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IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE

PETITION FOR VARIANCE - E/S

York Road, 150' N of the c/l * ZONING COMMISSIONER

Middletown Road

(Bartholme Property) * OF BALTIMORE COUNTY

7th Election District

3rd Council District * Case Nos. VII-392 & 04-408-A

John and Loretta Bartholme, Owners; *August Ridge, LLC, Contract Purchasers/Developers

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Article 32-4-230 of the Baltimore County Code (B.C.C.). That Article permits an applicant to request development plan approval and zoning relief through a single public hearing. Pursuant to the development review regulations codified in Article 32 thereof, the Owners/Developers seek approval of a five-page redlined development plan, prepared by Morris and Ritchie Associates, Inc., for the proposed residential development of the subject property with 12 single-family detached dwelling units. In addition, variance relief is requested from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six (6) existing accessory structures to remain in the side and/or front yards of the existing dwelling on proposed Lot 12 in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R. to permit an existing accessory structure (Building A) to remain with a height of 22 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on the five-page, redlined development plan submitted into evidence as Developer's Exhibit 1B.

The proposed development of the property has been processed in accordance with the regulations codified in Article 32 of the Baltimore County Code. Those regulations establish a process by which development is reviewed through a series of steps or stages. The first step of the process requires that the Developer submit a concept plan. As the name suggests, the concept plan is a schematic representation of the proposed subdivision. The plan is reviewed at a Concept Plan Conference (CPC) which is held by and between representatives of the Developer and the reviewing County agencies. At that time, written Concept Plan Comments are provided

to the Developer by those agencies. In this case, the CPC was held on September 2, 2003. The second step of the process requires a Community Input Meeting (CIM). This meeting is scheduled during evening hours at a location near the property and is designed to provide residents of the area an opportunity to review and comment on the plan. In this case, the CIM was held on September 24, 2003 at the Hereford High School. Typically following the CPC and CIM, the Developer may revise its plans in response to comments and issues identified. A development plan is then submitted to Baltimore County and a Development Plan Conference (DPC) is conducted between reviewing County agency representatives and the Developer and written development plan comments are submitted at that time. In this case, the DPC was held on March 17, 2004. The fourth and final step of Phase 1 of the review process requires a Hearing Officer's Hearing (HOH). The HOH is a public administrative hearing before the Zoning Commissioner/Deputy Zoning Commissioner and is conducted in accordance with the rules governing administrative hearings in this State. The HOH in this case was conducted over five separate days, namely April 8, 2004, April 27, 2004, May 17, 2004, August 30, 2004 and September 17, 2004. Following the submittal by Counsel for the parties of written memoranda in lieu of closing argument on September 28, 2004, this written opinion follows.

Appearing at the requisite public hearing on behalf of the project were John and Loretta Bartholme, property owners, Joseph M. Moran on behalf of Augusta Ridge, LLC, Contract Purchasers/Developers, and Jeffrey Scherr, Esquire and David Hausner, Esquire, attorneys for the Owners/Developers. The Developer produced numerous expert witnesses. These included Donald M. Mitten, Chief Engineer, David L. Taylor, Jr., Registered Landscape Architect, and Ernest Sheppe a Professional Engineer and Water Resource Specialist, all with Morris & Ritchie Associates, Inc., the consultants who prepared the development plan. Also appearing and testifying on behalf of the Owners/Developers were Henry Leskinen, an ecologist, Wes Guckert, a traffic engineer, and Paul Scott, a hydrogeologist.

The requested approval of the proposed development plan was contested. The opponents are generally residents of the neighborhood and include Roye and Kim Templeton,

Kathleen Cheyney, Michael Houstle, Pat Burgee, Lynne Jones, and Jan Staples, who appeared on behalf of the Parkton Area Association. J. Carroll Holzer, Esquire, represented the association and these individuals and other residents of the area. Numerous representatives of the various Baltimore County agencies who reviewed the plan appeared and/or testified at the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Donald Rascoe, Development Manager; Bob Bowling, Development Plans Review; Ron Goodwin, Land Acquisition; and, Lloyd Moxley, Zoning Review. Also appearing on behalf of the County were Jenifer German, Office of Planning (OP); Lt. James Messick from the Baltimore County Fire Department; Bruce Seeley, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). In addition, written development plan comments are contained within the case file from those agencies. Also, Larry Gredlein appeared on behalf of the Maryland State Highway Administration (SHA).

The subject property under consideration is an irregularly shaped parcel located with frontage on the east side of York Road (Maryland Route 45), just north of its intersection with Middletown Road in northern Baltimore County. Mr. & Mrs. Bartholme have apparently owned and resided on the property for many years. The property contains a gross area of approximately 91.34 acres, more or less, zoned R.C.4, and is improved with a single-family dwelling in which they reside, and a series of outbuildings, which have been used for agricultural purposes and maintenance of the property.

The R.C.4 zoning of the property reinforces the fact that the site contains significant environmental constraints. The property is primarily forested and contains extensive steep slopes. The R.C.4 zoning classification is a "resource conservation" zone and is designed primarily to protect the water resources that serve the Baltimore Metropolitan Area. The regulations contained within the B.C.Z.R. for the R.C.4 zone require any development to respect these environmental resources. In this regard, the regulations require that an R.C.4 development set aside a minimum conservancy area which must equal at least 70% of the property's acreage.

The conservancy area may contain one single-family dwelling (i.e., the Conservancy Lot), but cannot otherwise be disturbed.

In compliance with the R.C.4 zoning regulations, the Bartholme's existing home site is being preserved and designated as the conservancy lot. It is to be noted that this dwelling is served by an existing private driveway that enters the southern portion of the property from York Road. The details of the conservancy lot are more particularly shown on the plan, however, it is to be noted that the conservancy area will encompass approximately 65.08 acres of the overall 91.34 acre tract. The proposed development of the subject property will primarily occur on the northern portion of the tract. As more particularly shown on the plan, there are 11 new single family detached lots proposed on that portion of the property. These lots range in size from a minimum of 1.14 acres (Lot 4) to 2.64 acres (Lot 6). Vehicular access to these new lots will be by way of a private drive that will lead into the interior of the site to be known as Haley's Court.

There was an extensive volume of testimony and evidence offered in this case over the five hearing days. Due to the limitations of time and space, it is impossible to repeat all of the testimony offered herein. Additionally, there were numerous documents, photographs, plats, videotapes, and other exhibits entered into the record of the case. Testimony and evidence offered by both sides as well as the issues raised and arguments advanced are fully set forth in the written memoranda submitted by both sides in lieu of final oral argument.

STANDARD OF REVIEW

A brief comment is in order about the standard of review that the Hearing Officer must apply in this case. The development review regulations establish the "rules of the game" insofar as development in Baltimore County. The Developer may argue that these rules are too strict, while the Community may contend that they are not strict enough. No matter, they are what they are. If the Developer meets the regulations, approval of the plan must follow. Moreover, if the Community can show that the plan should be changed in order to appropriately mitigate an anticipated negative impact upon the locale, then a restriction/condition to the plan can be imposed.

The issues and concerns raised at the hearing and in written memorandum are addressed as follows:

ISSUES

1) Traffic/Vehicular Access/Public Safety

There was a significant volume of testimony and evidence offered by both sides relating to traffic issues concerning this development. As noted above, the existing driveway serving the Bartholme home will be retained and will continue to serve that single-family dwelling; however, a new road will be constructed leading into the interior northern portion of the site from York Road. This new private road will be known as Haley's Court. It is also significant to observe that the road will traverse across a portion of this site that contains steep slopes. Nonetheless, the road will be engineered, designed and constructed in accordance with all appropriate County standards for road design and construction. However, a unique feature of the road is the fact that when exiting the property, a motorist will drive down a significant grade to a landing area immediately abutting York Road. Additionally, the Developer proposes areas on the east side of York Road to accommodate proposed deceleration and acceleration lanes. The decel lane will be constructed to provide motorists entering the property from the south an opportunity to pull off the main travelway of York Road and turn right into the property. Additionally, the accel lane north of the point of access road will provide motorists exiting the site an opportunity to avoid northbound traffic and an area to gain travel speed.

Testimony regarding existing and future conditions was offered from a variety of witnesses. As noted above, testimony was received from Larry Gredlein on behalf of the SHA. A transcript of his testimony maintained by the Court Reporter present at the hearing was provided to the undersigned Hearing Officer. Additionally, the Protestants who appeared offered significant testimony regarding existing road conditions and their concerns if the potential access road is built as planned. Their testimony also included numerous photographs and videotape presentation of the area. Finally, the Developer produced the testimony of Wes Guckert, a traffic engineer who conducted a study of the vicinity and rendered certain opinions.

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Additionally, testimony was received from Don Mitten of Morris and Ritchie Associates, Inc. regarding sight distance. David Taylor of that firm also offered testimony regarding this issue.

I have reviewed and analyzed all of the testimony and evidence offered on this issue and based on my analysis, the following findings are made. First, as Mr. Gredlein indicated, York Road is not a designed road, per se, to the extent that same was located and constructed in accordance with current highway construction guidelines. Rather, the location and configuration of York Road has evolved from its early days as an Indian pathway. Nonetheless, despite these humble origins, York Road is a major north/south corridor through Baltimore County. York Road, particularly at this rural location, is characterized by vertical and horizontal changes. That is, in laymen's terms, the road goes up and down through a series of hills and flat stretches and also curves left and right as it meanders through northern Baltimore County and into Pennsylvania. These features of York Road make it difficult to locate and design the access point thereto. Unlike a designed modern roadway, an access point designed to serve the subject property must contend with the existing geographic features of York Road.

That being said, it is my judgment that the proposed access point is the best and most appropriate location to serve the proposed development. The testimony presented by the Developer's expert witnesses, as confirmed by the independent testimony offered by Mr. Gredlien, was that sight distance both to the north and south from the proposed access location was acceptable and appropriate under applicable standards. I therefore believe that traffic can safely enter and exit Haley's Court at the proposed location. I candidly do not accept the Protestants' assertions that public safety will be compromised by the construction of a road at the proposed location and that there are better locations elsewhere along the property's frontage.

It is also to be noted that this project will generate minimal traffic. According to accepted authorities in the transportation industry, each of the single family dwelling units proposed along Haley's Court will generate 10 "average daily trips" (ADTs) per day. That is, there will be 5 "out" movements from the site and 5 "in" for returning traffic for each dwelling. Mr. Guckert in particular opined that this standard is nationally accepted and is based on the

collection of empirical data throughout the U.S. In my judgment, it is appropriate and assumes that the average resident on Haley's Court will go to work or school in the morning, run errands, return home at night, will accept deliveries, etc. All told, the ADTs anticipated for the houses on Haley's Court will be 110. Moreover, the number of ADTs is not to be misunderstood to mean that there will be 110 cars exiting Haley's Court onto York Road each morning. Rather, one resident may go to work in the morning and return home at night. This "in" and "out" traffic movement constitutes 2 ADTs. There are anticipated to be 110 ADTs interspersed throughout a 24-hour day.

It cannot be seriously contended that the introduction of this volume of traffic will create congestion or overburden York Road. Although this is an admittedly rural area of Baltimore County, York Road is a major thoroughfare in this part of the County and already bears a significant volume of traffic when compared with other roads in the vicinity. Indeed, the concerns of the neighbors regarding anticipated traffic volumes would be more appropriate if vehicular access to the site was by way of one of the many narrow and winding residential roads that traverse through northern Baltimore County. Other than I-83, York Road is arguably the most well traveled highway in this part of the County and is clearly an arterial roadway.

Having determined that the proposed point of access for Haley's Court onto York Road is appropriate, that York Road itself is an arterial road capable of handling volumes of traffic to be generated by this development, and that sight distance at the point of access is appropriate, attention is next turned to the real thrust of the Protestants' concerns. As emphasized through the testimony of Kim Templeton, a leading Protestant in this case, the Protestant's primary objections appear to be generated by substandard conditions caused by the Protestants' and neighbors' points of access on York Road. That is, the Protestants present the rather paradoxical contention that this plan should be denied because they (the Protestants) have driveways that are substandard and provide dangerous access and egress to York Road. The Protestants aver that the plan should be denied essentially because it introduces additional volumes of traffic to a portion of York Road that abuts inadequately designed and/or constructed

driveways to neighboring houses. One might argue, as the Developer suggested in this case, that the Protestants concerns for public safety would be best cured by realigning their own driveways and improving their own respective substandard means of access. Indeed, the Developer suggested at the hearing that some of the neighbors immediately adjacent to Haley's Court tie into that proposed roadway so as to eliminate the necessity of using their existing substandard points of access. The Protestants declined this offer.

Nonetheless, it is clear that the undersigned must consider the development plan in the context of existing conditions in the area. That is, even if it is the Protestants' own driveways that are substandard, the fact of the matter is that these driveways are existing and have been so for many years. Thus, an analysis of whether the subject proposal will aggravate those conditions is appropriate.

The short answer to that inquiry is that this development will not. I am unconvinced, based on the testimony and evidence offered, as contained in the record of this case, that the plan should be denied or that conditions should be imposed, pursuant to Article 32-4-229 of the Code. As noted above, the location of Haley's Court appears in my judgment to be most appropriate. The sight distance at that location is sufficient and it is indeed at the crest of a hill of York Road where one has good visibility both north and southbound directions. Additionally, I cannot ignore the environmental constraints associated with this property. To require the Developer to construct an access point at another location along the property's frontage on York Road is inappropriate. Such construction would cause significant environmental degradation and disturbance of sensitive environmental slopes, wetlands, and forested areas. When all is said and done, I am simply unconvinced by the Protestants' arguments as set forth above.

Another area of contention relative to this issue relates to the accel and decel lanes. In this regard, Mr. Gredlein testified that the SHA would prefer the construction of an accel and decel lane for northbound York Road traffic as described above. One issue raised regarding these potential improvements was whether construction could occur within a SHA right-of-way. In this respect, Mr. Gredlein testified that the SHA under Maryland law has a right-of-way that

extends a distance of 33 feet in both directions (east and west) from the centerline of York Road. Although deeds and instruments of title for the respective property owners adjacent to York Road may reflect that they own to the centerline of that roadway, Mr. Gredlein was clear that the SHA has the authority under law to make road improvements as necessary within its 33-foot right-of-way. He opined that a modified decel/accel lane could be constructed within that area. He also acknowledged, however, that further study would be necessary to determine the nature and extent of those road improvements. He acknowledged the scenic value and designation of York Road in this area as well as the existence of mature vegetation in that area. Additionally, construction of accel/decel lanes will impact the nature and extent of the proposed retaining wall near the proposed entrance to the site. Clearly, this is an ongoing issue that ultimately will be resolved by the SHA during the access permit process.

The Protestants' position in this respect is inconsistent. While they voice repeated concerns over the safety of York Road in this area, they eschew potential road improvements fearing that same will disrupt the scenic view of York Road and disturb mature landscaping.

In this regard, I will defer to the expertise of the SHA as to the extent of the accel/decel lane and other road improvements to York Road. In my judgment, that instrument of government possesses the requisite expertise to make the most appropriate decision. The plan as proposed meets appropriate Baltimore County standards for development and presents a safe and appropriate means to address access. It can be approved as proposed in terms of the shown accel/decel lanes, the retaining wall and the alignment and location of Haley's Court. However, I recognize the fact that at the community's request, the SHA is continuing to study this issue. Thus, if modification or elimination is warranted of the accel/decel lanes, I shall leave same in the best judgment of the SHA.

2) Alleged Lack of Due Process

The Protestants also contend that the plan should be denied due to an alleged lack of due process. Their arguments are fully stated in Counsel's Post Hearing Memorandum.

Essentially they contend that minutes of the CIM were not sent to all attendees and that certain County reports and/or studies were untimely submitted or inserted into the case file.

As has been stated frequently, the development review process in Baltimore County is evolutionary in nature. The process is designed to identify, address and resolve issues as they become apparent. This approach has been endorsed repeatedly by the Hearing Officer's for Baltimore County, the Board of Appeals and the Appellate Courts that review these cases. The record of this case will show that the hearing was spread over several months. Additionally, the Protestants' Motions for Continuance was granted on the first hearing day, April 8, 2004 in order to give the parties an additional opportunity to review the plan. Finally, no County agency raised any objection as to the timing of any submittals.

I do not find anything in the process of this case that caused undo prejudice to the Protestants as to their ability to understand the plan and raise objections thereto. I believe that due process was afforded all parties so as to give them the opportunity to understand the proposal and present their respective positions relating thereto. The plan shall not be denied on that basis.

3) Storm Water Management/Other Environmental Issues

There was also a sufficient volume of testimony and evidence produced at the hearing relative to storm water management and environmental issues. As noted above, this is an environmentally sensitive site, which is recognized by the imposition of the R.C.4 zoning classification. Also, as noted above, 70% of the site will be dedicated as the conservancy lot/area. The B.C.Z.R. imposes significant restrictions as to any disturbance and/or development within that area.

As to environmental issues it is first to be noted that the Department of Environmental Protection and Resource Management (DEPRM) has reviewed the plan and identified no open issue or concern. Bruce Seeley and David Lykens of that agency offered testimony. Mr. Lykens' testimony was particularly relevant in that it rebutted certain testimony

offered by the Protestants regarding the location of existing and potential streams and wetlands in the vicinity. He has personally visited and walked the site.

The Developer also produced a series of expert witnesses. These included Ernest Sheppe who designed the proposed storm water management facility. Mr. Sheppe's testimony and the Developer's proposed the Protestant's expert witness, Dennis J. O'Leary, opposed storm water management system. Obviously, Mr. O'Leary's ability to render a reliable opinion regarding this project was somewhat hindered by his inability to perform an on-site investigation. Indeed, Mr. Sheppe opined that as a civil engineer he would not design a storm water management system for any property without first personally familiarizing himself with the site through an on-site inspection.

As noted earlier herein, the Baltimore County Code is clear regarding the standards that must be applied when the Hearing Officer considers a development plan. The Hearing Officer must approve any plan that satisfies the rules, regulations and policies adopted by Baltimore County regarding development. Additionally, the Hearing Officer is empowered to impose conditions or restrictions on a plan to mitigate any adverse impacts to adjacent properties.

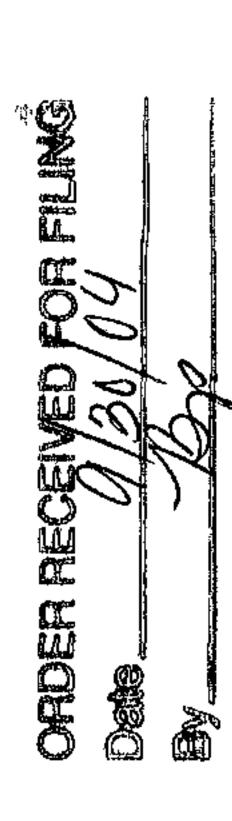
There are no doubt circumstances when legitimate differences occur between experts in designing a storm water management system. There are many different storm water management alternatives and scenarios. During the undersigned Hearing Officer's tenure with Baltimore County, I have reviewed plans that have employed a wide variety of approaches in handling storm water management. Storm water management can be handled through the use of level spreaders; a variety of ponds, underground detention systems, and/or a series of other devices and/or approaches.

Mr. O'Leary's approach to storm water management on this site may be an acceptable alternative. However, that is not to say that the Developer's approach formulated by Mr. Sheppe is inappropriate. Whereas, Mr. O'Leary prefers the aggressive capture and direction of storm water to a particular outfall, Mr. Sheppe indicates that the topography and site

over a wide area. Indeed, this is a large site and given the requirements of the conservancy lot, only a limited percentage of the overall tract (30%) will be disturbed. In this case, I am not persuaded that the storm water management proposed for this site by the Developer fails to comply with any County regulation. In fact, the reviewing authorities within DEPRM support Mr. Sheppe's contention that the storm water management proposal meets all relevant County regulations and will not aggravate runoff to downstream properties.

Similarly, the Protestants raised other concerns as summarized within their memorandum under the heading entitled "Incomplete and Insufficient Plans." These concerns and objections generally allege that streams, wells and septic systems are incorrectly delineated or are not shown on the plans. These allegations were rebutted through the testimony of Mr. Sheppe, Mr. Leskinen and Mr. Lykens, all of who generally testified that they have visited the site, that the development plan is accurate, and that the conditions alleged by the Protestants to exist on the property or adjacent properties were not present or were misidentified/mischaracterized. This allegation largely boils down to a question of weight and credibility of the testimony and evidence offered.

I am appreciative of the fact that the neighbors actually reside in the area and are no doubt familiar with their own properties and conditions in the area. However, I am not persuaded by the conclusions that they draw from the existence of such conditions and the proposed development. Simply stated, I am not convinced that their allegations are meritorious that development of the subject property will aggravate adjacent properties or off-site conditions. For example, the argument by the owners of the Burgee and Houstle properties that the Developer's storm water management proposal "would only exacerbate the already present flooding conditions" is unsupported by any competent and reliable evidence. I am simply unpersuaded. The Protestants contend that the plan violates the requirements of Articles 32-4-223 and 224 because it does not accurately depict every off-site structure/condition (e.g., the Nash well, the Phillips' stream, etc.). The Developer disagrees and avers that the plan is



accurate. I do not find a sufficient substantive basis to deny the plan on this basis. The storm water management plan at this point in the process is schematic and conceptual. I believe it meets the standard required at the Hearing Officer's Hearing. During Phase 2, additional study will no doubt be undertaken by the Developer and monitored by the County. This study will take into account the Protestants' concerns. I am not persuaded to deny the plan based upon these alleged omissions.

4) Conservancy Area

The Protestants also object to the configuration and layout of the conservancy area. Again, it is foremost to be noted that the conservancy area has been reviewed and approved by DEPRM. I find no violation of the requirements for the conservancy area as spelled out in Section 1A03 of the B.C.Z.R. The mere fact that the conservancy area is divided by the proposed access road at one point does not constitute a violation of the requirements. Section 1A03.5.A.1 of the B.C.Z.R. states that it is the intention of the regulations that the acreage of the conservancy area, whenever possible, be contiguous. There is no strict prohibition on the construction of the road through the conservancy area and the overall layout here is appropriate. I note that the conservancy area specifically includes the large majority of environmentally sensitive portions of this property, including those areas with steep slopes and existing forest.

5) Petition for Variance

Turning to the variance requests, the Developer seeks relief for existing outbuildings near Mr. & Mrs. Bartholme's home. As noted in the Petition for Variance, some of these buildings are located in the front or rear yards of the property and one is above the maximum height limitations. There was no opposition to the grant of the variances and there is no compelling reason, legal or otherwise, to require that these outbuildings be relocated and/or razed. They are appropriate buildings for this agricultural parcel and do not adversely impact any adjacent properties. I find that the Petition for Variance should be granted and that the relief requested meets the requirements of Section 307 of the B.C.Z.R.

6) Proposed Conditions

The Opponents request the imposition of a number of conditions if the plan is approved. The Hearing Officer has the authority to impose conditions, pursuant to Article 32-4-229 of the Code. As noted above, although I approve the accel/decel lane, retaining walls, and alignment of the proposed intersection of Haley's Court and York Road, I will impose a condition permitting the SHA to alter these proposed improvements. Obviously, public safety is of paramount concern. However, if approved by the SHA, the accel/decel lanes can be shortened and/or eliminated.

There are other conditions proposed by the Opponents. Several of these will be incorporated as a part of the approval of the plan. First, the Office of Planning shall review and approve the material utilized to construct the proposed retaining wall to insure compatibility with the rural and historic nature of the Parkton area. Second, the Developers shall install landscaping, as approved by the County's Landscape Architect, along the shared Cheney and Templeton property lines and along the proposed access road. If agreeable to the Templetons and Cheneys, this landscaping may be planted on their respective properties. Third, if approved by the Department of Public Works (DPW) and the Department of Environmental Protection and Resource Management (DEPRM), the Developer shall utilize curbless road construction, or in the alternative, mountable curb and gutter, to enhance compatibility with other private roads in northern Baltimore County. Finally, the Protestants requested that the Developer enter into an indemnification agreement with surrounding property owners in the event those owners' wells are negatively impacted by the proposed subdivision. Although I support this proposal in concept, I decline to incorporate a legally binding agreement between private parties as part of this Order. Hopefully, the parties may reach an agreement in this regard through direct negotiations.

Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the development plan shall be approved and the Petition for Variance granted consistent with the comments contained herein and the restrictions set forth hereinafter.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 3th day of September, 2004 that the redlined development plan for the Bartholme Property, identified herein as Developer's Exhibit 1, be and is hereby APPROVED, subject to the following restrictions:

- 1) The SHA shall be permitted to alter the proposed accel/decel lanes and/or retaining wall as more fully described above, if deemed necessary. Those lanes can either be shortened and/or eliminated altogether.
- 2) The Office of Planning shall review and approve the material utilized to construct the proposed retaining wall to insure compatibility with the rural and historic nature of the Parkton area.
- 3) The Developer shall install landscaping, as approved by the County's Landscape Architect, along the shared Cheney and Templeton property lines and along the proposed access road, as more fully described above.
- 4) If approved by DPW and DEPRM, the Developer shall utilize curbless road construction, or in the alternative, mountable curb and gutter, to enhance compatibility with other private roads in northern Baltimore County.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit six existing accessory structures to remain in the side and/or front yards of the existing dwelling on proposed Lot 12 in lieu of the required rear yard, and from Section 400.3 of the B.C.Z.R. to permit an existing accessory structure (Building A) to remain with a height of 22 feet in lieu of the maximum allowed 15 feet, in accordance with Developer's Exhibit 1, be and is hereby GRANTED.

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

LAWRENCE E. SCHMIDT

Zoning Commissioner/Hearing Officer

for Baltimore County

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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

September 30, 2004

Jeffrey H. Scherr, Esquire One South Street, 26th Floor Baltimore, Maryland 21202

J. Carroll Holzer, Esquire 508 Fairmount Avenue Towson, Maryland 21204

RE:

Development Plan Hearing & Petition for Variance

(Bartholme Property)

Cases Nos. VII-392 & 04-408-A

Dear Counsel:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petition for Variance 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. & Mrs. Roye Templeton, P.O. Box 335, Parkton, Md. 21120 The Phillips Residence, 18511 York Road, Parkton, Md. 21120

Ms. Jan Staples, 900 Old Barn Road, Parkton, Md. 21120

George W. Gaffney & Marion R. Robinson, P.O. Box 566, Monkton, Md. 21111

Ms. Kathleen F. Cheyney, 18603 York Road, Parkton, Md. 21120

Ms. Judith Packer, 18609 York Road, Parkton, Md. 21120

Ms. Lynn Jones, 815 Stablers Church Road, Parkton, Md. 21120

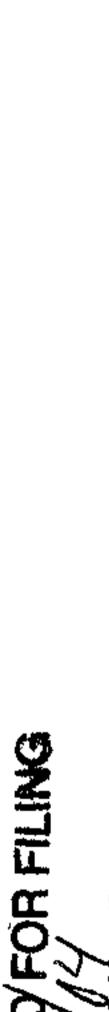
Mr. M. V. Runkles, III, 18200 York Road, Parkton, Md. 21120

Robert Loskot, Esquire, Baltimore County Office of Law

Donald Rascoe, Project Manager; Bruce Seeley, DEPRM; Ron Goodwin, DPDM; Files



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







Contract Purchaser/Lessee:

Petition for Variance

to the Zoning Commissioner of Baltimore County
18323 York Road

for the property located at which is presently zoned

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)

see attached

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

See Exhibit A, attached hereto and made a part hereof.

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.

<u>Legal Owner(s):</u> Augusta Ridge, LLC John Bartholme Name - Type or Print Name - Type or Print John Barthetim Moran Signature Signature 1619 Philadelphia Road Lowetta Bartholme Address Telephone No. Name - Type or Print Dar Tholma White Marsh, Maryland Zip Code 18323 York Road Attorney For Petitioner: Address Telephone No. Jeffrey H. Scherr Parkton, Maryland 21120 Name - Type or Print City State Zip Code Representative to be Contacted: Signature Kramon & Graham, P.A. Jeffrey H. Scherr Company Name One South St., Suite. 2600 410-752-6030 One South St, Suite 2600 410-752-6030 Baltimore, Maryland Telephone No. Baltimore, Maryland Telephone No. 21202 21202 Clly State Zip Code City State Zp Code OFFICE USE ONLY

Reviewed By BK

ESTIMATED LENGTH OF HEARING _

UNAVAILABLE FOR HEARING

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REV 9/15/98

ORDER RE

Gase No. 04.408-A

Section 400.1 to permit six existing accessory structures to remain in the side/front yards of the existing dwelling on lot 12 in lieu of the required rear yard as shown in exhibit 1, and Section 400.3 to permit an existing accessory structure (building A as shown on exhibit 1) to remain with a height of 22 feet in lieu of the required 15 feet.

ORIDER REGENVED FOR FILING
Date

By

Corrections

Correct

<u>EXHIBIT A</u>

PETITION FOR VARIANCE

for the property located at 18323 York Road

Issue 1:

Petitioners seek a variance from §400.1 to allow six (6) existing accessory buildings to remain located in the side or front yard of the existing dwelling on Lot 12 in lieu of the accessory buildings being located only in the rear yard. Five (5) of the accessory buildings are used for storage and one is a spring house, the location of each is more particularly shown as buildings A, B, C, D, E and F on Exhibit 1, attached hereto and made a part hereof. Exhibit 1 was extracted from the Concept Plan (Site Constraints Map / Site Proposal Map) Bartholme Property prepared by Morris & Ritchie Associates, Inc. The shape of the yard and the proximity of the rear of the yard to the wetlands area and the exiting septic reserve area creates a practical difficulty for the accessory buildings to be located in the rear yard.

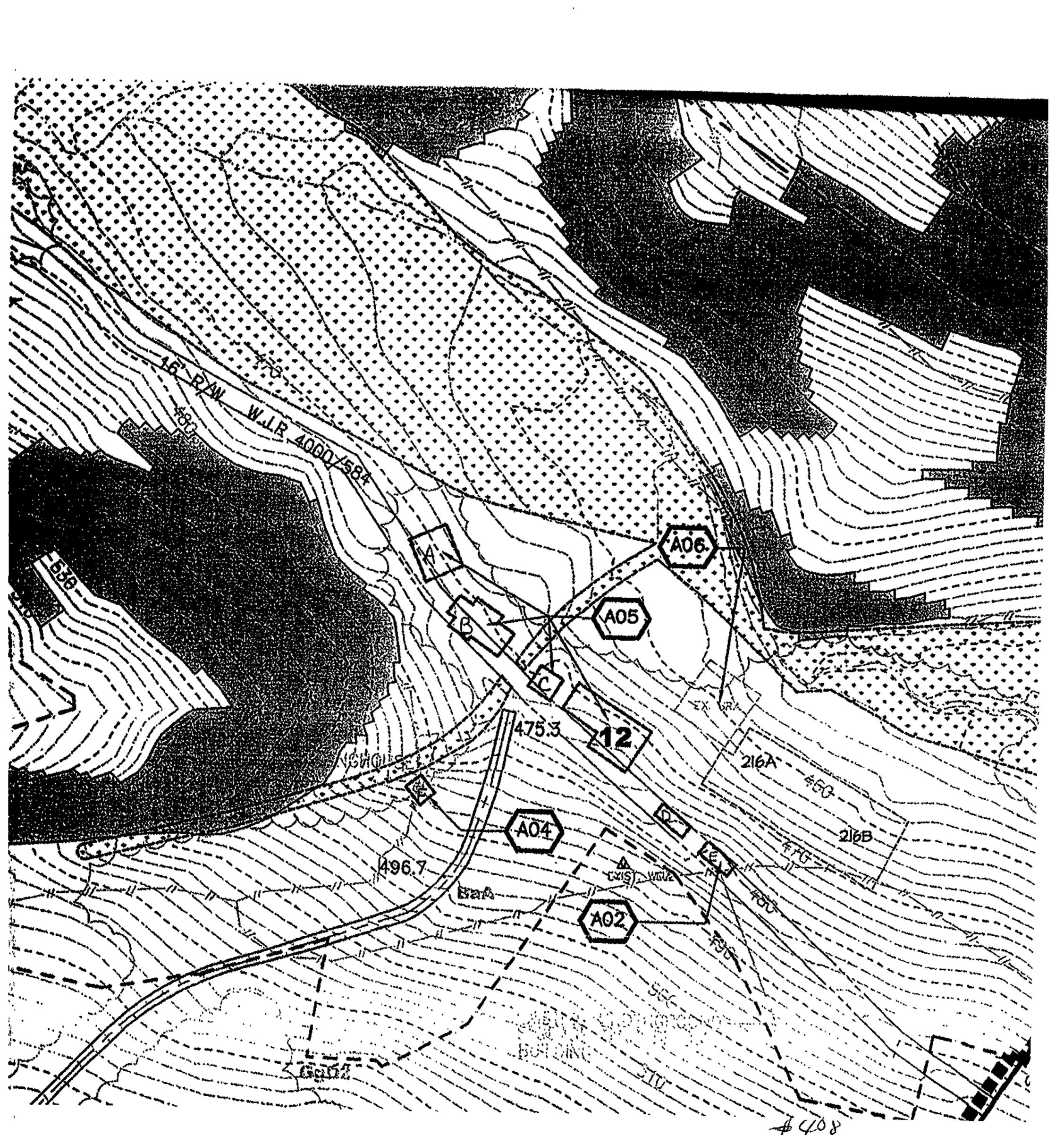
Issue 2:

Petitioners seek a variance from §400.3 to allow existing accessory building A, as shown on Exhibit 1, to remain at a height of 22 feet in lieu of the 15 foot height requirement. Building A was built in 1987 at its current height and has never been the subject of a violation. Strict compliance with the height requirement would be unnecessarily burdensome.

{00732/0/00100095.DOCv1}

408

EXHIBIT 1



MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

Zoning Description

Beginning at a point located in the centerline of York Road which has a width of 66 feet at the distance of 340 feet north of the nearest intersecting street, Middletown Road which has a variable width. **Thence** the following courses and distances:

North 05 degrees 08 minutes 37 seconds West, 424.03 feet; North 72 degrees 34 minutes 56 seconds East, 410.00 feet; North 35 degrees 43 minutes 04 seconds West, 318.70 feet; South 81 degrees 46 minutes 56 seconds West, 196.00 feet; North 10 degrees 30 minutes 25 seconds West, 52.43 feet; North 22 degrees 50 minutes 30 seconds West, 110.00 feet; North 36 degrees 04 minutes 30 seconds West, 400.00 feet; North 50 degrees 46 minutes 37 seconds West, 183.48 feet; South 75 degrees 55 minutes 30 seconds East, 85.51 feet; North 83 degrees 49 minutes 30 seconds East, 174.90 feet; North 88 degrees 19 minutes 30 seconds East, 240.90 feet; North 00 degrees 49 minutes 30 seconds East, 997.03 feet; North 70 degrees 43 minutes 29 seconds East, 861.50 feet; South 63 degrees 48 minutes 20 seconds East, 1320.00 feet; South 21 degrees 33 minutes 20 seconds East, 396.00 feet; South 18 degrees 17 minutes 40 seconds West, 561.00 feet; South 53 degrees 36 minutes 40 seconds West, 165.00 feet; South 88 degrees 17 minutes 40 seconds West, 361.91 feet; South 34 degrees 24 minutes 40 seconds West, 990.00 feet; North 63 degrees 30 minutes 20 seconds West, 330.00 feet; South 28 degrees 37 minutes 14 seconds West, 641.84 feet; North 60 degrees 05 minutes 46 seconds West, 366.00 feet; South 76 degrees 24 minutes 14 seconds West, 49.50 feet to the point and place of beginning, being known and designated as #18323 York Road.

Containing 3,978,637 square feet or 91.3369 acres of land, more or less, and being located in the Seventh Election District of Baltimore County, Maryland.



1220-C East Joppa Road, Suite 505, Towson. MD 21286 (410) 821 1690 Fax: (410) 821-1748 www.mragta.com

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NOTICE OF ZORING 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: # 04-408-A

18323 York Road, 150 ft. n/of centerline of Mixtletown Road Estie of York Road, 150 ft. n/of centerline of Mixtletown Road Estie of York Road, 150 ft. n/of centerline of Mixtletown Road Contract Purchaser. Augusta Ridge, LLC

Variance: to permit six existing accessory structures to remain in the side/front yards of the existing dwelling on the side/front yards of the existing dwelling on the to permit an existing accessory structure (building 1, and to permit an existing accessory structure (building 1, and to permit exhibit 1) to remain with a height of 22 feet in lieu of the required 15 feet.

Rearing: Thursday, April 8, 2004 at 9:00 a.m. in Roum Hearing: County Courts Building, 111 W. Chesapeale Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County
MOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386
missioner's Office at (410) 887-4386
(2) For information concerning the file and/or Hearing. Contact the Zoning Review Office at (410) 887-3391.

TE OF PUBLICATION

323 204

Y, that the annexed advertisement was published THIS IS TO CERTIF

in the following weekly newspaper published in Baltimore County, Md.,

successive weeks, the first publication appearing once in each of

X The Jeffersonian

Arbutus Times

Catonsville Times

Times Towson T

Owings Mills Times

NE Booster/Reporter

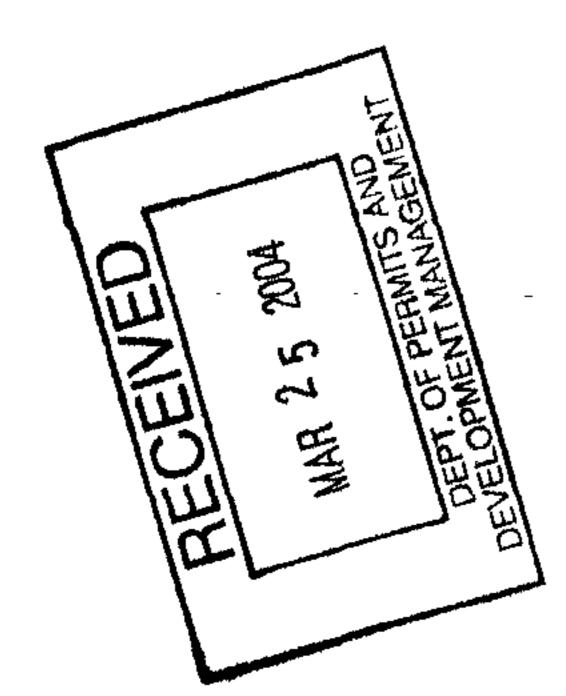
☐ North County News

Mulinger

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-408-A Petitioner/Developer: JOHU Date of Hearing/Closing: APRIL **Baltimore County Department of** Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 **ATTN: Kristen Matthews {(410) 887-3394}** 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: ___ The sign(s) were posted on _ (Month, Day, Year) Sincerely, (Signature of Sign Poster) **SSG Robert Black** (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)



.

PETITION FOR VARIANCE RE:

18323 York Road; E/side York Rd, 150' N

of c/line Middletown Road

7th Election & 3rd Councilmanic Districts

Legal Owner(s): John & Loretta Bartholme

Contract Purchaser(s): Agusta Ridge LLC

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

04-408-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. Limberman

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 17th day of March, 2004, a copy of the foregoing Entry of Appearance was mailed to, Jeffrey H Scherr, Esquire, Kramon & Graham, P.A, One South Street, Suite 2600, Baltimore, MD 21202, Attorney for Petitioner(s).

RECEIVED

MAR 1 7 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, March 23, 2004 Issue - Jeffersonian

Please forward billing to:

David Hausner One South Street, Ste. 2600

Baltimore, MD 21202

410-752-6030

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: 04-408-A

18323 York Road

E/side of York Road, 150 ft. n/of centerline of Middletown Road

7th Election District – 3rd Councilmanic District Legal Owner: John and Loretta Bartholme Contract Purchaser: Augusta Ridge, LLC

Variance to permit six existing accessory structures to remain in the side/front yards of the existing dwelling on lot 12 in lieu of the required rear yard as shown in Exhibit 1, and to permit an existing accessory structure (building A as shown in Exhibit 1) to remain with a height of 22 feet in lieu of the required 15 feet.

Hearing: Thursday, April 8, 2004, at 9:00 a.m. in Room 106, County Courts Building,

111 W. Chesapeake Avenue

aurence B. 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

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



Baltimore County

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

March 15, 2004

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: 04-408-A

18323 York Road

E/side of York Road, 150 ft. n/of centerline of Middletown Road

7th Election District – 3rd Councilmanic District

Legal Owner: John and Loretta Bartholme

Contract Purchaser: Augusta Ridge, LLC

<u>Variance</u> to permit six existing accessory structures to remain in the side/front yards of the existing dwelling on lot 12 in lieu of the required rear yard as shown in Exhibit 1, and to permit an existing accessory structure (building A as shown in Exhibit 1) to remain with a height of 22 feet in lieu of the required 15 feet.

Hearing: Thursday, April 8, 2004, at 9:00 a.m. in Room 106, County Courts Building,

111 W. Chesapeake Avenue

Timothy Kotroco

Director

TK:klm

C: Jeffrey Scherr, Kramon & Graham, One South St., Ste. 2600, Baltimore 21202 John & Loretta Bartholme, 18323 York Rd., Parkton 21120 Augusta Ridge, LLc, Joseph Moran, 11619 Philadelphia Rd., White Marsh 21162

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 24, 2004.

- (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.



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.

Item Numb	er or Case	Number: _	<u> </u>	04-40	28-A	
Petitioner:	JoHA	# LORET	74 BAR	THOLMS	; AVGUSTA	Ribbz, LLC
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Revised 2/20/98 - SCJ

Department of Permand 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

March 31, 2004

Jeffrey Scherr Kramon & Graham One South Street, Suite 2600 Baltimore, Maryland 21202

Dear Mr. Scherr:

RE: Case Number: 04-408-A, 18323 York Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 8, 2004.

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,

U. Can Richall D

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel John and Loretta Bartholme 18323 York Road Parkton 21120 Augusta Ridge, LLC. 11619 Philadelphia Road White Marsh 21162



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

Fire Departmen

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





James T Smith, Jr., County Executive John J. Hohman, Chief

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

March 15, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: March 15, 2004

Item No.:

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341, 399-412

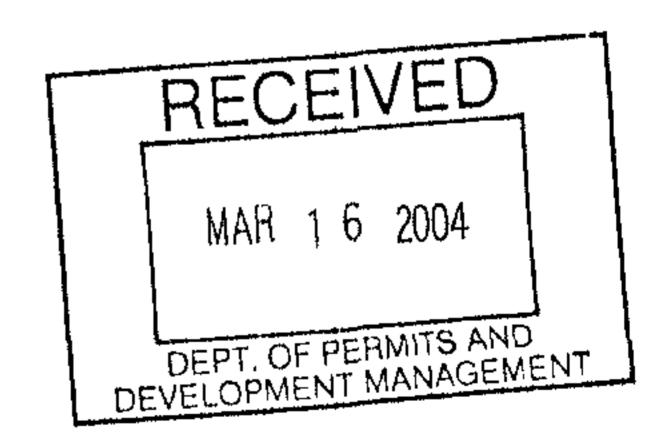
Dear Ms. Hart:

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.

6. 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





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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: April 5, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

SUBJECT:

Zoning Advisory Committee Meeting

For March 22, 2004

Item Nos. 341, 400, 401, 402, 403, 405, 406, 407, 408, 410, 411, and 412

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

RWB:CEN:jrb

cc: File

Ayla

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

Zoning Advisory Petition(s): Case 4-408

DATE: March 17, 2004

RECEIVED

MAR 1 9 2004

ZONING COMMISSIONER

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

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

April 8, 2004

Jeffrey H. Scherr, Esquire One South Street, 26th Floor Baltimore, Maryland 21202 J. Carroll Holzer, Esquire 508 Fairmount Avenue Towson, Maryland 21204

RE:

Development Plan Hearing & Petition for Variance

(Bartholme Property)

Cases Nos. VII-392 & 04-408-A

Dear Counsel:

This letter is to confirm that the above-captioned matter was continued in open hearing this date and by agreement of all parties, has been scheduled to reconvene on Tuesday, April 27, 2004 at 9:00 AM in Room 106 of the County Office Building. The hearing was continued as a result of two open issues. Specifically, Bruce Seeley on behalf of the Department of Environmental Protection and Resource Management (DEPRM), indicated that DEPRM had not completed its study of the computations submitted in support of the northernmost underground storm water management facility. Additionally, Ron Goodwin of the Bureau of Land Acquisition in the Department of Permits and Development Management (DPDM) stated that a "Certificate of Ownership" was needed. There were no other unresolved issues identified by any County or State agency representative or the Developer; however, Mr. Holzer identified a number of issues on behalf of his clients.

By copy of this letter I am requesting that Messrs. Seeley and Goodwin submit amended Development Plan Comments upon completion of their respective agency's additional review of this matter. It is also requested that they forward copies of their comments to Messrs. Scherr and Holzer for their review.

The informal phase of the hearing has been completed through the identification of issues. When the hearing is reconvened, I would expect that Mr. Taylor or another representative on behalf of Morris & Ritchie Associates, Inc. would testify and submit the plan. Mr. Scherr may call other witnesses in support of the plan. The Protestants will then call their witnesses. I would ask Counsel to please make arrangements to insure the appearance of any County or State witness who will be required to testify on their behalf. I expect that Mr. Seeley and Mr. Goodwin will be available to explain their updated development plan comments. Any other representative should be contacted in advance of the hearing to insure his/her appearance.

Please call me should you have any questions in this regard.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner

LES:bjs

cc: Mr. & Mrs. Roye Templeton, 18603-A York Road, Parkton, Md. 21120

The Phillips Residence, 18511 York Road, Parkton, Md. 21120

Ms. Jan Staples, 900 Old Barn Road, Parkton, Md. 21120

George W. Gaffney & Marion R. Robinson, P.O. Box 566, Monkton, Md. 21111

Ms. Kathleen F. Cheyney, 18603 York Road, Parkton, Md. 21120

Ms. Judith Packer, 18609 York Road, Parkton, Md. 21120

Ms. Lynn Jones, 815 Stablers Church Road, Parkton, Md. 21120

Mr. M. V. Runkles, III, 18200 York Road, Parkton, Md. 21120

Donald Rascoe, Project Manager; Bruce Seeley, DEPRM; Ron Goodwin, DPDM; Case Files



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

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

April 29, 2004

Jeffrey H. Scherr, Esquire One South Street, 26th Floor Baltimore, Maryland 21202

J. Carroll Holzer, Esquire 508 Fairmount Avenue Towson, Maryland 21204

RE: Development Plan Hearing & Petition for Variance

(Bartholme Property)

Cases Nos. VII-392 & 04-408-A

Dear Counsel:

This letter is to confirm that the above-captioned matter was continued in open hearing on April 28, 2004 and by agreement of all parties, has been scheduled to reconvene Monday, May 17, 2004 at 9:00 AM in Room 407 of the Circuit Courts Building. The schedule for the continued hearing will be for the Protestants to present their case first, commencing at 9:00 AM. It is anticipated that the County agency representatives will not be called to testify until sometime in the afternoon, following a break for lunch.

A continued hearing date of Wednesday, June 16, 2004 has also been tentatively scheduled; however, it is suggested that you be prepared to discuss other dates at the May 17th hearing, in the event there has been a cancellation and we can move the June 16th hearing date up.

In the meantime, should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner

LES:bjs

cc: Mr. & Mrs. Roye Templeton, 18603-A York Road, Parkton, Md. 21120

The Phillips Residence, 18511 York Road, Parkton, Md. 21120

Ms. Jan Staples, 900 Old Barn Road, Parkton, Md. 21120

George W. Gaffney & Marion R. Robinson, P.O. Box 566, Monkton, Md. 21111

Ms. Kathleen F. Cheyney, 18603 York Road, Parkton, Md. 21120

Ms. Judith Packer, 18609 York Road, Parkton, Md. 21120

Ms. Lynn Jones, 815 Stablers Church Road, Parkton, Md. 21120

Mr. M. V. Runkles, III, 18200 York Road, Parkton, Md. 21120

Robert Loskott, Esquire, Baltimore County Office of Law

Donald Rascoe, Project Manager; Bruce Seeley, DEPRM; Ron Goodwin, DPDM; Files



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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

May 11, 2004

Jeffrey H. Scherr, Esquire One South Street, 26th Floor Baltimore, Maryland 21202

J. Carroll Holzer, Esquire 508 Fairmount Avenue Towson, Maryland 21204

RE: Development Plan Hearing & Petition for Variance

(Bartholme Property)

Cases Nos. VII-392 & 04-408-A

Dear Counsel:

As a follow-up to my letter of May 7, 2004 concerning a delayed start in the continued hearing in the above-captioned matter, this letter is to confirm that both Counsel and your witnesses are available to stay longer for the hearing on May 17th, until 7:00 PM if necessary.

I appreciate your willingness to cooperate in this regard and look forward to seeing you at 11:00 AM on May 17th. In the meantime, should anyone have any questions, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. & Mrs. Roye Templeton, P.O. Box 335, Parkton, Md. 21120 (eff. 5/7/04)

The Phillips Residence, 18511 York Road, Parkton, Md. 21120

Ms. Jan Staples, 900 Old Barn Road, Parkton, Md. 21120

George W. Gaffney & Marion R. Robinson, P.O. Box 566, Monkton, Md. 21111

Ms. Kathleen F. Cheyney, 18603 York Road, Parkton, Md. 21120

Ms. Judith Packer, 18609 York Road, Parkton, Md. 21120

Ms. Lynn Jones, 815 Stablers Church Road, Parkton, Md. 21120

Mr. M. V. Runkles, III, 18200 York Road, Parkton, Md. 21120

Robert Loskott, Esquire, Baltimore County Office of Law

Donald Rascoe, Project/Manager; Bruce Seeley, DEPRM; Ron Goodwin, DPDM;

People's Counsel; Case Files



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

July 20, 2004

Jeffrey H. Scherr, Esquire One South Street, 26th Floor Baltimore, Maryland 21202

J. Carroll Holzer, Esquire 508 Fairmount Avenue Towson, Maryland 21204

RE:

Development Plan Hearing & Petition for Variance

(Bartholme Property)

Cases Nos. VII-392 & 04-408-A

Dear Counsel:

This letter is to confirm that the continued hearing in the above-captioned matter, which was previously scheduled for Wednesday, June 16, 2004, was postponed due to the untimely illness of Mr. Holzer. By agreement of all parties, the matter has been scheduled to reconvene on Monday, August 30, 2004 at 11:00 AM in Room 407 of the Circuit Courts Building.

Should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. & Mrs. Roye Templeton, P.O. Box 335, Parkton, Md. 21120

The Phillips Residence, 18511 York Road, Parkton, Md. 21120

Ms. Jan Staples, 900 Old Barn Road, Parkton, Md. 21120

George W. Gaffney & Marion R. Robinson, P.O. Box 566, Monkton, Md. 21111

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Ms. Lynn Jones, 815 Stablers Church Road, Parkton, Md. 21120

Mr. M. V. Runkles, III, 18200 York Road, Parkton, Md. 21120

Robert Loskot, Esquire, Baltimore County Office of Law

Donald Rascoe, Project Manager; Bruce Seeley, DEPRM; Ron Goodwin, DPDM; Files



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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

September 2, 2004

Jeffrey H. Scherr, Esquire One South Street, 26th Floor Baltimore, Maryland 21202

J. Carroll Holzer, Esquire 508 Fairmount Avenue Towson, Maryland 21204

RE:

Development Plan Hearing & Petition for Variance

(Bartholme Property)

Cases Nos. VII-392 & 04-408-A

Dear Counsel:

This letter is to confirm that the hearing in the above-captioned matter was continued from Monday, August 30, 2004, and by agreement of all parties, has been scheduled to reconvene on Friday, September 17, 2004 at 9:00 AM in Room 407 of the Circuit Courts Building.

Thank you for your cooperation in this matter and should anyone have any questions on the subject, please do not hesitate to call me.

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc: Mr. & Mrs. Roye Templeton, P.O. Box 335, Parkton, Md. 21120 The Phillips Residence, 18511 York Road, Parkton, Md. 21120

Ms. Jan Staples, 900 Old Barn Road, Parkton, Md. 21120

George W. Gaffney & Marion R. Robinson, P.O. Box 566, Monkton, Md. 21111

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Ms. Judith Packer, 18609 York Road, Parkton, Md. 21120

Ms. Lynn Jones, 815 Stablers Church Road, Parkton, Md. 21120

Mr. M. V. Runkles, III, 18200 York Road, Parkton, Md. 21120

Robert Loskot, Esquire, Baltimore County Office of Law

Donald Rascoe, Project Manager; Bruce Seeley, DEPRM; Ron Goodwin, DPDM; Files



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

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IN RE: PETITION FOR VARIANCE * BEFORE

AND * ZONING COMMISSIONER

HEARING OFFICER'S HEARING * OF BALTIMORE COUNTY

*

18323 York Road * Case No.: 04-408-A

(Bartholme Property)

SUBPOENA

TO: Larry Gredlein

ж

Maryland Department of Transportation

State Highway Administration

707 North Calvert Street Baltimore, Maryland 21202

You are hereby summoned and commanded to be and appear personally before the Zoning Commissioner / Deputy Zoning Commissioner of Baltimore County in Room 106 of the County Courts Building, 111 W. Chesapeake Avenue, Towson, Maryland, 21204 and to bring all documents relating to the Bartholme Property on the 8th day of April, 2004, at 9:00 a.m., regarding the above captioned case, for the purpose of testifying at the request of Jeffrey H. Scherr, attorney for Augusta Ridge, LLC and Joseph Moran.

Jeffrey H. Scherr

Mr. Sheriff / Private Process Server:


Please process in accordance with Zoning Commissioner's Rule 2(C).

Zoning Commissioner/Deputy

Zoning Commissioner for Baltimore County

Issued:

APPLICANT REQUESTSA COMBINED HEARING WITHIE HOH. PLEASE SCHEDUE TO COMPLY WITHTHEIR REQUEST.



OWNER / APPLICANT / DESIGN CONSULTANT:

PROPERTY OWNER: JOHN & LORETTA BARTHOLME 18323 YORK ROAD PARKTON, MARYLAND 21120 DEVELOPER / APPLICANT: AUGUSTA RIDGE, LLC 11619 PHILADELPHIA ROAD

WHITE MARSH, MARYLAND 21162

ATTN: MR. JOE MORAN

3. PLAN PREPARED BY: MORRIS & RITCHIE ASSOCIATES, INC. (MRA) 1220-C EAST JOPPA ROAD SUITE 505 TOWSON, MARYLAND 21286 ATTN: MR. DAVID L. TAYLOR, JR., ASLA

SITE DATA / GENERAL NOTES:

a. GROSS ACREAGE: _____ 91.34 ACRES ± b. NET ACREAGE: ______ 90.25 ACRES ± 2. EXISTING ZONING: _____ R.C.4 3. EXISTING LAND USE:______ RESIDENTIAL 4. PROPERTY INFORMATION a. TAX ACCOUNT NUMBER: ______ 0702000790(P.57) b. DEED REFERENCE: ______ 4000/584 d. ELECTION DISTRICT: e. CENSUS TRACT: _____ 4071 f. ADC MAP LOCATION: _____ MAP 7, GRID F3, F4 J. ZONING MAP REFERENCES: ______ NW 31C & NW 31B k. SUBSEWERSHED:_____ .. DENSITY CALCULATIONS: GROSS AREA (91.34 AC.) x 0.2: 18 UNITS PERMITTED TOTAL UNITS PROPOSED

6. PROPOSED USE: SINGLE FAMILY RESIDENTIAL

7. MAXIMUM BUILDING HEIGHT FOR ALL PROPOSED DWELLINGS SHALL NOT EXCEED 35'.

8. AVERAGE DAILY TRIPS (10/DWELLING UNIT) = 120 ADT'S

9. THERE ARE NO PREVIOUS COMMERCIAL PERMITS FOR THIS SITE.

10. NO ZONING HISTORY IS ON FILE AT BALTIMORE COUNTY FOR THIS SITE.

11. EXISTING WELL AND SRA LOCATIONS ARE APPROXIMATE BASED ON AVAILABLE DOCUMENTS AT DEPRM AND FIELD OBSERVATION.

12. TO THE BEST OF OUR KNOWLEDGE THERE IS ONE EXISTING WELL AND SEPTIC SYSTEM ON THIS SITE AS SHOWN NEAR THE EXISTING DWELLING.

13. PARKING:

PARKING REQUIRED (2 PS/DWELLING UNIT) = 24 PS PARKING PROVIDED = 24 PS

14. LOTS 1-11 HAVE BEEN PERCED AND APPROVED BY BALTIMORE COUNTY DEPRM WITH CORRESPONDING SEPTIC RESERVE AREAS AS SHOWN. EACH LOT SHALL BE SERVICED BY AN INDIVIDUAL CONVENTIONAL SEPTIC AND PRIVATE WELL.

15. THERE IS NO PROPOSED SUBDIVISION IDENTIFICATION SIGNAGE FOR THIS DEVELOPMENT.

16. THE PROPERTY IS WITHIN A 100 YEAR FLOOD PLAIN. A 100-YEAR FLOOD PLAIN STUDY HAS BEEN ACCEPTED FOR FILING BY BALTIMORE COUNTY SEPTEMBER 23, 2003 PER FIRM MAP 240010-0050B THE 100 YEAR FLOOD PLAIN IS IN ZONE "C".

17. EXISTING STATE HIGHWAY ADMINISTRATION (SHA) SIXTY SIX (66') FOOT TURNPIKE WIDTH (YORK ROAD).

* PER MR. TERRY MAXWELL (SHA OFFICE OF ENVIRONMENTAL DESIGN) A SIXTY SIX (66') FOOT TURNPIKE WIDTH, MEASURING THIRTY THREE (33') FEET EITHER SIDE OF THE YORK ROAD CENTERLINE SURFACING WAS GRANTED BY MARYLAND GENERAL ASSEMBLY, ACTS OF 1787, CHAPTER 23.

ALL RIGHTS, TITLE AND INTEREST OF THE BLATIMORE-YORKTOWN TURNPIKE COMPANY WAS CONVEYED TO SHA BY DEED, RECORDED JULY 22, 1910 AMONG THE LAND

RECORDS OF BALTIMORE COUNTY IN BOOK WRC 364, PAGE 251. EXCEPT FOR ANY UNDERLYING FEE THAT THE TURNPIKE COMPANY MAY HAVE ACQUIRED, GENERALLY, SHA'S DEGREE OF TITLE IS A RIGHT OF EASEMENT OVER THE GROUND WITHIN THE SPECIFIED WIDTH. THIS RIGHT IS TO BE USED EXCLUSIVELY BY SHA FOR

FOR HIGHWAY RELATED PURPOSE ONLY. 18. THERE ARE NO FIRE HYDRANTS LOCATED NEAR THE SITE. LOTS 3 AND 12 SHALL EACH HAVE AN UNDERGROUND FIRE SUPPRESSION TANK.

19. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

VARIANCE REQUEST:

- PETITIONERS SEEK A VARIANCE FROM 400.1 TO ALLOW SIX (6) EXISTING ACCESSORY BUILDINGS TO REMAIN LOCATED IN THE SIDE OR FRONT YARD OF THE EXISTING DWELLING ON LOT 12 IN LIEU OF THE ACCESSORY BUILDINGS BEING LOCATED ONLY IN THE REAR YARD. FIVE (5) OF THE ACCESSORY BUILDINGS ARE USED FOR STORAGE AND ONE IS A SPRING HOÙSE. THE SHAPE OF THE YARD AND THE PROXIMITY OF THE REAR OF THE YARD TO THE WETLANDS AREA AND THE EXITING SEPTIC RESERVE AREA CREATES A PRACTICAL DIFFICULTY FOR THE ACCESSORY BUILDINGS TO BE LOCATED IN THE REAR YARD.
- 2. PETITIONERS SEEK A VARIANCE FROM 400.3 TO ALLOW EXISTING ACCESSORY BUILDING TO REMAIN AT A HEIGHT OF 22 FEET IN LIEU OF THE 15 FOOT HEIGHT REQUIREMENT. THE BUILDING WAS BUILT IN 1987 AT ITS CURRENT HEIGHT AND HAS NEVER BEEN THE SUBJECT OF A VIOLATION. STRICT COMPLIANCE WITH THE HEIGHT REQUIREMENT WOULD BE UNNECESSARILY BURDENSOME.

BARTHOLME PROPERTY

18323 YORK ROAD PARKTON, MARYLAND 21120

MATCHLINE A

BUILDING SETBACKS & HEIGHT RESTRICTIONS

BUILDING SETBACK	ZONING	
DESCRIPTION	R.C.4	
FROM PUBLIC STREET ROW OR PROPERTY LINE	25'	
FROM EDGE OF PAVING OF PRIVATE ROAD	35'	
FROM ADJACENT R.C.2 ZONE LINE	100'	
FROM CONSERVANCY AFREA USED FOR AGRICULTURAL PURPOSES	50'	
MAXIMUM BUILDING HEIGHT	35'	

LOT AREA CHART

LOT	AREA
1	1.43 ACRES ±
2	1.18 ACRES ±
3	1.81 ACRES ±
4	1.14 ACRES ±
5	2.03 ACRES ±
6	2.64 ACRES ±
7	2.27 ACRES ±
8	1.29 ACRES ±
9	1.37 ACRES ±
10	1.55 ACRES ±
11	2.07 ACRES ±
12	64.85 ACRES ±
-	

BUILDING ENVELOPE

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SEWAGE DISPOSAL

10,000 S.F. MIN.

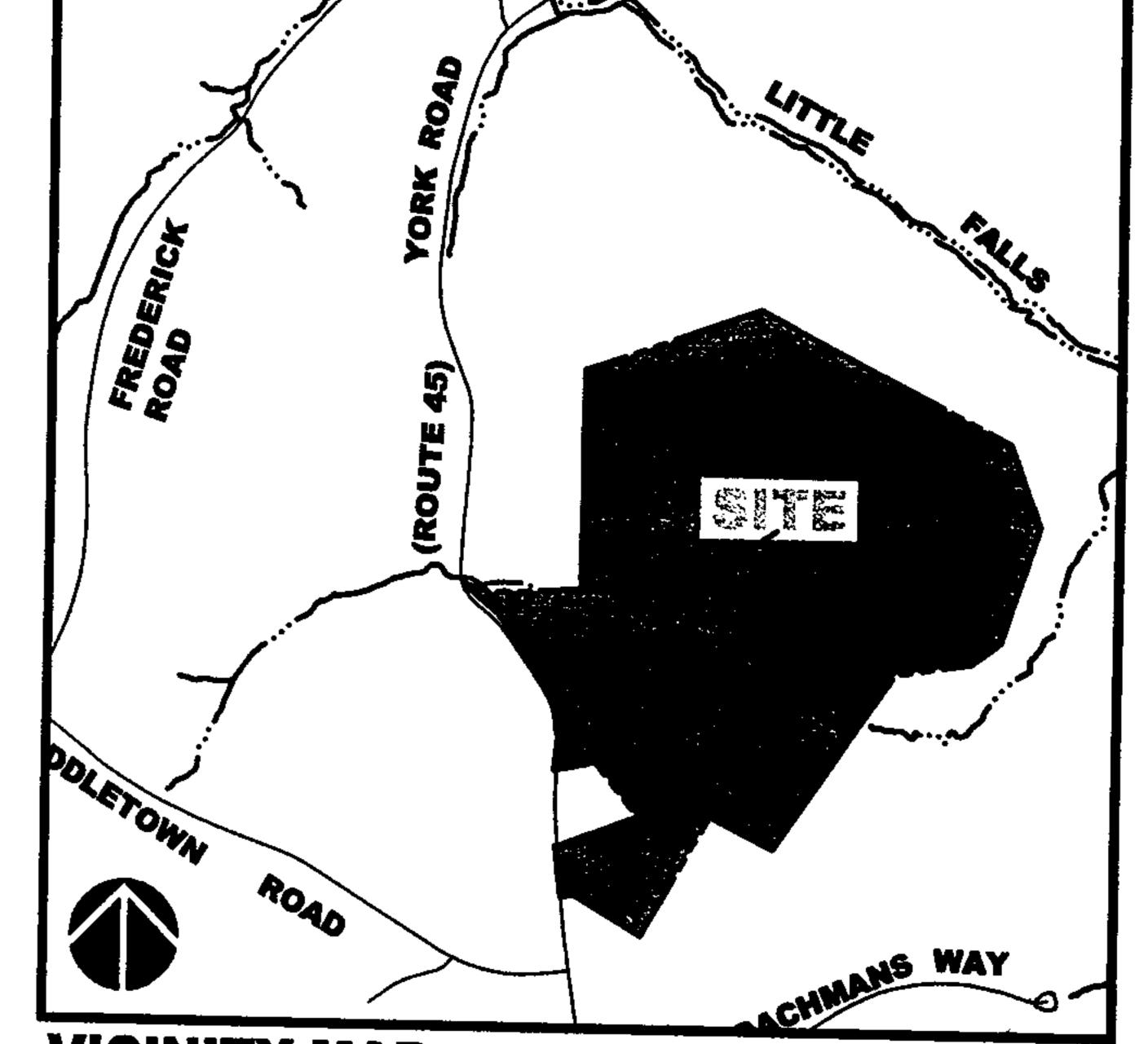
TYPICAL DIMENSIONS

NOT TO SCALE

----- ABSORPTION

PDM #VII-392

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VICINITY MAP SCALE: 1"=1000'

CODED NOTES: <

A: GENERAL

A01. EXISTING 66' RIGHT-OF-WAY.

A02. EXISTING UNDERGROUND STORAGE TANK BELOW 30'X12'± STRUCTURE

A03. EXISTING DRÍVEWAY TO LOT 12 AND PARCEL 295 SHALL REMAIN.

A04. EXISTING 15'X18'± SPRING HOUSE (9'± HEIGHT). AO5. EXISTING 37'X32'± ACCESSORY STRUCTURE (22'± HEIGHT) SHALL REMAIN.

A06. EXISTING SEPTIC RESERVE AREA SHALL REMAIN.

A07. PROPOSED 50' PRIVATE EASEMENT ACROSS PARCEL 61 (HESS PROPERTY). A08. EXISTING STRUCTURE SHALL BE RAZED AS A PART OF THIS DEVELOPMENT.

A09. EXISTING DRIVEWAY FOR PARCEL 61 (HESS PROPERTY) SHALL BE REMOVED AND RELOCATED. VECHICULAR ACCESS TO HAILEY COURT

SHALL BE PROVIDED AS A PART OF THIS DEVELOPMENT. A10. HIGHWAY WIDENING AREAS SHALL BE DEDICATED TO MARYLAND STATE

HIGHWAY ADMINISTRATION (SHA). A11. PROPOSED 16' WIDE PAVED PANHANDLE DRIVEWAY SHALL SERVICE

LOT 6-8 AND BE A USE IN COMMON DRIVEWAY. A12. EXISTING RIGHT-OF-WAY PER DEED 4000/584

SHALL BE ABANDONED PRIOR TO RECORD PLAT FOR THE PROPERTY.

A13. EXISTING 70'X38' 2 STORY HOUSE SHALL REMAIN (24'± HEIGHT).

A14. PROPOSED RETAINING WALL.

A15. PROPOSED 25' WIDE ENTRANCE WITH LANDING GRADE 50' IN LENGTH AT A MAXIMUM 3% GRADE.

A16. DECELERATION LANE 300' TOTAL LENGTH, 10' WIDE WITH A 3' SHOULDER

A 200' APPROACH LANE AND A 100' APPROACH TAPPER. A17. ACCELERATION LANE IMPROVED AS A SHOULDER AT A 15:1 TAPER

15' WIDE AT THE ENTRANCE AND 4' WIDE AT ITS TERMINUS.

A18. EXISTING 32'X54'± ACCESSORY STRUCTURE (10'± HEIGHT)

A19. EXISTING 22'X20'± ACCESSORY STRUCTURE (12± HEIGHT)

A20. EXISTING 30'X12'± ACCESSORY STRUCTURE (9'± HEIGHT) A21. EXISTING PRIVATE DRIVEWAY ENTRANCE SHALL REMAIN (NON-CURBED)

B: UTILITY

BO1. PROPOSED BALTIMORE COUNTY DRAINAGE AND UTILITY EASEMENT. PROPOSED EASEMENT SHALL BE DEDICATED TO BALTIMORE COUNTY

BO2. FIRE SUPPRESSION EASEMENT WITH 12,000 GALLON WATER TANK FOR FIRE SUPPRESSION. FIRE SUPPRESSION EASEMENT SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).

BO3. PROPOSED BALTIMORE COUNTY STORM WATER MANAGEMENT RESERVATION. STORM WATER MANAGEMENT RESERVATION SHALL BE DEDICATED TO BALTIMORE COUNTY.

BO4. PROPOSED LIGHT POLE

A COMBINED ZONING AND PLAN APPROVAL HEARING HAS BEEN REQUESTED.



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505

TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748

PLAN TO ACCOMPANY VARIANCE HEARING

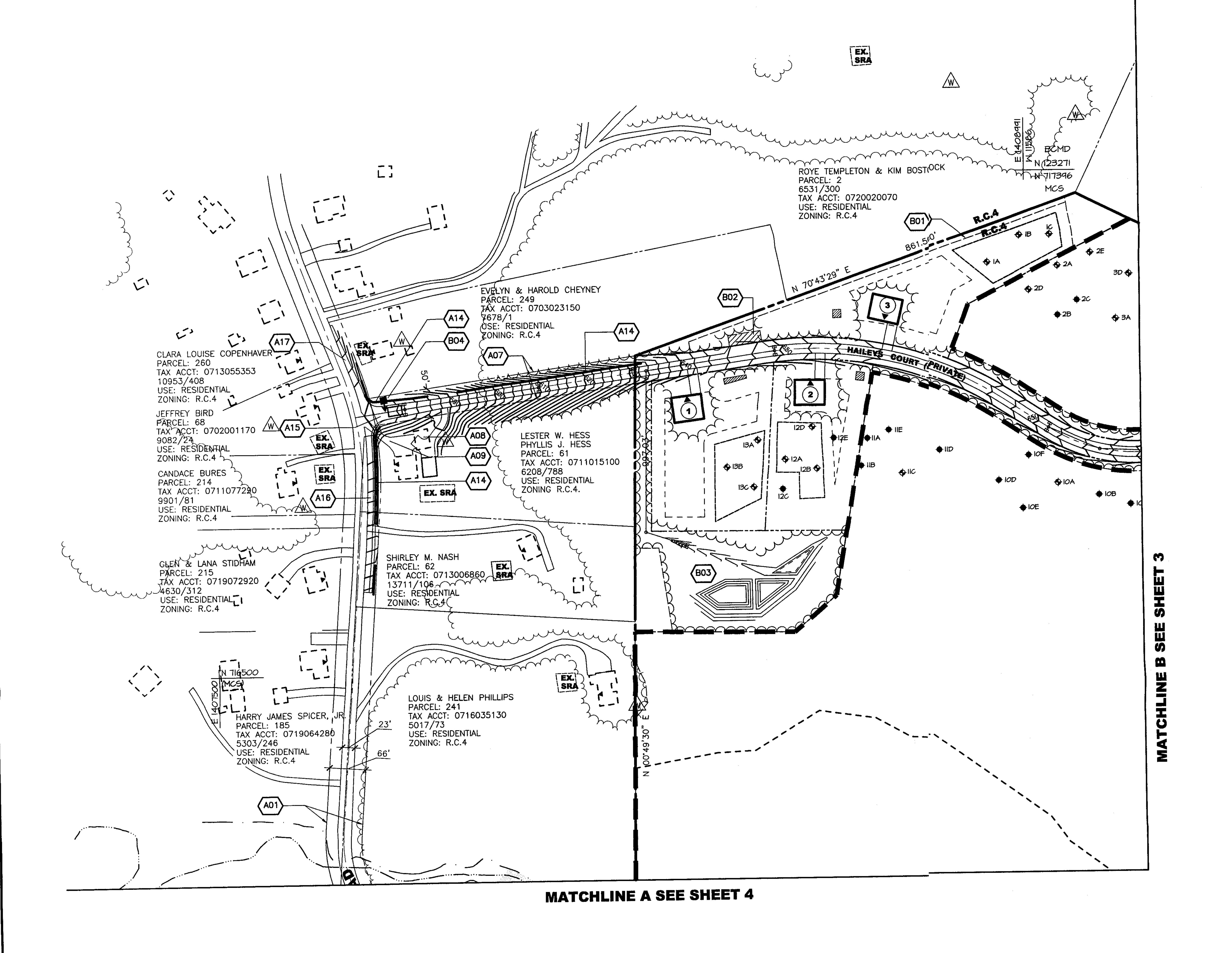


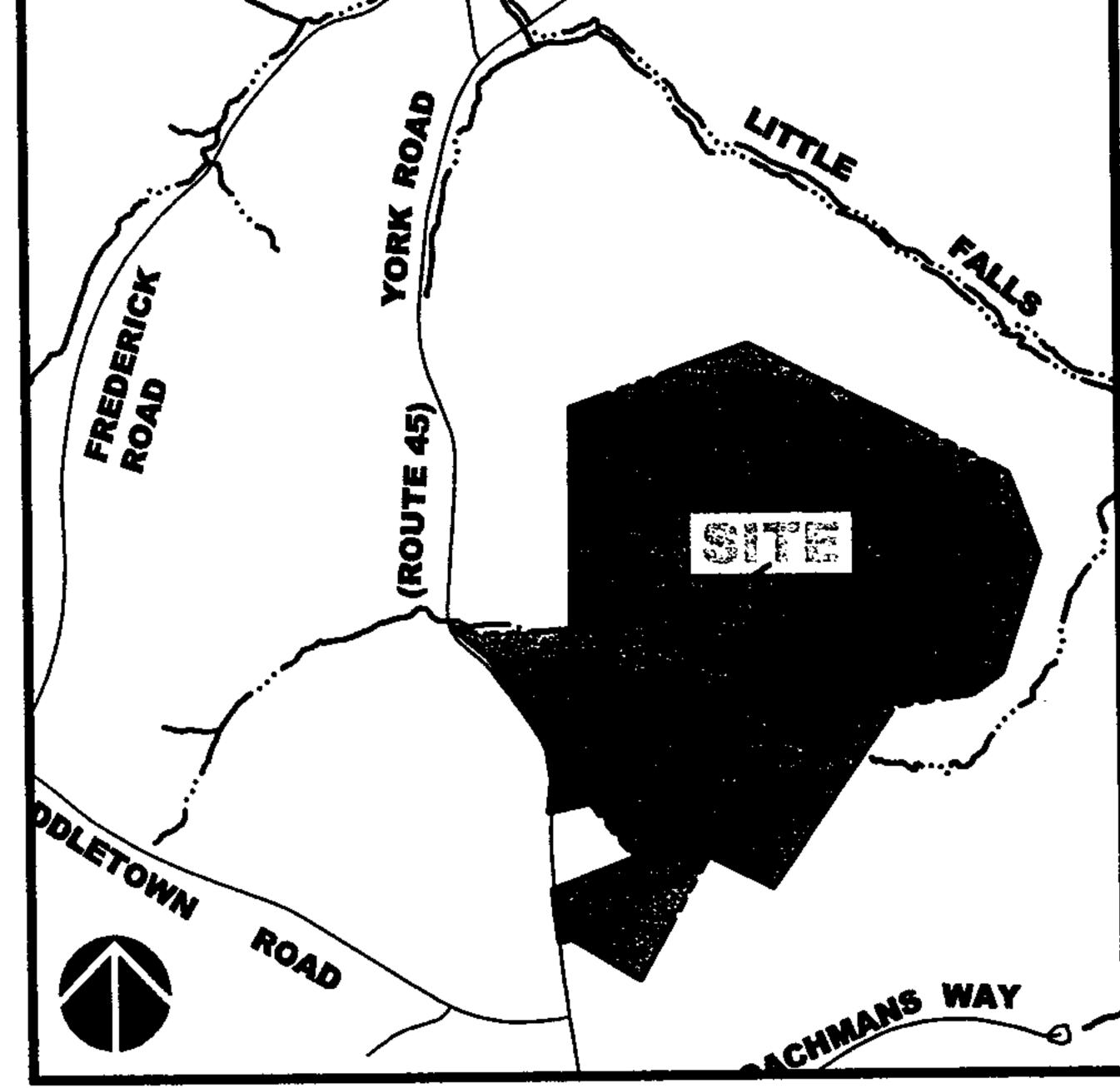
MARYLAND COORDINATE

BARTHOLME PROPERTY 18323 YORK ROAD PARKTON, MARYLAND 21120

> 7th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

0.475		
DATE	REVISIONS	JOB NO.: 12726
		SCALE: 1"=200'
		DATE: 03-05-04
		DRAWN BY: JK / DLT
		DESIGN BY: SL / DLT
	<u> </u>	REVIEW BY: DLT
A		





VICINITY MAP SCALE: 1"=1000'

SITE LEGEND:

EXISTING WOODS LINE / VEGETATION PROPOSED WOODS LINE / VEGETATION PROPERTY LINE --- EXISTING RIGHT-OF-WAY PROPOSED RIGHT-OF-WAY ----- EXISTING 2' CONTOUR — — 110 — — EXISTING 10' CONTOUR GcC2 // LIMIT OF SOILS / SOIL TYPE _____ EXISTING EASEMENT — — — — — — PROPOSED EASEMENT — — — — — BUILDING SETBACK LINE - EXISTING ZONING ---- EXISTING 100 YEAR FLOODPLAIN ---- EXISTING WETLAND ----- EXISITNG STREAM / POND ______ PROPOSED FOREST CONSERVATION EASEMENT PROPOSED CONSERVANCY AREA EASEMENT EXISTING STRUCTURE EXISTING WELL LOCATION PROPOSED WELL LOCATION EXISTING SEPTIC RESERVE AREA (SRA) PROPOSED BUILDING ENVELOPE / FRONT ORIENTATION PROPOSED SEPTIC RESERVE AREA 10,000 S.F. MINIMUM WITH PERC TEST LOCATIONS



SLOPES >25%

3C 💠

PASSED PERC LOCATION

FAILED PERC LOCATION

3B 🔷

PROPOSED LIGHT POLE



V-2



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505 TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748

PLAN TO ACCOMPANY VARIANCE HEARING



BARTHOLME PROPERTY

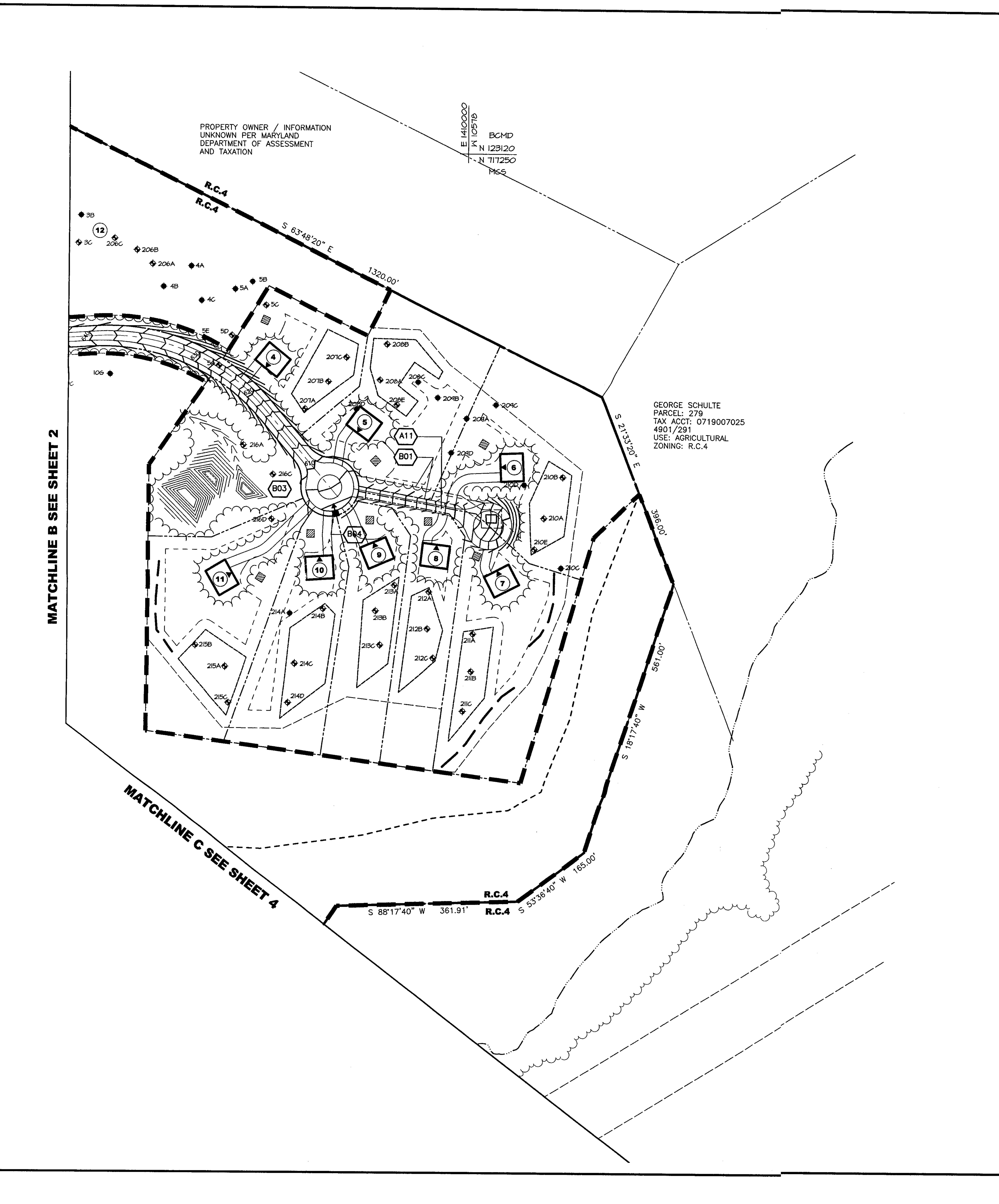
18323 YORK ROAD PARKTON, MARYLAND 21120

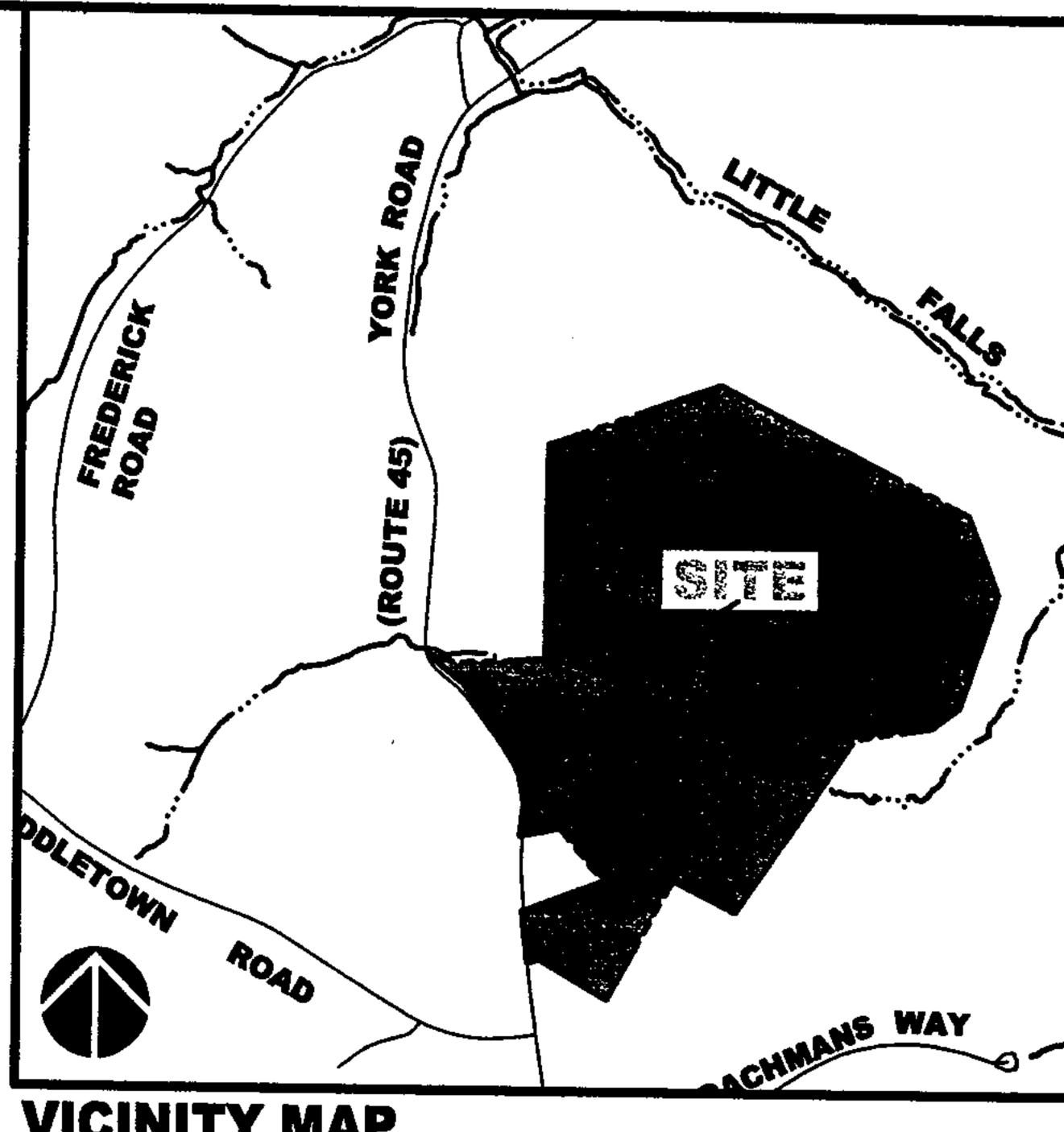
7th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT

JOB NO.: 12726 DATE REVISIONS 1"=100' 03-05-04 DRAWN BY: JK / DLT DESIGN BY: SL / DLT REVIEW BY: DLT



PDM #VII-392





VICINITY MAP SCALE: 1"=1000'

SITE LEGEND:

EXISTING WOODS LINE / VEGETATION PROPOSED WOODS LINE / VEGETATION EXISTING RIGHT-OF-WAY PROPOSED RIGHT-OF-WAY ----- EXISTING 2' CONTOUR - - - 110 - - EXISTING 10' CONTOUR ----EXISTING EASEMENT -----PROPOSED EASEMENT — — — — BUILDING SETBACK LINE EXISTING ZONING ---- EXISTING 100 YEAR FLOODPLAIN · - · · - EXISTING WETLAND ------ EXISITNG STREAM / POND

EXISTING STRUCTURE

EXISTING WELL LOCATION PROPOSED WELL LOCATION

EXISTING SEPTIC RESERVE AREA (SRA)

PROPOSED CONSERVANCY AREA EASEMENT

PROPOSED BUILDING ENVELOPE / FRONT ORIENTATION

PROPOSED SEPTIC RESERVE AREA 10,000 S.F. MINIMUM WITH PERC TEST LOCATIONS

PASSED PERC LOCATION 3C 💠

3B 💠 FAILED PERC LOCATION

PROPOSED LIGHT POLE



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 1220-C EAST JOPPA ROAD, SUITE 505

TOWSON, MARYLAND 21286 (410) 821-1690 FAX (410) 821-1748

PLAN TO ACCOMPANY VARIANCE HEARING



MARYLAND COORDINATE SYSTEM (MCS)

PARKTON, MARYLAND 21120 7th ELECTION DISTRICT

BARTHOLME PROPERTY

18323 YORK ROAD

3rd COUNCILMANIC DISTRICT DATE REVISIONS JOB NO.: 12726 SCALE: 1"=100" 03-05-04 DESIGN BY: SL / DLT

REVIEW BY: DLT

SHEET: 3 OF 4



PDM #VII-392

