE: PETITION FOR VARIANCE
NE/S Ridge Road, 1300' N of the c/l Freeland Road
(21213 Ridge Road)
6th Election District – 3rd Council District
John S. Winter - Petitioner
Case No. 04-086-A

Dear Mr. Alderman:

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. John S. Winter

3312 Paper Mill Road, Phoenix, Md. 21131 Mr. Geoffrey Schultz, McKee & Assoc., Inc. 5 Shawan Road, Hunt Walley, Md. 21030

5 Shawan Road, Hunt Walley, Md. 21030

People's Counsel; Case File



Visit the County's Website at www.baltimorecountyonline.info



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at 21213 Ridge Road

for the property located at ___ which is presently zoned ____RG-2

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)

1A01.3B.3 to permit a sideyard setback of 21 feet in-lieu-of the required 35 feet. BCZR

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

The placement of the existing house on the lot precludes the placement of the 20-foot wide in-fee strip to the proposed rear lot without the requested relief.

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

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

Contract Purchaseril essee:

Legal Owner(s):

	<u>Joint doll digitalogical</u>			John C. Llinton		
	Name - Type or Print		Name	John S. Winter - Type or Print - Many S. Winter - Type or Print		
3	Signature		· · · · · · · · · · · · · · · · · · ·	Signature		
	Address	Tele	ephone No.	Name - Type or Print	<u> </u>	
	City Attorney For Petitioner:	State	Zip Code	Signature 3312 Paper Mill Road (410) 66	7-0800	
	Howard L. Aldemen, Jr.			Address Phoenix, Maryland 21131	Telephone No.	
	Name - Type or Print	, ()	City	State	Zip Code	
	Signature Levin and Garn, P.A.	<i></i>	 _	Representative to be Contacted: Geoffrey C. Schultz McKee and Associates, Inc.		
	Company Nottingham Centre 504 Washington Avenue	e, 8th Floor (410)	321-0600	Name	0) 527-1555	
F	Address Towson, Maryland 21204	Tele	phone No.	Address Cockeysville, Maryland 21030	Telephone No.	
Ä	dity	State	Zip Code	City	Zip Code	
A 20				OFFICE USE ONLY		
	Case No. 04-08	6 - A		ESTIMATED LENGTH OF HEARING		
ECE!	REV /15/98		Reviewed By	UNAVAILABLE FOR HEARING Date 2/2103		
ORDER R						

Engineering • Surveying • Environmental Planning
Real Estate Development

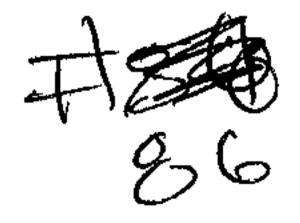
August 21, 2003

ZONING DESCRIPTION OF #21213 RIDGE ROAD 6TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND



BEGINNING for the same at a point in the center of Ridge Road (future 60-foot wide right-of-way), said point being 1,300 feet northwest of the center of Freeland Road; thence running North 66 degrees 42 minutes 17 seconds East, 358 feet, northwesterly 140 feet, South 65 degrees 51 minutes 28 seconds West, 345 feet and South 17 degrees 33 minutes 00 seconds East, 134 feet to the place of beginning.

CONTAINING 1.12 acres and being part of Deed Liber 17324, folio 318 intended to be recorded among the Land Records of Baltimore County, Maryland as Lot 1 on a Minor Subdivision Plan of #21213 Ridge Road.



OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	No. 25
DATE 71	ACCOUNT 1001 (06 6150
	* -5
RECEIVED FROM:	170/2
OR:	j. (- A

YELLOW - CUSTOMER

BALTIMORE COUNTY, MARYLAND

PINK - AGENCY

DISTRIBUTION

WHITE - CASHIER

CASHIER'S VALIDATION

WOTICE 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: #04-086-A
21213 Ridge Road
N/east side of Ridge Road,
1,300 feet n/west of centerline of Freeland Road
6th Election District
3rd Councilmanic District
Legal Owner(s): John S. Winter
Variance: to permit a side
yard setback of 21 feet in
lieu of the required 35 feet.
Hearing: Tuesday, October
14, 2003 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

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

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

JT/9/819 Se30 C629068

CERTIFICATE OF PUBLICATION

<u>10/1,2003</u>
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md., once in each ofsuccessive weeks, the first publication appearing on
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News
S. Wilkings
LEGAL ADVERTISING

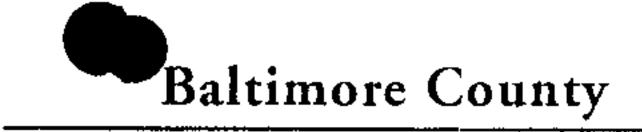
CERTIFICATE OF POSTING

		Date: September 26, 2003
	•	
RE:	Case Number03-066 M	
	Petitioner/Developer: John S. Win	ter:
	Date of Hearing/Closing: NA	
vere	This is to certify under the penalties of posted conspicuously on the property lo	perjury that the necessary sign(s) required by law cated at21213 Ridge Road
	· · · · · · · · · · · · · · · · · · ·	······································
	The sign(s) were posted onS	ptember 26, 2003
	** */	(Month, Day, Year)
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vi ₹		(Signature of Sign Poster)
T.		
4 - 4 S		T 7
	ZONING NOTICE	J. Lawrence Pilson (Printed Name of Sign Poster)
		McKee and Associates, Inc.
	THE COMMON TO THE PROPERTY OF	5 Shawan Road, Suite 1
		(Street Address of Sign Poster)
		Cockeysville, MD 21030
		(City, State, Zip Code of Sign Poster)
, ,		(410) 527-1555
		(Telephone Number of Sign Poster)

Department of Permits an Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

September 6, 2003

CORRECTED 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: 04-086-A

21213 Ridge Road

N/east side of Ridge Road, 1, 300 feet n/west of centerline of Freeland Road

6th Election District – 3rd Councilmanic District

Legal Owner: John S. Winter

Variance to permit a side yard setback of 21 feet in lieu of the required 35 feet.

Hearings:

Tuesday, October 14, 2003, at 10:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Levin & Gann, P.A., 502 Washington Avenue, 8th Fl., Towson 21204 Geoffrey Schultz, McKee & Assoc., 5 Shawan Rd., Ste. 1, Cockeysville 21030

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

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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 30, 2003 Issue - Jeffersonian

Please forward billing to:

John S. Winter 3312 Paper Mill Road Phoenix, MD 21131

410-667-0800

CORRECTED 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: 04-086-A

21213 Ridge Road

N/east side of Ridge Road, 1, 300 feet n/west of centerline of Freeland Road

6th Election District – 3rd Councilmanic District

Legal Owner: John S. Winter

Variance to permit a side yard setback of 21 feet in lieu of the required 35 feet.

Tuesday, October 14, 2003, at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

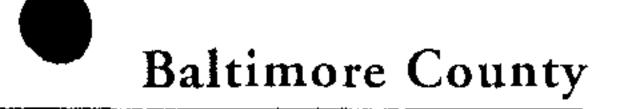
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Department of Permits and Development Management

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





James T Smith, Jr., County Executive Timothy M. Kotroco, Director

September 2, 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: 04-086-A

21213 Ridge Road

N/east side of Ridge Road, 1, 300 feet n/west of centerline of Freeland Road 6th Election District – 3rd Councilmanic District

Legal Owner: John S. Winter

buthy Kotroco

Variance to permit a side yard setback of 21 feet in lieu of the required 35 feet.

Hearings: Friday, October 10, 2003, at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Howard Alderman, Levin & Gann, P.A., 502 Washington Avenue, 8th Fl., Towson 21204 Geoffrey Schultz, McKee & Assoc., 5 Shawan Rd., Ste. 1, Cockeysville 21030

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPTEMBER 25, 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.



Visit the County's Website at www.baltimorecountyonline.info

TO: PATUXENT PUBLISHING COMPANY

Thursday, September 25, 2003 Issue - Jeffersonian

Please forward billing to:

John S. Winter 3312 Paper Mill Road Phoenix, MD 21131

410-667-0800

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: 04-086-A

21213 Ridge Road

N/east side of Ridge Road, 1, 300 feet n/west of centerline of Freeland Road

6th Election District – 3rd Councilmanic District

Legal Owner: John S. Winter

Variance to permit a side yard setback of 21 feet in lieu of the required 35 feet.

Hearings:

Friday, October 10, 2003, at 11:00 a.m. in Room 407, County Courts

Building, 401 Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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 <u>Baltimore County Zoning Regulations</u> (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.

	or Case Number	· _ 	94-0					
Petitioner:	1 HOC	<u>5.</u>	WIL	ITER				
Address or Lo	ocation: Z	23	RIC) SE	ROAD			
	RWARD ADVER							
Name:	JOHN							
Name:					ROAD	PO	Box.	400

Department of Permits and Development Management

Development Processing County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

October 10, 2003

Howard Alderman, Jr. Levin & Gann, P.A. 502 Washington Avenue, 8th Floor Towson, MD 21204

Dear Mr. Alderman:

RE: Case Number: 04-086-A, 21213 Ridge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 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 John Winter, 3312 Paper Mill Road, Phoenix 21131 Geoffrey Schultz, 5 Shawan Road, Ste. 1, Cockeysville 21030





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

County Office Building, Room 111

August 26, 2003

Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204

ATTENTION: Rebecca Hart

Distribution Meeting of: August 26, 2003

Item No.:

069−087

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, Administrator

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MARY AND DEPARTMENT OF TRANSPORTATION

Date: 8.26.03

Baltimore County

Item No. 084

RE:

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

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

July

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case 04-069, 04-078, and 04-086

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

Prepared by:

Section Chief:

AFK/LL:MAC

DATE: September 2, 2003

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: September 25, 2003

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor
Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For September 2, 2003

Item Nos. 069, 070, 071, 072, 073, 074, 075, 077, 080, 081, 082, 085, and 086

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
21213 Ridge Road; NE/side Ridge Rd, 1,300'
NW c/line Freeland Road * ZONING COMMISSIONER
6th Election & 3rd Councilmanic Districts
Legal Owner(s): John S Winter * FOR
Petitioner(s)

* BALTIMORE COUNTY

* 04-086-A

ENTRY OF APPEARANCE

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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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 August, 2003, a copy of the foregoing Entry of Appearance was mailed to, Geoffrey C Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, & to Howard L Alderman, Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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A.M./P.M.
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Schultz of Pilson rold- EEASE CALL
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RGENT
CALL 555

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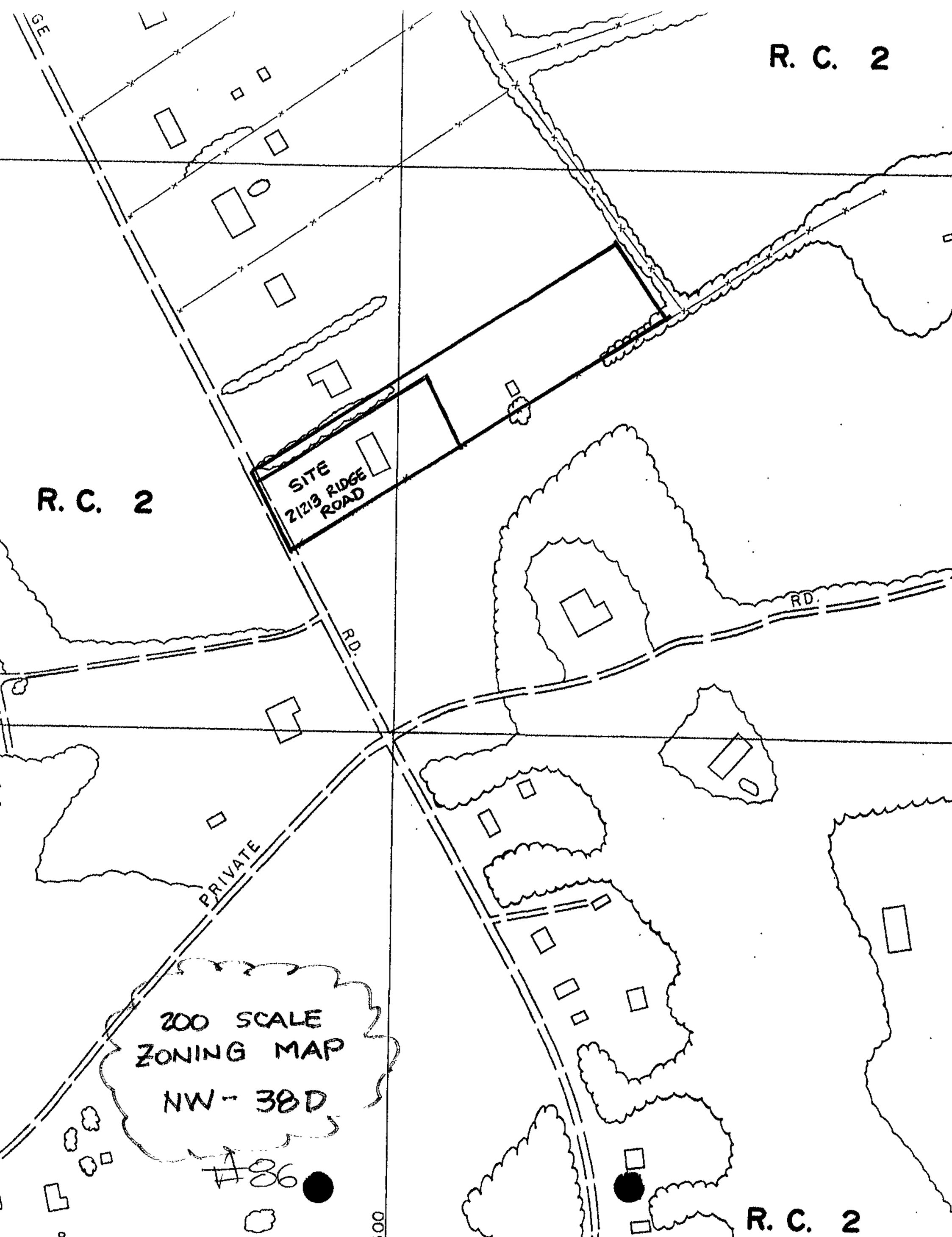
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CASE NAME 21213 Rike Rd / Winter Prop CASE NUMBER 04-086-A DATE 14 OCT 03

PETITIONER'S SIGN-IN SHEET

VAR ONLY

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
HOWARD L AUDERMAN IR	LENNE GARN PA SUITESCO 502 WASHINGTON AND		
• 1	502 WASHINGTON AND	TOWSON MD 21204	<u> </u>
Amy Willer	P.O. Box 400		<u> </u>
	Phoenix Md 2/13/		
John S. WINTER		//	
GEOGRAFIA STANIA	5 SHAWAN RD. Z1030	UINT VALLEY	
	STAWAY D. D.O.O.O.		
4	<u> </u>		
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<u></u>			
	<u> </u>		



BALTIMORE COUNTY, MARYIAND.

Department of Environmental

Protection

FROM:

Sent By: 0;

Lynn Lanham

Development Review Section

Office of Planning

SUBJECT:

21213 Ridge Road

Perc Approval Plan

The Office of Planning has reviewed the perc plan and has no issue with the proposed panhandle layout provided there is a single shared driveway for the two lots. This memo does not constitute

approval of the minor subdivision plan.

Lyan Lanham

LL:

Post-It* Fax Note 7671 Date Front Co./Dept. / Co. Phone # Phone # Fax#

W:\DEVREV\MINOR\21213 Ridge Road.doc



401 Bosley Avenue - Ste 406 Towson, Maryland 21204 410-887-3211

Fax: 410-887-5862

E-mail: planning@co.ba.md.us

July 21, 2003

Mr. Geoffery Schultz
McKee & Associates
Shawan Place, Suite 1
5 Shawan Road
Cockeysville, Maryland 21030

Dear Mr. Schultz:

This office has reviewed the preliminary submittal for the minor subdivision known as 21213 Ridge Road. No site design issues, that are normally under the purview of the Planning Office, were identified. Please contact me at 410-887-3480 if there should be any questions.

Sincerely,

William Hughey

Third District Community Planner

1003

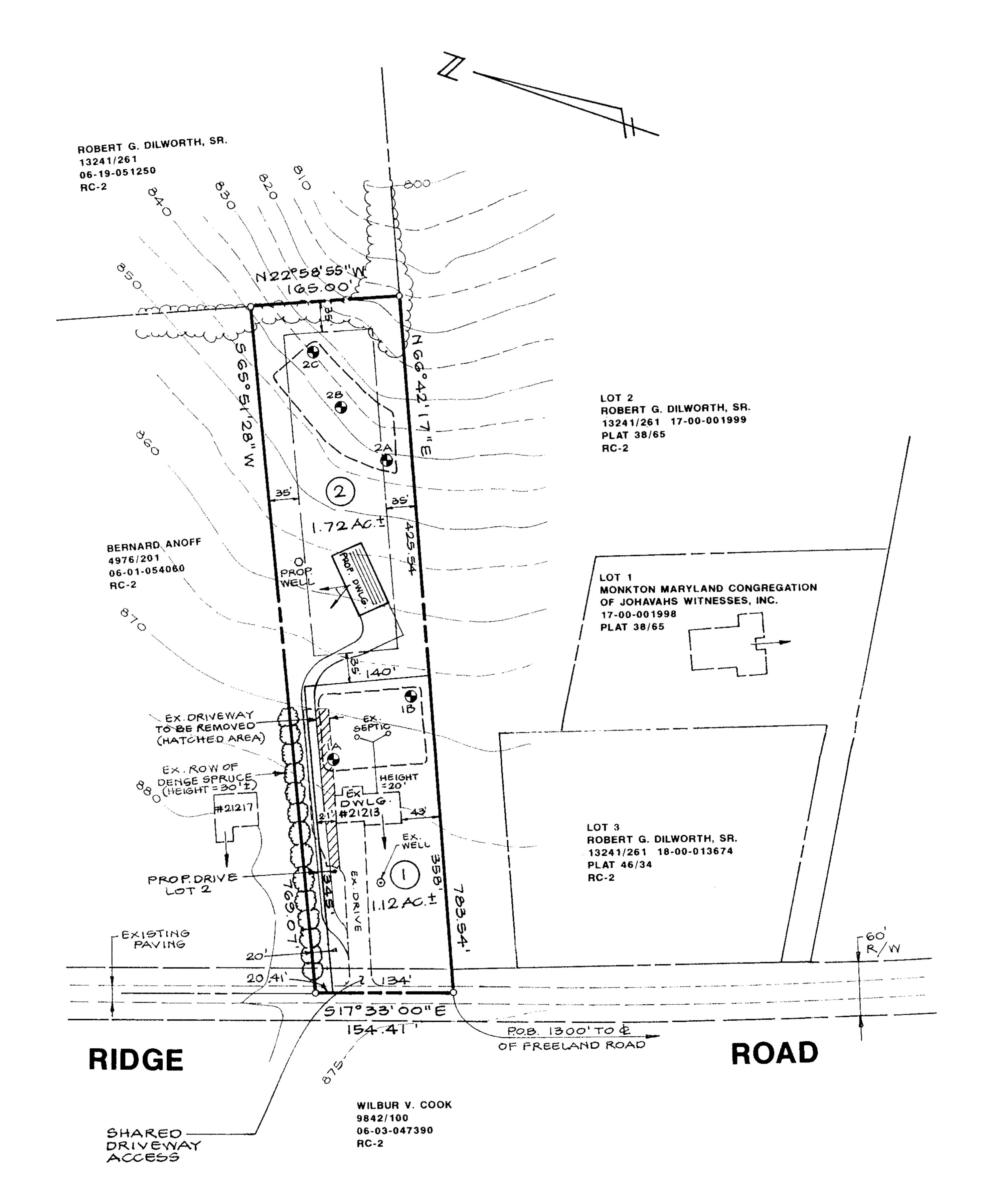
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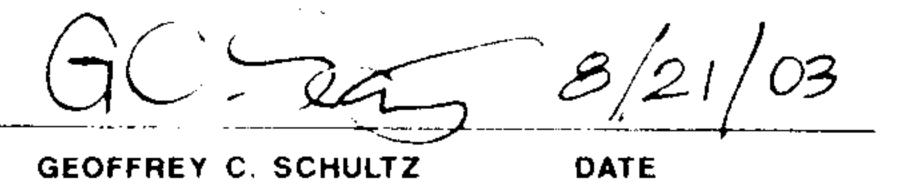
RECEIVED JUL 2 4 2003



GENERAL NOTES

- 1. THIS PROPERTY IS NOT HISTORIC.
- 2. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN. 3. THIS PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL
- AREA.
- THERE HAVE BEEN NO PRIOR ZONING HEARINGS FOR THIS SITE. 5. THE LOTS WILL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
- THERE ARE NO STREAMS, WETLANDS, DRAINAGE SYSTEMS OR STORMWATER MANAGEMENT SYSTEMS WITHIN 50 FEET OF THIS SITE.
- PROPERTY AS SHOWN HAS BEEN HELD INTACT SINCE JUNE 1, 1962.





MCKEE & ASSOCIATES, INC. CIVIL ENGINEERS - LAND SURVEYORS SHAWAN PLACE 5 SHAWAN ROAD

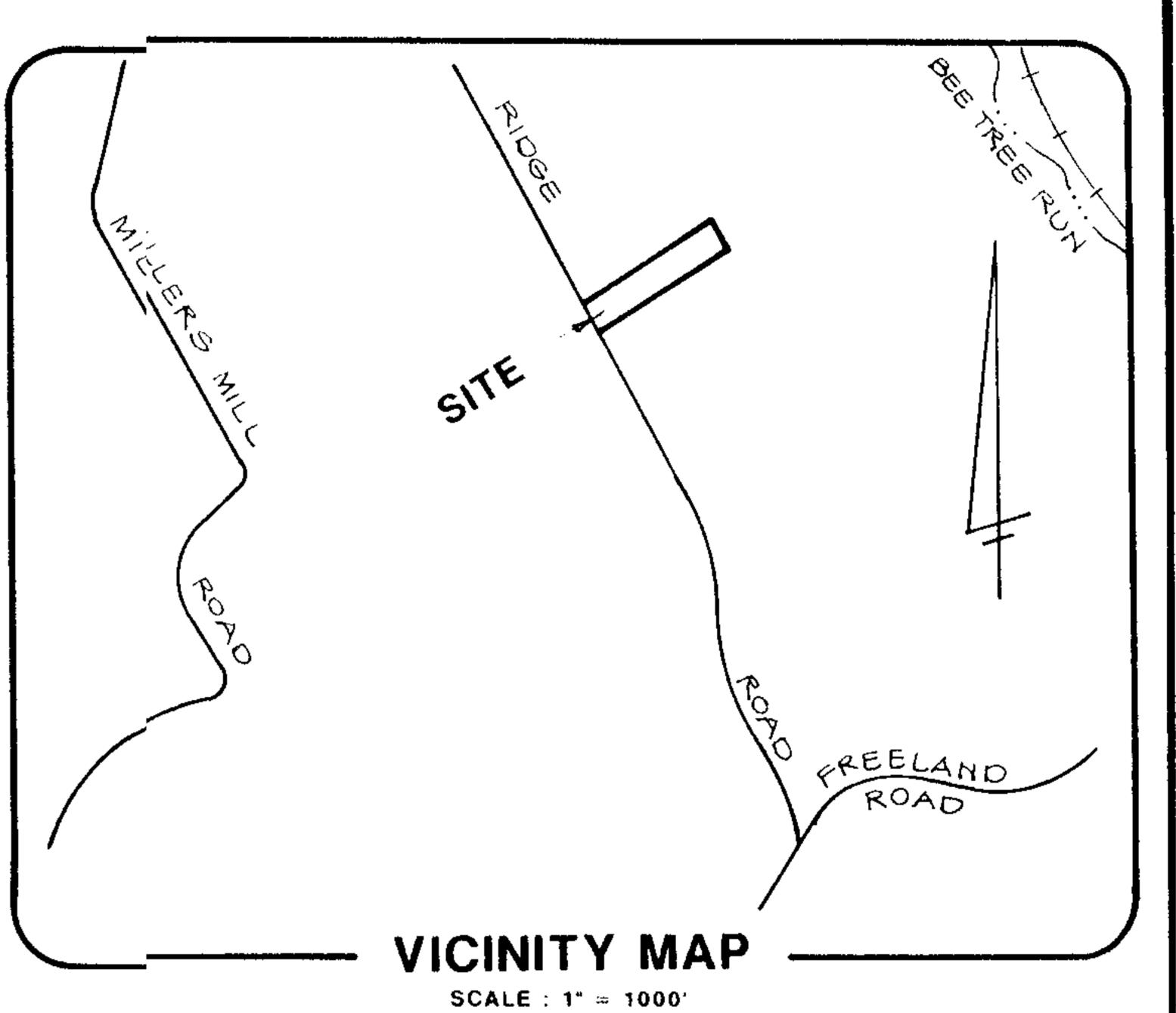
MARYLAND REG. NO. 21154

COCKEYSVILLE, MD 21030

PHONE - (410) 527-1555

OWNER

JOHN S. WINTER 3312 PAPER MILLRO P.O. BOX 400 PHOEN 1X, MD 21131 (410) 667 -0800



SIT'E DATA

- EXISTING ZONING: RC-2
- GEROSS AREA: 2.838 ACRES
- NO. OF LOTS ALLOWED (2-100 ACRES) = 2 LOTS
- NCO. OF LOTS PROPOSED: 2 LOTS
- NET AREA: 2.732 ACRES
- PARKING REQUIRED (2 SPACES PER LOT) = 4
- PARKING PROPOSED: 4+ $_{\rm T}$ AX MAP 6
- GRID 5 PARCEL 194 ACCOUNT NO.: 06-23-075026
- 10. DIEED REFERENCE: 17324/318
- 11. 2000-SCALE ZONING MAP NO.: NW 38 D
- 12. 20)00 CENSUS TRACT: 406000
- 13. 2000 CENSUS BLOCK GROUP: 4060002
- 14. LAND MANAGEMENT AREA: AGRICULTURAL PRESERVATION AREA 15. COUNCIL DISTRICT: 3
- 16. EILEMENTARY SCHOOL DISTRICT: PRETTYBOY ES 17. MIDDLE SCHOOL DISTRICT: HEREFORD MS
- 18. HIGH SCHOOL DISTRICT: HEREFORD HS
- 19. RIEGIONAL PLANNING DISTRICT: 301
- 20. WATERSHED: LOCH RAVEN
- 21. WATER SERVICE AREA. NON-SERVICE ZONE 22. SEWER SHED: NONE
- 23. TFRANSPORTATION ZONE: 0426 24. ZIP CODE: 21053

PLAT TO ACCOMPANY

PETITION FOR ZONING VARIANCE

#21213 RIDGE ROAD

6TH ELECTION DISTRICT BALTO. COUNTY, MD SCALE: 1" = 100' DATE: AUG. 21,2003

Lim