PATE RECEIVED FOR FILLING
By

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE – W/S Wilton Road, 214' W of the c/l Sue Grove Road (736 Sue Grove Road)

15th Election District 6th Council District

George L. Langrill, et al Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 05-218-SPHA

· * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, George L. Langrill, Deborah A. Langrill, and Michael E. Langrill. The Petitioners request a special hearing to approve the subject property as a panhandle lot with an in-fee access strip that is 15.14 feet wide in lieu of the required 20 feet, pursuant to Section 32-4-409(b)(2)(i) of the B.C.Z.R. In addition, variance relief is requested from Section 102.4 of the B.C.Z.R. to permit two lots, each with a lot area of less than 20,000 sq.ft., to abut a right-of-way of 20 feet in lieu of the required 30 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were George L. Langrill, his son and daughter-in-law, Michael (Ethan) Langrill and Deborah A. Langrill, co-owners of the subject property; and John A. Micklos, who resides immediately across from the site. Also appearing was Robert Capalongo, a Registered Landscape Architect, who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, waterfront parcel, located with frontage on Sue Creek and the south side of Wilton Road in eastern Baltimore County. The property is located at the end of an existing gravel road, identified on the site plan as Pramar Road, which is approximately 214 feet south of the centerline of Sue

Grove Road. The property contains a gross area of 0.77 acres, more or less, zoned D.R.3.5, and is improved with a two-story, single family dwelling, known as 736 Sue Grove Road. As shown on the site plan, the property is a long, rectangular shaped parcel, approximately 91 feet wide along the water and tapering to a width of 72 feet along Wilton Road. All existing improvements, but for a wood shed, are located in the front portion of the site, closest to the water. The shed is located towards the center of the property; however, will be removed. The Petitioners recently purchased the subject property and propose subdividing same to create a second building lot for Michael and Deborah Langrill. Testimony indicated that George Langrill and his wife will reside in the existing dwelling known as 736 Sue Grove Road, and Michael and Deborah Langrill will reside in the new dwelling to be built on Lot 2. As shown on the site plan, proposed Lot 1 would retain the existing dwelling and 0.41 acres in area; proposed Lot 2 would contain the balance of the site (0.36 acres), and will be developed with a two-story dwelling.

At issue in the instant case is the proposed access to this site. Testimony indicated that the property is presently heavily wooded and access to the existing house is provided via an existing gravel driveway that leads into the site from Wilton Road. As shown on the site plan, this driveway runs through the adjacent property to the southeast, which is owned by Howard and Dorothy Hoffman. Apparently, this arrangement has existed for many years, however, will no longer be acceptable in view of the change in ownership and proposed improvements. Thus, the Petitioners propose to remove that portion of the existing driveway leading into their property from the Hoffman property and constructing a new "washed gravel" driveway to provide access. As shown on the site plan, the new driveway will be located along the southeast side property line adjacent to the Hoffman property and will provide access to both the existing dwelling and the new house. Due to the narrow width of the lot and the location of existing improvements, however, the width of the proposed driveway will be less than the required 20 feet. Moreover, as a result of the proposed subdivision, each lot will be less in area than the required 20,000 sq.ft., and will abut Wilton Road, which is currently a 20-foot right-of-way and a minimum 30-foot right-of-way is required.

THE PROPERTY OF THE PARTY OF TH

On behalf of the Petitioners, Mr. Capalongo presented a colored rendition of the site plan, marked as Petitioner's Exhibit 2, showing existing and proposed improvements. He described the proposed subdivision and access to the site, orientation of the buildings, views to the water, and existing vegetative screening that will buffer the new home from Wilton Road and adjacent properties. He testified that the subject property is significantly larger than the adjacent lots in this community and that the proposed subdivision will result in two lots of similar dimension to others in the community. Mr. Capalongo also testified that he discussed in detail the existing conditions and proposed improvements with all relevant County agencies, including the Office of Planning, and that no one has any objections. Moreover, all of the neighbors favor the proposed improvements. Apparently, sufficient vegetation exists to screen the proposed improvements from the adjacent neighbors.

In this regard, Mr. John Micklos appeared and testified on behalf of himself and three other adjacent neighbors including Dorothy Hoffman and Kearfot Stone, who reside on either side of the subject property, and Edward Berkowitz, who resides nearby at 728 Sue Grove Road. They are long-time residents of the community and are in favor of the proposed improvements. The Langrills have cleaned up the site and some of the adjacent properties, which were in a state of disrepair, and removed some trees that were blocking the view of the water from the road. He has even offered to resurface Pramar Road, which is presently a gravel road. In this regard, Mr. Micklos requested that as a condition of approval, and Mr. Langrill agreed, to repave that portion of the private road (Pramar Road) that he maintains to access his property.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance relief. It is clear that the proposal will improve existing conditions on the property and will not adversely impact adjacent properties. Moreover, there were no adverse comments submitted by any County reviewing agency and the Petitioners have the support of their neighbors. However, given the property's waterfront location, the proposed improvements are subject to compliance with Chesapeake Bay Critical Areas requirements and Federal Flood Insurance regulations, as set forth in the ZAC comments submitted by DEPRM and

the Bureau of Development Plans Review, dated December 6, 2004 and November 12, 2004, respectively.

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

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 102.4 of the B.C.Z.R. to permit two lots, each with a lot area of less than 20,000 sq.ft., to abut a right-of-way of 20 feet in lieu of the required 30 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the attached Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division of DPDM relative to Chesapeake Bay Critical Areas regulations and Federal Flood Insurance Requirements, dated December 6, 2004 and November 12, 2004, respectively.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAMO WISEMAN, III

Zoning Commissioner for Baltimore County

WJW:bjs

OH FILING

ORDER RECE

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 William J. Wiseman III, Zoning Commissioner

January 18, 2005

Mr. George L. Langrill Mr. & Mrs. Michael E. Langrill 2708 Sams Creek Road New Windsor, Maryland 21776

PETITIONS FOR SPECIAL HEARING & VARIANCE RE: W/S Wilton Road, 214' W of the c/l Sue Grove Road (736 Sue Grove Road) 15th Election District – 6th Council District George L. Langrill, et al - Petitioners Case No. 05-218-SPHA

Dear Sirs & Madame:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

WISEMAN, III Zoning Commissioner

for Baltimore County

WJW:bis

cc:

Mr. John A. Micklos, 734 Sue Grove Road, Baltimore, Md. 21221 Mr. Robert Capalongo, 849 Fairmount Avenue, Baltimore, Md. 21286 Chesapeake Bay Critical Areas Commission 1804 West Street, Suite 100, Annapolis, Md. 21401 DEPRM; Development Plans Review, DPDM; Office of Planning People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	736	Sue	Grove	Road	
which is p	resent	tly zor	ned DI	3.5	

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A panhandle lot with an in-fee strip of land for access that is 15.14 feet wide in lieu of required 20 feet width pursuant to section 32-4-409 (b) (2) (i).

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

Contract Purchaser/Lessee:

ORDER REG

Date.

Legal Owner(s):

	<u> </u>			
			"a.t	George L. Langrill
Name - Type or Print			Name	- Type or Print Learne French
Signature	<u></u>		•	Signature
Address	······································	Telephone No.	-	Deborah A Langrill and Michael E. Langrill Name-Typesor Print Ochi Javarell Och
City	State	Zip Code	-	Signature Signature
Attorney For Petition	<u>ier:</u>			2708 Sams Creek Road 410-977-1486 Address Telephone No.
Name - Type or Print		 	City	New Windsor MD 21776 State Zlp Code
	<u> = </u>			Representative to be Contacted:
Signature				Robert Capalongo, WBCM, LLC
Company		· · · · · · · · · · · · · · · · · · ·	•	Name
Address		Telephone No.	-	849 Fairmount Ave., Suite 100, 410-512-4500 Address Telephone No.
City	State	Zip Code	4	Baltimore, MD 21286 324 400 City State Zip Code
				OFFICE USE ONLY
				ESTIMATED LENGTH OF HEARING
Case No. 05-2	18.58HA			UNAVAILABLE FOR HEARING
REV 9/15/98			Review	wed By BN Date 10/29/04



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at _____736 Sue Grove Road which is presently zoned __DR 3.5_

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

102.4, to permit two lots, each with a lot area less than 20,000 square feet to abut a right-of-way of 20 feet in lieu of the requied 30 feet width

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

Creating two lots and rear lot requires access and owner does not abut a 30 foot right-of-way

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

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

Contract Purchaser/Lessee:

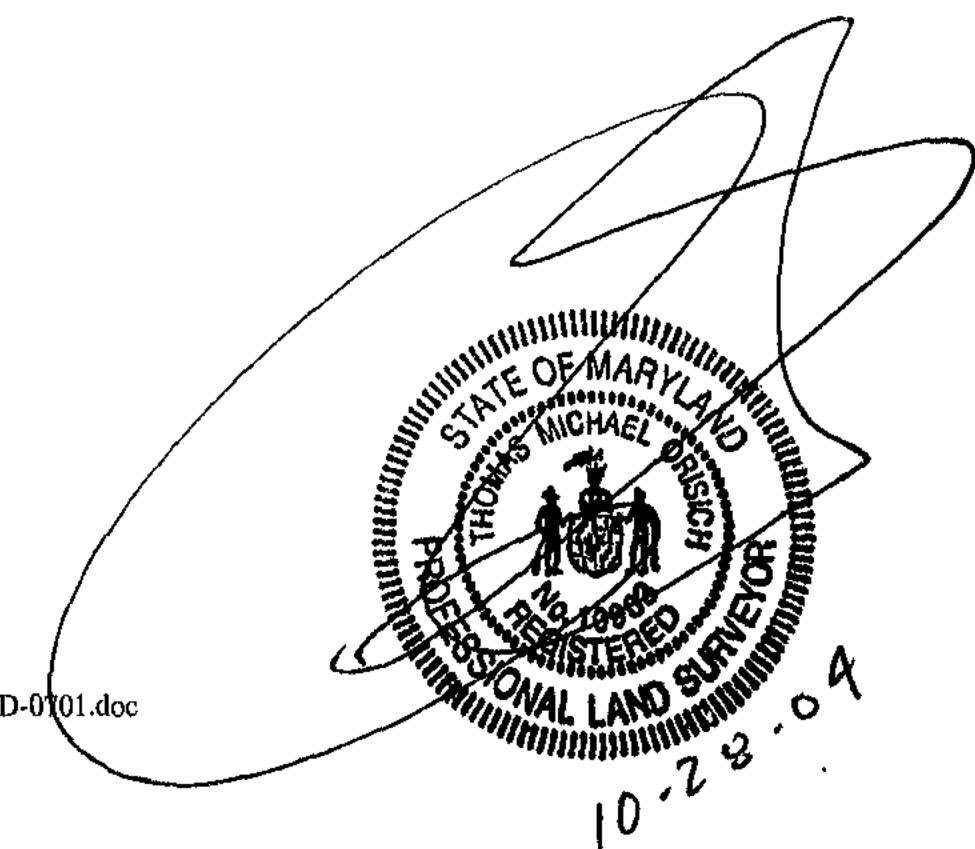
Date

Legal Owner(s):

		Name - Type or Frint	Fausill	
Signature		Signature		
Address	Telephone No.	Deborah A. Name-Type on F	Print S	Michael E. Lang
City	e Zip Code	Signature	1	- CAVA
Attorney For Petitioner:		_2708_Sam Address	ıs Creek Road	410-977-148 Telephone No.
Name - Type or Print	<u>. — — — </u>	New Wind	lsor MD State	21776 Zip Code
		Represente	ative to be Contact	<u>ted:</u>
Signature				
Company	<u>, , , , , , , , , , , , , , , , , , , </u>	<u>Robert C</u> Name	apalongo, WBCM,	<u>LLC</u>
Address	Telephone No.	8 <u>49 Fairmo</u> Address	unt Avenue, Sui	ite 100, 410-512 Telephone No.
	•			MD 21286
City State	e Zip Code	<u>Baltimor</u> City	St	tate Zip Code
			OFFICE USE ONLY	-
Case No. 05 - 218 - 50HA	<u> </u>	ESTIMATED LEI	NGTH OF HEARING	
		UNAVATLABLE F	OR HEARING	
RE 15/98	Reviewed (By 1312	Date 10/29/04	

ZONING DESCRIPTION FOR 736 SUE GROVE ROAD

Beginning at a point on the West side of Wilton Road, which is 20 feet wide and at the South side of Pramar Road being at the distance of approximately 214 feet West of the centerline of the nearest improved street being Sue Grove Road, which is 30 feet wide. Being Lot #8, of the subdivision plat entitled "Property of Mr. John J. Pratt," as recorded in Baltimore County Plat Book #13, Folio #101, containing 33,532 SF or 0.770 acres. Also known as 736 Sue Grove Road and located in the 15th Election District, 6th Councilmanic District.



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4					

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baitimore 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: #05-218-SPHA
736 Sue Grove Road
W/side of Wilton Road and S/side Pramar Road, 214 feet west of centerline of Sue Grove Road
15th Election District - 6th Councilmanic District
Legal Owner(s): George L., Deborah A. and Michael E. Langrill
Special Hearing: to allow a panhandle lot with an liftee strip of land for access that is 15.14 feet wide in fieu of the required 20 feet width. Variance: to permit two lifts each with a lot area less than 20,000 equare feet to abut a right-of-way of 20 feet in fieu of the required 30 feet.

Hearing: Tuesday, December 14, 2004 at 10:00 a.mi. in Room 407, County Courts Building, 401 Box By Avenue.

Avenue.

WILLIAM WISEMAN

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/11/814 Nov. 30

CERTIFICATE OF PUBLICATION

12/2,200+
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 1130,2004.
☐ The Jeffersonian ☐ Arbutus Times ☐ Catonsville Times ☐ Towson Times ☐ Owings Mills Times ☐ NE Booster/Reporter ☐ North County News

J. MULLING

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION; KRISTEN MATTHEWS Date December 1, 2004

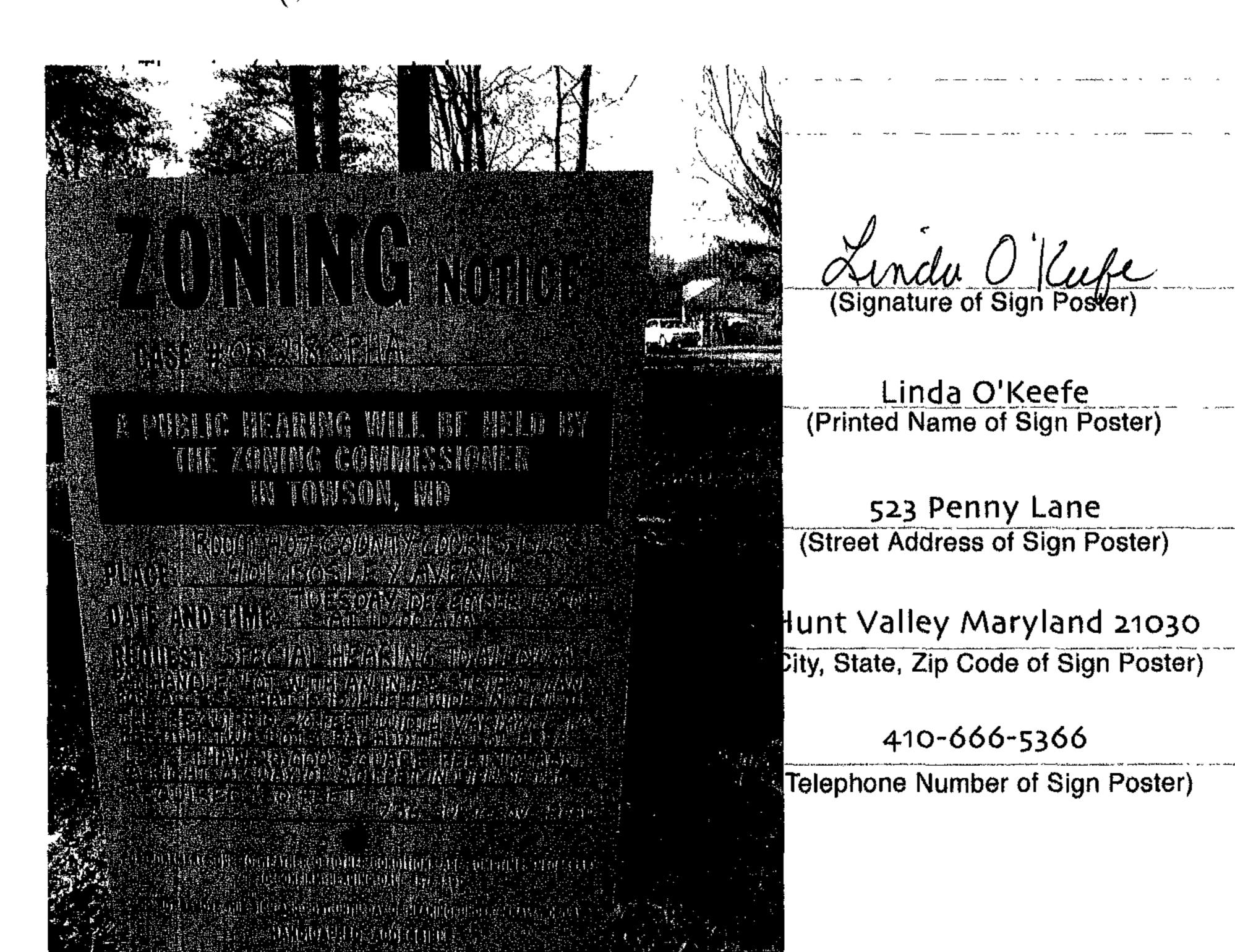
RE: Case Number 05-218-SPHA

Petitioner/Developer GEDRGE, DEBORAH, MICHREL LANGRILL ROBERT CAPALONGO / WBCM / ETAL

Date of (Hearing) Closing December 14, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 7.36 SUE GROVE ROAP

THE SIGNS) WERE POSTED ON NOVEMBER 28, 2004



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.

For Newspaper Advertising:	
Item Number or Case Number: 05-218-58HA	
Petitioner: <u>GEORGE L. LANGRILL</u>	
Address or Location: 736 SUE GROVE ROAD	
PLEASE FORWARD ADVERTISING BILL TO: Name: 6EORGE L. LANGRILL	5
Address: 2708 SAMS CREEK ROAD	
New WINDSOR MD 21776	
Telephone Number: 410 - 977 - 1486	

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

November 10, 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: 05-218-SPHA

736 Sue Grove Road

W/side of Wilton Road and S/side Pramar Road, 214 feet west of centerline of Sue Grove Road 15th Election District – 6th Councilmanic District

Legal Owners: George L., Deborah A. and Michael E. Langrill

Special Hearing to allow a panhandle lot with an infee strip of land for access that is 15.14 feet wide in lieu of the required 20 feet width. Variance to permit two lots, each with a lot area less than 20,000 square feet to abut a right-of-way of 20 feet in lieu of the required 30 feet.

Hearing: Tuesday, December 14, 2004 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: George, Deborah & Michael Langrill, 2708 Sams Creek Road, New Windsor 21776 Robert Capalongo, WBCM, LLC, 849 Fairmount Avenue, Ste. 100, Baltimore 21286

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



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 30, 2004 Issue - Jeffersonian

Please forward billing to:

George Langrill 2708 Sams Creek Road Windsor, MD 21776

410-977-1486

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: 05-218-SPHA

736 Sue Grove Road

W/side of Wilton Road and S/side Pramar Road, 214 feet west of centerline of Sue Grove Road 15th Election District – 6th Councilmanic District

Legal Owners: George L., Deborah A. and Michael E. Langrill

Special Hearing to allow a panhandle lot with an infee strip of land for access that is 15.14 feet wide in lieu of the required 20 feet width. <u>Variance</u> to permit two lots, each with a lot area less than 20,000 square feet to abut a right-of-way of 20 feet in lieu of the required 30 feet.

Hearing: Tuesday, December 14, 2004 at 10:00 a.m. in Room 407, County Courts Bullding, 401 Bosley Avenue, Towson 21204

WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

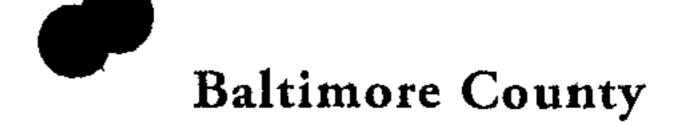
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

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

Department of Permits Development Management

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





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

December 7, 2004

George L. Langrill Deborah A. Langrill 2708 Sams Creek Road New Windsor, Maryland 21776

Dear Mr. and Mrs. Langrill:

RE: Case Number: 05-218-SPHA, 736 Sue Grove Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 29, 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. Call Rilla D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

People's Counsel Ċ: Robert Capalongo WBCM, Inc. 849 Fairmount Avenue, Ste. 100 Baltimore 21286



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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:	Tim Kotroco PDM										
FROM:	John D. Oltman, Jr Job DEPRM										
DATE:	December 6, 2004										
SUBJECT:	Zoning Item # 05-218 Address 736 Sue Grove Road (Langrill Property)										
Zoning	Advisory Committee Meeting of November 8, 2004.										
The De	epartment of Environmental Protection and Resource Management has no ents on the above-referenced zoning item.										
X The De	epartment of Environmental Protection and Resource Management offers owing comments on the above-referenced zoning item:										
	Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).										
	Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).										
	Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).										

Additional Comments:

The proposed subdivision must comply with all of the CBCA regulations: the development must not result in an excess of 15% impervious surface; there is a maximum of clearing in the developed woodlands on the property; the proposal will also Require a CBCA Administrative Variance for continued existing use of the existing SFD Reviewer: Martha Mickey Date: December 6, 2

S:\Devcoord\ZAC SHELL 11-20-03.doc

Date: December 6, 2004

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: November 12, 2004

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 15, 2004

Item No. 218

The Bureau of Development Plans Review has reviewed the subject-zoning item.

Show a 40-foot right-of-way for Wilton Road. This shall be shown on the plan.

The flood protection elevation for this site is 10.4 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

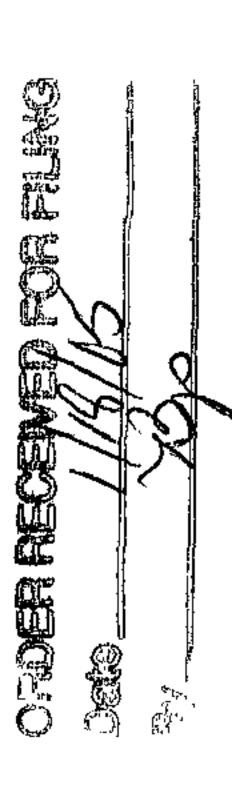
The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

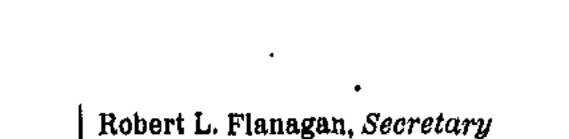
cc: File

ZAC-11-15-2004-ITEM NO 218-11122004









Neil J. Pedersen, Administrator

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

Maryland Department of Transportation

Date:

11.9.04

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

RE:

Baltimore County

Item No. 218

BPR

Dear. Ms. Matthews:

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.

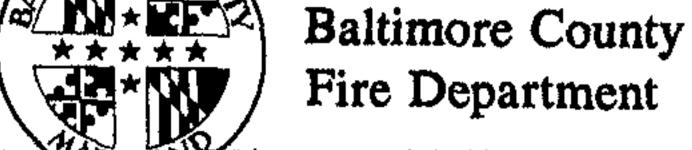
Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

Engineering Access Permits Division





Country Africe Building, Room 111

Mail Stop #1105

111 West Chesapeake Avenue

Towson, Maryland 21204

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500
November 8, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: November 8, 2004

Item No.:

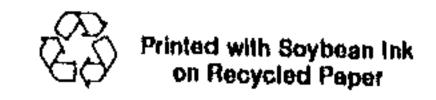
207-220 (41%)

Pursuant to your request, the referenced plan(s) have been reviewed 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



12/14

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(s) 5-218

DATE: December 8, 2004

RECEIVED

DEC 9

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 David Pinning in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

MAC/LL

PETITION FOR SPECIAL HEARING RE:

AND VARIANCE

736 Sue Grove Rd; W/side Wilton Rd &

S/side Pramar Rd, 214' W c/line Sue Grove Rd

15th Election & 6th Councilmanic Districts

Legal Owner(s): George & Deborah Langrill

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

05-218-SPHA

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.

PÉTER MAX ZIMMÉRMAN

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 10th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to Robert Capalongo, WBCM, LLC, 849 Fairmount Avenue, St 100, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

People's Counsel for Baltimore County

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation **BALTIMORE COUNTY** Real Property Data Search

Go Back View Map **New Search Ground Rent**

Account Identifier:

District - 15 Account Number - 1508652850

Owner Information

Owner Name:

LANGRILL GEORGE L

LANGRILL DEBORAH A/MICHAEL E

Use:

RESIDENTIAL

Principal Residence: YES

Mailing Address:

736 SUE GROVE RD

Sub District

BALTIMORE MD 21221-1821

Deed Reference:

1) /20417/ 336

2)

Location & Structure Information

Section

Premises Address

736 SUE GROVE RD

Map Grid

98

Legal Description

736 SUE GROVE RD

WATERFRONT

Subdivision

JOHN J PRATT

Block Lot Group Plat No: Plat Ref: 82

13/ 101

Special Tax Areas

14

Town **Ad Valorem**

Tax Class Primary Structure Built

Enclosed Area 903 SF

Property Land Area 36,975.00 SF

County Use 34

1924 **Stories**

Parcel

5

Basement

Type

Exterior

YE\$

STANDARD UNIT

ASBESTOS SHINGLE

Value Information

Base Value Value As Of 01/01/2003 Land: 104,740

37,280

Class

000

000

000

Phase-in Assessments As Of 07/01/2004

As Of 07/01/2005

104,740 40,260

Total: Preferential Land:

142,020 145,000 144,006

145,000

Transfer Information

HOFFMAN WESLEY B Seller: IMPROVED ARMS-LENGTH Type:

Improvements:

Date: 07/20/2004 **Deed1:** /20417/ 336

\$375,000 Price: Deed2:

Seller: Type:

Seller:

Type:

Date: Deed1: Price: Deed2:

Date: Deed1:

Price: Deed2:

Exemption Information

Partial Exempt Assessments County State Municipal

07/01/2004 07/01/2005

> 0 0

Tax Exempt: **Exempt Class:** NO

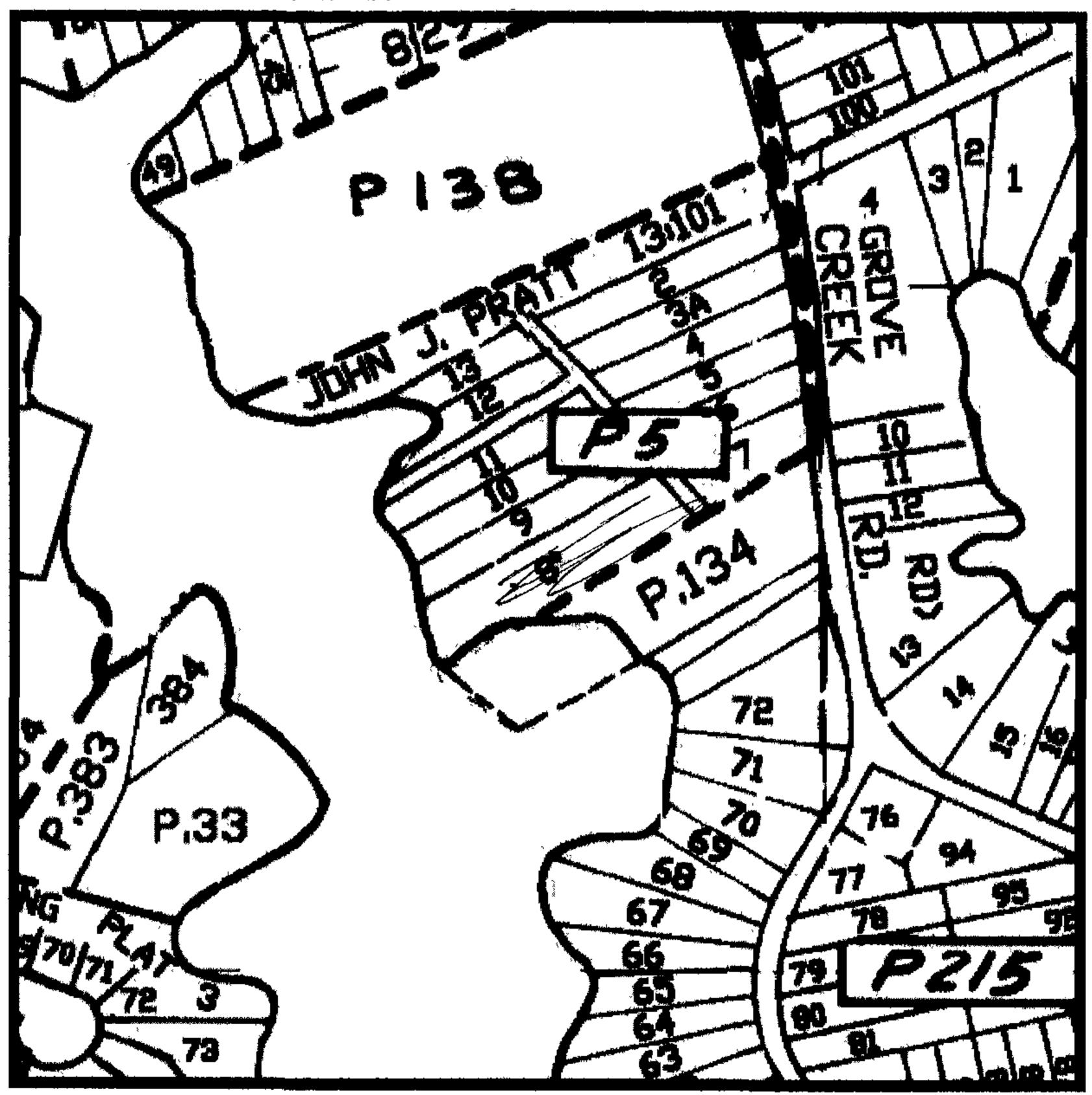
Special Tax Recapture:

* NONE *

Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search

Go Back View Map New Search

District - 15 Account Number - 1508652850



Property maps provided courtesy of the Maryland Department of Planning ©2004. For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/webcom/index.html

FAX COVER SHEET

Date:	11-29-04
To:	Bob Capalmao
Fax number:	410-324-4100
From:	Balto. Co Zoning Review
Fax number:	410-667-57060
Number of pages (including this cover sheet):	4
Message:	Here are the comments
	received thus Fair. A
	letter with all comments
	recewed by this office will
	be sent approximately 1- week
If any part of this fax trans is missing or not clearly red please call:	from your hearing date. Any seived questions, blease call
Name:	Chris Blackmon
Phone number:	410-867-3391

849 Fairmount Avenue Suite 100 Baltimore, MD 21286 410-512-4500 Fax 410-324-4100 www.wbcm.com

MINUTES OF MEETING

DATE:

December 14, 2004

LOCATION:

County Courts Building, Room 407, 401 Bosley Avenue, Towson, MD

RE:

Zoning Case #05-218-SPHA

Property Address: 736 Sue Grove Road

West side of Wilton Road and South side of Pramar Road, 214 feet west

of centerline of Sue Grove Road.

Legal Owners: George L., Deborah A., and Michael E. Langrill

Special Hearing to allow a panhandle lot with an in-fee strip of land for access that is 15.14 feet wide in lieu of the required 20 feet width. Variance to permit two lots, each with a lot area less than 20,000 square

feet to abut a right-of-way of 20 feet in lieu of the required 30 feet. Zoning Commissioner for this case: Mr. Wiliam J. Wiseman, III.

WBCM Job No.:

20040380.00.0

In Attendance:

Mr. William J. Wiseman, III, Zoning Commissioner George L., Deborah A., and Michael E. Langrill

Mr. John Micklos

Mr. Robert D. Capalongo, RLA

Topics Discussed:

Zoning Commissioner Wiseman opened the proceeding by stating the following:

- 1. This proceeding is being recorded for the record.
- The property owners have posted a sign on the property and advertisements have been placed in local papers, as required.
- 3. Mr. Wiseman asked if there were any protestants present. There were no protestants.
- 4. Mr. Wiseman then asked the Petitioners to present their case for the zoning relief requested.

Mr. Robert D. Capalongo, RLA, from the engineering firm of Whitney, Bailey, Cox & Magnani, LLC, stated that he was representing the Petitioners in this case. Mr. Capalongo introduced the 3 co-owners of the property that were present and introduced Mr. John Micklos, a neighbor who lives at 734 Sue Grove Road. Mr. Micklos was attending to ask a few questions about the Petition and to speak in favor of the Petition on behalf of himself and several adjacent property owners. Mr. Capalongo presented a color-rendered site plan. He described the existing

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MINUTES OF MEETING

DATE: December 14, 2004

RE: Zoning Case #05-218-SPHA - Property Address: 736 Sue Grove Road

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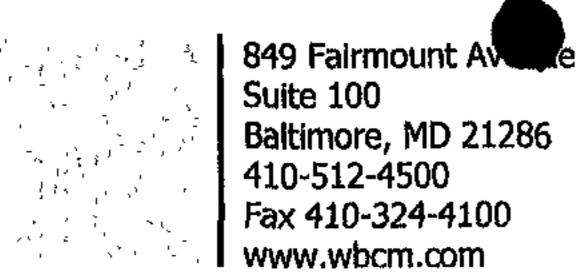
conditions and proposed subdivision. He described proposed car access, orientation of buildings, views to the water, and existing vegetative screening that will screen the new home from the road and adjacent properties. Mr. Capalongo then presented photographs that show the existing vegetation. The photographs were given to the Commissioner for the record.

Mr. Capalongo then presented the recorded plat for this property, recorded in 1940 under Plat Reference 13/101. He pointed out that the property, which is the subject of this Petition, is about two times larger than the adjacent lots in the subdivision and, by subdividing the property into two similarly sized buildable lots, the owners are maintaining a lot size similar to the surrounding lots.

Mr. Capalongo then described the hardships and reasons why the zoning relief requested is within the spirit and intent of the zoning ordinance. In his opinion, it will not be detrimental to the health, safety, and welfare of the surrounding property owners or general public.

- A. A Variance from Section 102.4 to allow two lots, each with a lot area less than 20,000 SF, to abut a right-of-way of 20 feet in lieu of the required 30 feet width:
 - The property is only 200± feet from Sue Grove Road, which is a 30' right-of-way
 - The property owners are willing to convey a 10' strip of their land along Wilton Road for an ultimate 40' right-of-way for possible future widening.
 - Wilton Road/Pramar Road is well-maintained by Mr. John Micklos. The Langill Family has agreed on the record to contribute money towards maintaining Wilton and Pramar Road.
 - No County agency objects to approval of the Variance request.
- B. A Special Hearing to allow a panhandle lot with an in-fee strip of land for access that is 15.14 feet wide in lieu of required 20 feet width pursuant to Section 32-4-409(b)(2)(i).
 - The Planning Department has approved the panhandle lot, in principal, since it is in keeping with the surrounding character of adjacent properties.
 - No County agency objects to approval of the Special Hearing relief requested.
 - 15.14 feet in lieu of 20 feet is required to allow the new lot (Lot 2) to have a 70' lot width, which is required in DR 3.5 Regulations.

Mr. Micklos then testified that he and the adjacent property owners he represents are in favor of approval of this Petition for Variance and Special Hearing. Mr. Langrill agreed on the record



MINUTES OF MEETING

DATE: December 14, 2004

RE: Zoning Case #05-218-SPHA - Property Address: 736 Sue Grove Road

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to help fund the maintenance of Milton/Pramar Roads since the County does not maintain these roads.

Mr. Langrill testified that he has cleaned up his property and some adjacent properties, with permission from the owners, that were left in disrepair and were unsightly. Mr. Langrill stated that he plans to make this property a valuable asset to this community.

Mr. Capalongo then submitted the following exhibits to the Zoning Commissioner for the County Records.

- 1. Revised Site Plan. Mr. Capalongo added a 10 foot road widening strip on the Langrill Property along Wilton Road as requested by Baltimore County Bureau of Development Plans Review.
- 2. Colored Site Plan.
- 3. Recorded Subdivision Plat for the property.
- 4. Photographs.

Zoning Commissioner Wiseman then approved the Petitions for Variance and Special Hearing.

The preceding represent the writer's understanding of all that transpired. If you have any corrections or additions, please notify the writer within ten (10) day's receipt of these minutes.

Prepared By:

Robert D. Capalongo, RLA Project Manager

RDC:kal

cc: Mr. George Langrill and Family

Mr. John Micklos Peoples Council

P:\2004\04038000\Design\Mtg Minutes & Memos\04.0380.00-M-0701.doc

Debouch Languill

Rep. Roll Capalongo WBCM UC

(SIGN IN SHEETS - OPPORTUNITY TO SIGN) - (RECORDER)

Good Morning – My name is Bill Wiseman, I am the Zoning Commissioner for Baltimore County and I've been assigned to hear your case pursuant to Art. 32 of the Baltimore County Code. THESE PROCEEDINGS ARE BEING RECORDED FOR THE RECORD, THIS IS A PUBLIC HEARING ON case number number 05-218

This is a Petition for ** Variance X Special Hearing filed by Sorge: DEBORAH & MICHAEL /ANGROPPOPERTY located at 736 SUE GROVE RD and zoned DR 3.5. "Read language from file" The Code requires that notice of today's hearings be provided to neighbors and interested parties by the posting of a sign on the property for at least 15 days prior to the hearing. The sign Linda OKEEPE 1-28-04 was posted by an approved sign poster and shows the time, date, place and subject matter of the hearing. The Code further requires that notice be placed in a newspaper of general circulation, in this case the Jeffersonian, and the file contains the requisite certification of publication. I THEREFORE FIND THAT THE POSTING AND NOTICE REQUIREMENTS HAVE BEEN SATISFIED IF ATTORNEYS PRESENT, HAVE THEM IDENTIFY THEMSELVES; ASK IF THERE ARE ANY PRELIMINARY MATTERS LOOK AROUND ROOM - AND ASK - IS ANYONE HERE APPEARING IN OPPOSITION TO THE REQUEST? NO PROTESTANTS: For the record, no one is here in opposition to the request. Mr./Ms. , since there is no opposition, if you want to make AN INFORMAL PROFFER of the testimony and evidence, you're welcome to do so. IF PROTESTANTS: This is your opportunity to come forward and have a seat at the table. You will be able to see and hear better, so come forward and I have a sign-in sheet here for you to sign so that we can mail you a copy of the decision in this case. Note to Self - See Habithorp Order and reference to 2 Choling Manual Comment as under 304.1 (c) I undersuged Lot because Theyour sufficient law.

ZAC Comments * DEPRM - Conditions

Bureau & Dev. Plans Rev. - Multitle Conditions

What EFFECT

4A 0 3.4 B- Block Family

15 THIS BOWLEYS WHE OR DEV.

EXPLAIN PROCESS:

First the owner of the property will have an opportunity to present testimony and evidence regarding therequest for the property at
Listen carefully, if you have any questions that you want to ask of any witness who testifies, I'll give you an opportunity to do so.
Once Petitioner is finished putting forward their testimony, and you've had an opportunity to ask questions, you will be given an opportunity to present testimony and evidence for me to consider in this request. I'll tell you when it's appropriate to ask questions and when it's appropriate to testify – help you along as we proceed.
PRESENT CASE
SWEAR WITNESS – NAME AND ADDRESS – HAVE A SEAT
All right Mr./Ms, please proceed with your case:
TO PROTESTANTS: Do you have any questions about the testimony that Mr./Ms. just gave? I don't want to hear any testimony from you at this point, but if you would like to ask him/her any questions go ahead.
CLOSE OF PETIONERS CASE: This is your opportunity to tell me why you might be opposed to this Where do you live? How long have you lived there? What is it about the that bothers you/or what would you like to tell me about this case.
CONCLUSION: ALRIGHT – THANK YOU. THIS WILL CONCLUDE THE MATTER. THANK YOU FOR ATTENDING
I'm not prepared to make a decision here and now.
I want some time to think about the evidence presented – might want to look at the property
Hopefully, within a few weeks, I'll issue a written decision in the case
If you do not like my decision, YOU HAVE A RIGHT TO APPEAL TO THE Board of Appeals. This must be done within 30 days from date of my Order.

ase No.:	05-	218	SPHA

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	RSUISED SHE PLAN	
No. 2	COLOR RENDERNIG	-
No. 3	RECORDED PLAT CIRPA 1940 SHOWING LOT SIZES	
No. 4	PHOTO'S	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10	-	
No. 11		
No. 12		
	 	[

PLEASE PRINT CLEARLY

CASE NAME CASE NUMBER DATE

SITIZEN'S SIGN-IN SHEET

E- MAIL	MA FORMER MEM		VIA		RCAPALONGO WBUN. CON								_	
CITY, STATE, ZIP	BALTO, Cown Ty	Baro 21224	But MD 21224	412 de	BALT 212.86		lun.							
ADDRESS	734. Suc Grove Rd.	736 Se Geous RD	736 Sue Grove Ra	7.20 Sua GIME, Rd	Esta Farendlive ave.		Sams Link Pol							
MAME	Tope A Wickler	"Wham W	Langeill .	W. Mana, 00	Robert CAPHLONGE		-Mail to 2708				4			

