

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – W/S Regwood Road,
800' & 925' N of the c/l Harford Road
(12414 & 12416 Regwood Road)
11th Election District
3rd Council District

12416 Regwood Road, LLC
Legal Owners/Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-334-SPH & 05-335-A

* * * * *

AMENDED ORDER

WHEREAS, this matter came before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject adjacent properties, 12416 Regwood Road, LLC. In **Case No. 05-334-SPH**, the Petitioners sought relief to approve a proposed single-family dwelling on a lot that is not part of a subdivision, with an area of .6011 acres in lieu of the required 1.5 acres, side yard setbacks of 30 feet each in lieu of the required 50 feet, and approval of the property known as 12414 Regwood Road, as an undersized lot. In **Case No. 05-335-A**, the Petitioners sought variance relief from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an existing single-family dwelling, known as 12416 Regwood Road, with a side yard setback of 43 feet in lieu of the required 50 feet and approval of that property as an undersized lot. The subject properties and requested relief were more particularly described on the respective site plans submitted in each case.

By my Opinion and Order dated March 22, 2005, I granted the requested relief and imposed certain terms and conditions relative to the proposed development on the unimproved lot, known as 12414 Regwood Road. However, subsequent to the issuance of said Order, Counsel for the Petitioners advised that the addresses of the two properties in question were inadvertently transposed in three instances within the body of the Order, and requested that the Order be corrected. Thus, the following Amended Order is issued to resolve the matter.

ORDER RECEIVED FOR FILING

Date

By

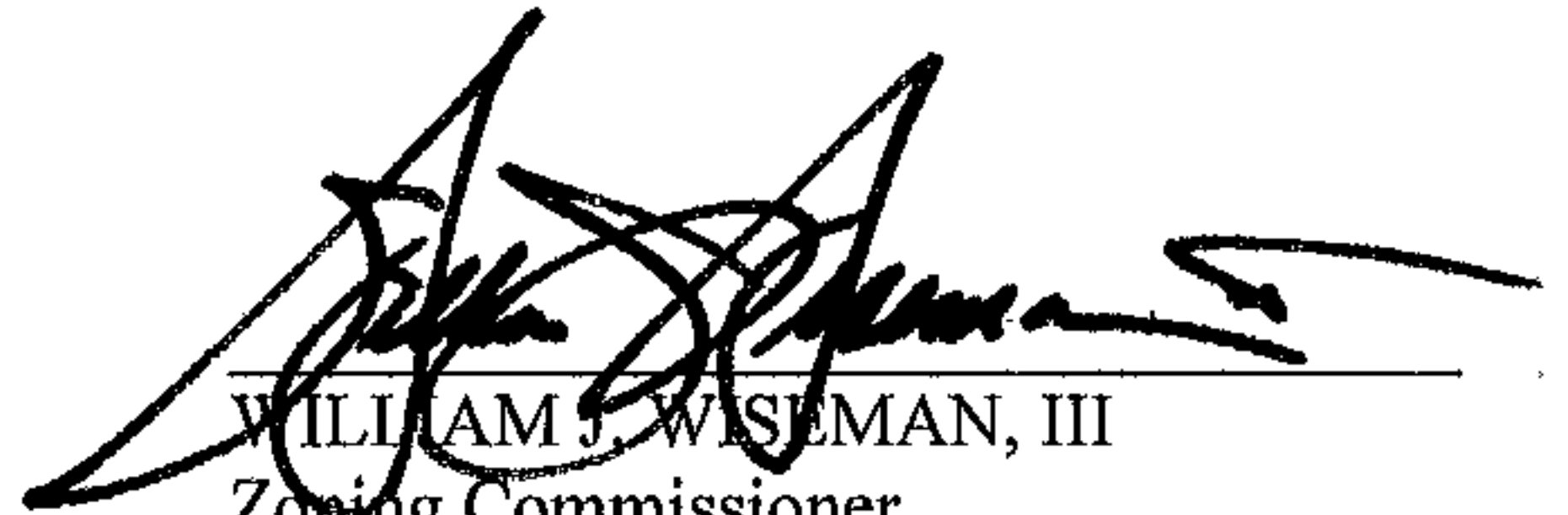
3/29/15
[Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of March 2005 that the Order issued March 22, 2005 be and the same is hereby AMENDED as follows:

That the Petition for Special Hearing filed in Case No. **05-334-SPH** seeking approval, pursuant to Section 1A04.3.B of the B.C.Z.R., to allow a proposed single family dwelling on a pre-existing lot not part of a recorded subdivision, with an area of 0.6011 acres in lieu of the required 1.5 acres, with side yard setbacks of 30 feet each in lieu of the required 50 feet, and approval of the property known as **12414 Regwood Road** as an undersized lot, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED; and,

That the Petition for Variance filed in Case No. **05-335-A** seeking relief from Section 1A04.3.B.2.b of the B.C.Z.R. to permit a side yard setback of 43 feet in lieu of the required 50 feet for the existing dwelling, known as **12416 Regwood Road**, and approval of the property as an undersized lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that all of the terms and conditions of the Order issued on March 22, 2005 shall remain in full force and effect.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617, Towson, Md. 21204
Mr. Sean Ruppert, 12416 Regwood Road, LLC
4388 Lottsford Vista Road, Lanham, Md. 20706
Messrs. Donald Hicks & Paul Naldrett, Hicks Engineering, Inc.
200 E. Joppa Road, Towson, Md. 21286
Mr. Luke Glasgow, 12412 Regwood Road, Hydes, Md. 21082
Office of Planning; DEPRM; People's Counsel; Case File

OFFICE RECEIVED FOR FILING
Date 3/29/05
By [Signature]

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044

Reply to Towson

DATE: 3/25/05

PLEASE DELIVER THE FOLLOWING PAGE(S) TO:

NAME: William J. Wiseman, Zoning Commissioner / Betty

FIRM: Baltimore County

TELECOPIER NO.: AREA CODE 410-887-3468

TELEPHONE NO.: AREA CODE _____

FROM: J. Neil Lanzi

Total Number of Pages, including this page: 3

DOCUMENTS TRANSMITTED:

Opinion w/ addresses corrected (client picked up on this!)

If you do not receive all pages, please call back as soon as possible at:
(410) 296-0686, Telecopier Number: (410) 296-0689.

ORIGINAL TO BE: MAILED

FED. EX.

HAND-DELIVERED

RETAINED

THE INFORMATION CONTAINED IN THIS FACSIMILE MESSAGE IS ATTORNEY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY NAMED ABOVE. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPY OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU HAVE RECEIVED THIS COMMUNICATION IN ERROR, PLEASE IMMEDIATELY NOTIFY US BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE ABOVE ADDRESS VIA THE U.S. POSTAL SERVICE. THANK YOU.

FORMS\OFFICE\FAXFORM

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – W/S Regwood Road,
800' & 925' N of the c/l Harford Road
(12414 & 12416 Regwood Road)
11th Election District
3rd Council District

12416 Regwood Road, LLC
Legal Owners/Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-334-SPH & 05-335-A
*

* * * * *

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 owner of the subject adjacent properties, 12416 Regwood Road, LLC. Since the properties are owned by the same entity and abut one another, the two cases were heard contemporaneously. In Case No. 05-334-SPH, special hearing relief is requested to approve a proposed single-family dwelling on a lot that is not part of a subdivision, with an area of .6011 acres in lieu of the required 1.5 acres, side yard setbacks of 30 feet each in lieu of the required 50 feet, and approval of the property known as ¹²⁴¹⁴12416 Regwood Road, as an undersized lot. In Case No. 05-335-A, variance relief is requested from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an existing single-family dwelling, known as 12416 Regwood Road, with a side yard setback of 43 feet in lieu of the required 50 feet and approval of that property as an undersized lot. The two properties in question, the proposed improvements and zoning relief requested are more particularly described on the site plans submitted in each case and marked into evidence, respectively as Petitioner's Exhibits 2 and 1.

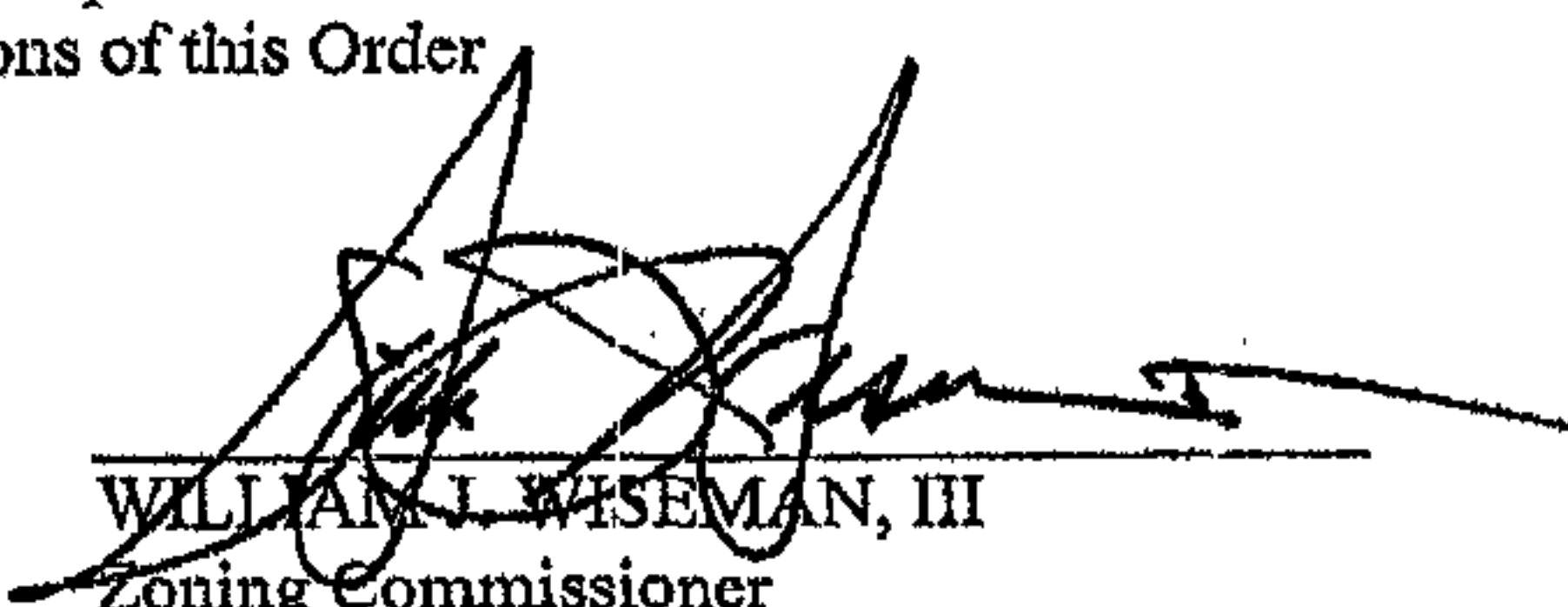
Appearing at the requisite hearing in support of the request were Sean Ruppert, managing member of 12416 Regwood Road, LLC, property owners; Paul Naldrett and Donald Hicks, Professional Engineers with Hicks Engineering, Inc, the consultants who prepared the site plans for both properties; and J. Neil Lanzi, Esquire, attorney for the Petitioners. Appearing as an interested citizen was Luke Glasgow, who owns the property adjacent to the vacant lot. There were no Protestants or other interested persons present.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of March 2005 that the Petition for Special Hearing filed in Case No. 05-334-SPH seeking approval, pursuant to Section 1A04.3.B of the B.C.Z.R., to approve a proposed single family dwelling on a pre-existing lot not part of a recorded subdivision, with an area of 0.6011 acres in lieu of the required 1.5 acres, with side yard setbacks of 30 feet each in lieu of the required 50 feet, and approval of the property known as ¹²⁴¹⁴~~12416~~ Regwood Road as an undersized lot, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-335-A seeking relief from Section 1A04.3.B.2.b of the B.C.Z.R. to permit a side yard setback of 43 feet in lieu of the required 50 feet for the existing dwelling, known as ¹²⁴¹⁶~~12414~~ Regwood Road, and approval of the property as an undersized lot, 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 ZAC comments submitted by the Office of Planning and the Department of Environmental Protection and Resource Management (DEPRM), both dated February 3, 2005, copies of which are attached hereto and made a part hereof. The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – W/S Regwood Road,
800' & 925' N of the c/l Harford Road
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* * * * *

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 owner of the subject adjacent properties, 12416 Regwood Road, LLC. Since the properties are owned by the same entity and abut one another, the two cases were heard contemporaneously. In **Case No. 05-334-SPH**, special hearing relief is requested to approve a proposed single-family dwelling on a lot that is not part of a subdivision, with an area of .6011 acres in lieu of the required 1.5 acres, side yard setbacks of 30 feet each in lieu of the required 50 feet, and approval of the property known as 12416 Regwood Road, as an undersized lot. In **Case No. 05-335-A**, variance relief is requested from Section 1A04.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to approve an existing single-family dwelling, known as 12416 Regwood Road, with a side yard setback of 43 feet in lieu of the required 50 feet and approval of that property as an undersized lot. The two properties in question, the proposed improvements and zoning relief requested are more particularly described on the site plans submitted in each case and marked into evidence, respectively as Petitioner's Exhibits 2 and 1.

Appearing at the requisite hearing in support of the request were Sean Ruppert, managing member of 12416 Regwood Road, LLC, property owners; Paul Naldrett and Donald Hicks, Professional Engineers with Hicks Engineering, Inc, the consultants who prepared the site plans for both properties; and J. Neil Lanzi, Esquire, attorney for the Petitioners. Appearing as an interested citizen was Luke Glasgow, who owns the property adjacent to the vacant lot. There were no Protestants or other interested persons present.

CASE RECEIVED FOR FILING

Date

By

Testimony and evidence offered revealed that the subject properties are adjacent parcels located with frontage on the west side of Regwood Road, just north of Harford Road in Kingsville. The property known as 12414 Regwood Road is an unimproved parcel, approximately 134' wide and 204' deep, and contains a gross area of .6011 acres, or 26,184 sq.ft. The property known as 12416 Regwood Road, is improved with a single-family dwelling, and is approximately 186' wide and 210' deep, and contains a gross area of .849 acres, or 36,982 sq.ft. Both lots are described in separate deeds recorded in the Land Records of Baltimore County, said deeds dating back to 1911, predating the Baltimore County Zoning Regulations (B.C.Z.R.), and the Petitioner receives separate tax bills for each lot. Both lots are zoned R.C.5.

Testimony and evidence offered revealed that the Petitioners have owned both lots since September 2004 and that Mr. Ruppert's mother currently resides in the existing dwelling. Mr. Ruppert testified that he grew up in the neighborhood and that his family has been familiar with the area for many years. In fact, Mrs. Ruppert is acquainted with various members of the Class family who reside immediately north and to the rear of the subject property. In any event, the Petitioners are desirous of developing the vacant lot with a single-family dwelling. However, given the small size of the lot and its R.C.5 zoning classification, the requested relief is necessary to legitimize existing conditions on the improved lot and allow construction of the new dwelling on the vacant lot.

As shown on the site plan marked as Petitioner's Exhibit 2 in Case No. 05-334-SPH, the proposed dwelling will be a two-story structure featuring an attached garage with access provided thereto via a driveway leading into the property from Regwood Road along its southern boundary. Testimony indicated that the new dwelling will be similar in size and scope as other existing homes in the neighborhood and that extensive efforts have been undertaken in the design and location of the proposed home so as to retain as many mature trees as possible.

Mr. Glasgow, who resides immediately south of the unimproved lot at 12412 Regwood Road, testified that he was concerned as to the location of the proposed dwelling and what impact the new house might have on his well and septic systems. He also voiced concerns about water

resources in the area and indicated that he would prefer to see the lot remain undeveloped; however, conceded that building elevation drawings of the proposed dwelling appear to be well thought out. Mr. Glasgow indicated that he appreciated the Petitioners' efforts to retain trees where possible, particularly the one between his house and the proposed new driveway on the subject lot. The Petitioners' engineer indicated that the driveway was purposely shifted in order to save that particular tree.

Pursuant to the R.C.5 zoning regulations set forth in Section 1A04.3 of the B.C.Z.R., a minimum lot area of 1½ acres and 50-foot setbacks to any lot line are required. Moreover, the maximum building coverage allowed is 15% of the total square footage of the lot. In its Zoning Advisory Committee (ZAC) comment dated February 11, 2005, the Office of Planning recommended approval of the special hearing and variance requests for both lots. It was indicated that the site plan and building elevation drawings of the proposed development were submitted for their review and approval, and were found to meet the spirit and intent of the R.C.5 zoning regulations as well as the performance standards set forth in Section 1A04.4 of the B.C.Z.R. It is also to be noted that the vacant lot has been subject to percolation tests and will require an approved well prior to the issuance of any permits.

After due consideration of the testimony and evidence presented, I am persuaded to grant the special hearing and variance requests. In my judgment, the Petitioner has complied with the requirements of Section 307 of the B.C.Z.R. and the case law by establishing that the subject properties contain unique characteristics that disproportionately impact these lots. As noted above, the subject properties were recorded as separate lots of record prior to the effective date of the R.C.5 zoning regulations. Given their small size, I find that strict compliance with the regulations would result in a practical difficulty or unreasonable hardship for the Petitioners and meets the spirit and intent of the R.C.5 zoning regulations. Moreover, I find that the proposed development is consistent with the character of other development in the neighborhood, and will not result in any detriment to the health, safety or general welfare of the surrounding locale. Thus, I am persuaded that the relief requested is appropriate in this instance and should be granted.

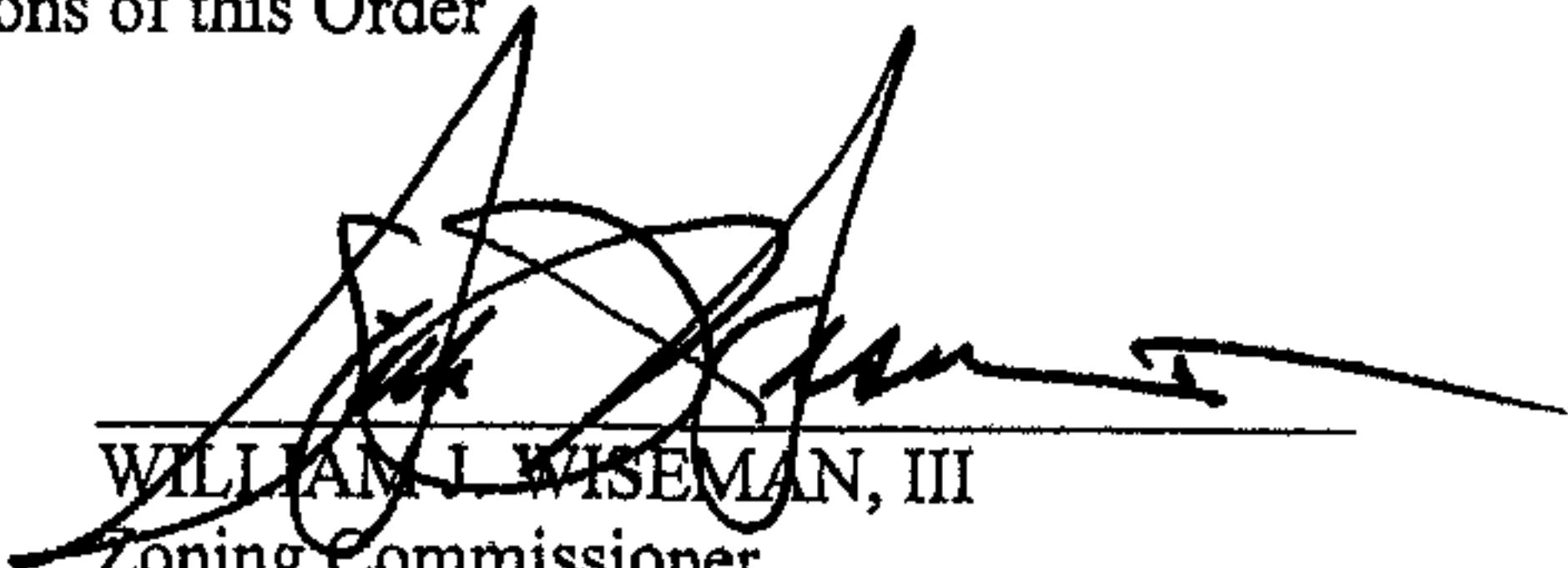
ON THE 03/21/05
3/21/05
Jag

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of March 2005 that the Petition for Special Hearing filed in Case No. 05-334-SPH seeking approval, pursuant to Section 1A04.3.B of the B.C.Z.R., to approve a proposed single family dwelling on a pre-existing lot not part of a recorded subdivision, with an area of 0.6011 acres in lieu of the required 1.5 acres, with side yard setbacks of 30 feet each in lieu of the required 50 feet, and approval of the property known as 12416 Regwood Road as an undersized lot, in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance filed in Case No. 05-335-A seeking relief from Section 1A04.3.B.2.b of the B.C.Z.R. to permit a side yard setback of 43 feet in lieu of the required 50 feet for the existing dwelling, known as 12414 Regwood Road, and approval of the property as an undersized lot, 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 ZAC comments submitted by the Office of Planning and the Department of Environmental Protection and Resource Management (DEPRM), both dated February 3, 2005, copies of which are attached hereto and made a part hereof. The proposed dwelling shall be constructed substantially in accordance with the building elevation drawings reviewed and approved by the Office of Planning.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

Zoning Commissioner

Suite 405, County Courts Building
401 Busley Avenue
Towson, Maryland 21204
Tel: 410-887-3368 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

March 21, 2005

J. Neil Lanzi, Esquire
409 Washington Avenue, Suite 617
Towson, Maryland 21204

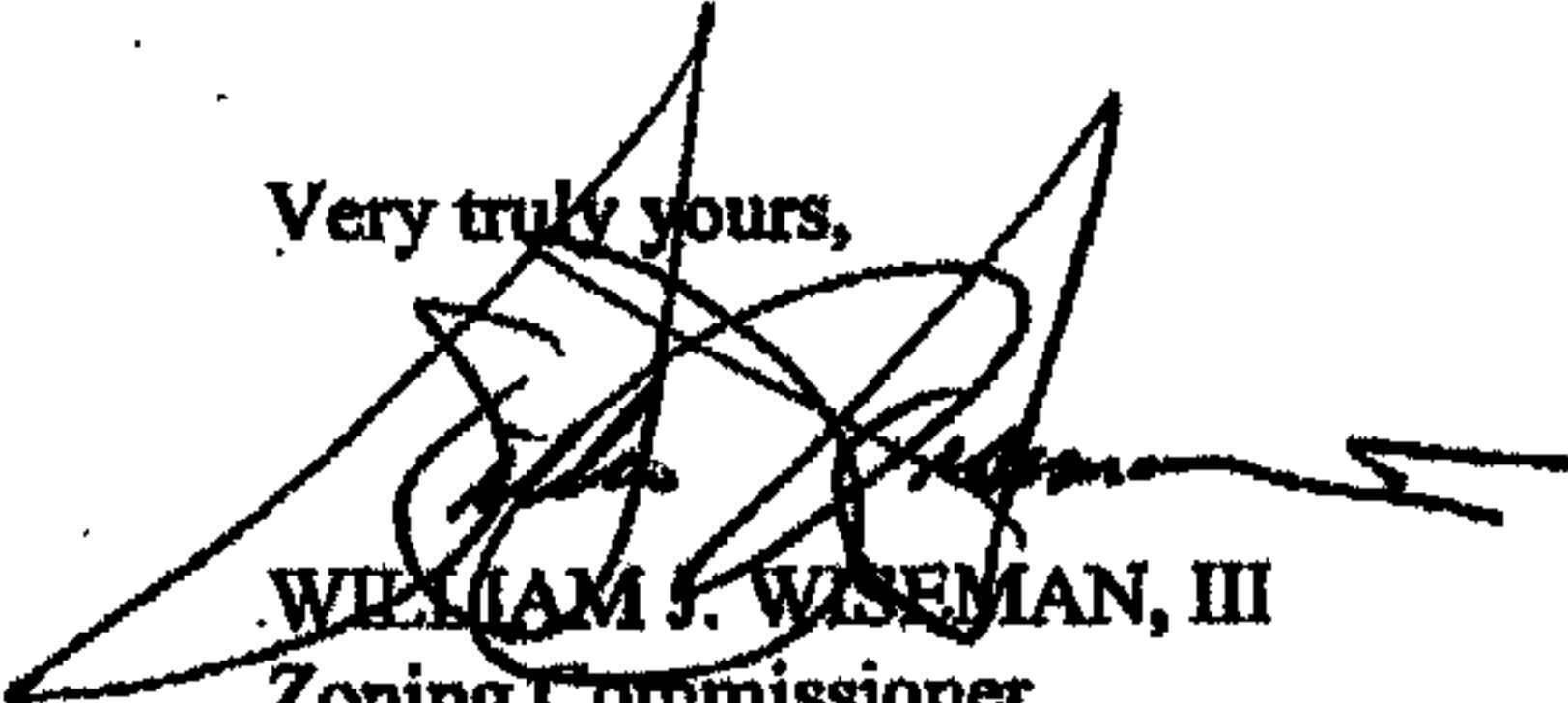
RE: PETITIONS FOR SPECIAL HEARING & VARIANCE
W/S Regwood Road, 800' & 925' N of the c/l Harford Road
(12414 & 12416 Regwood Road)
11th Election District – 3rd Council District
12416 Regwood Road, LLC - Petitioners
Case No. 05-334-SPH & 05-335-A

Dear Mr. Lanzi:

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,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJV:ljs

cc: Mr. Sean Ruppert, 12416 Regwood Road, LLC
4388 Lottsford Vista Road, Lanham, Md. 20706
Messrs. Donald Hicks & Paul Naldrett, Hicks Engineering, Inc.
200 E. Joppa Road, Towson, Md. 21286
Mr. Luke Glasgow, 12412 Regwood Road, Hydes, Md. 21082
Office of Planning; DEPRM; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12416 REGWOOD ROAD
which is presently zoned RC 5

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

1A04.3.B.2.6 to permit a side yard setback of 43 ft. in lieu of the required 50 ft. for an existing dwelling, and to approve an undersized lot.

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

to be presented at the hearing

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:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print City

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

12416 Regwood Rd. LLC
Name - Type or Print

Seam Ruppert
Signature

Seam Ruppert
Name - Type or Print

4388 Lottsford Vista Rd 301-557-3886
Signature Telephone No.

Lanham, MD 20706
Address City State Zip Code

Representative to be Contacted:

PAUL M. NALORETT
Name

200 E. JOEPA ROAD Suite 402 410-794-0001
Address Telephone No.

TOWSON MD 21206
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By *BN* Date *1/11/05*

Case No. *05-335-A*

RECEIVED 9/15/98

ORDER RECEIVED FOR FILING

Date

By

- 1) North 12 degrees 04 minutes East 186.05 feet to a point, thence
- 2) North 82 degrees 03 minutes West 210.80 feet to a point, thence
- 3) South 10 degrees 00 minutes West 170.90 feet to a point, thence
- 4) South 77 degrees 54 minutes East 204.09 feet to the point of beginning.

BEING KNOWN AS No. 12416 Regwood Road.

more or less.

od Road.

[Handwritten signature]

[Circular official stamp]

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: #05-335-A

12416 Regwood Road

W/side of Regwood Road, 925 feet north of Harford Road

11th Election District - 3rd Councilmanic District

Legal Owner(s): Sean Ruppert

Variance: to permit a side yard setback of 43 feet in lieu of the required 50 feet for an existing dwelling and to approve an undersized lot.

Hearing: Wednesday, February 16, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

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) 887-4388.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.
JT/2/606 Feb. 1 37698

CERTIFICATE OF PUBLICATION

2/4/2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/1/2005.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 441291

1/5/08

DATE 1/5/08 ACCOUNT

RECEIVED FROM: SEAN ROBERTS

FOR: VARIANCE

AMOUNT \$ 65.00

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

1000 0395

PAID RECEIPT

DATE 1/5/08

AMOUNT \$ 65.00

RECEIVED FROM: SEAN ROBERTS

FOR: VARIANCE

AMOUNT \$ 65.00

RECEIVED FROM: SEAN ROBERTS

FOR: VARIANCE

AMOUNT \$ 65.00

RECEIVED FROM: SEAN ROBERTS

FOR: VARIANCE

AMOUNT \$ 65.00

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AMOUNT \$ 65.00

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FOR: VARIANCE

AMOUNT \$ 65.00

RECEIVED FROM: SEAN ROBERTS

FOR: VARIANCE

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: #05-335-A

12416 Regwood Road

W/side of Regwood Road, 925 feet north of Harford Road

11th Election District - 3rd Councilmanic District

Legal Owner(s): Sean Ruppert

Variance: to permit a side yard setback of 43 feet in lieu of the required 50 feet for an existing dwelling and to approve an undersized lot.

Hearing: Monday, March 14, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

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) 887-8391.

JT 3/641 Mar 1

41533

CERTIFICATE OF PUBLICATION

3/2/, 2005

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 3/1/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

BW
3/14

RE: Case No.: 05-335-A

Petitioner/Developer: _____

SENN RUPPERT

Date of Hearing/Closing: 3/14/05

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

Attention:

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 _____

12416 REDWOOD RD

The sign(s) were posted on 2/26/05
(Month, Day, Year)

CASE # 05-335-A

Sincerely,

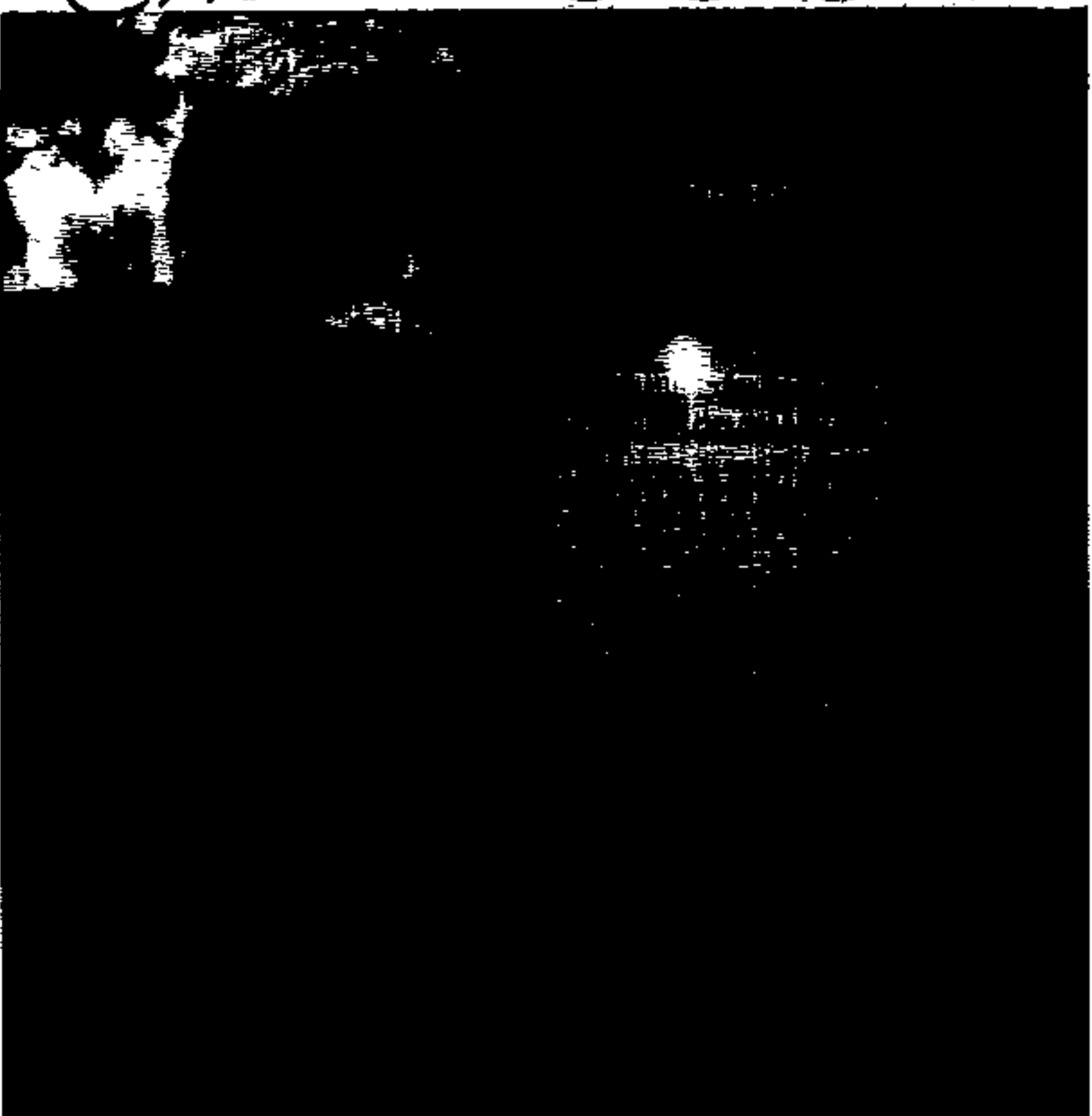
[Signature] 2/26/05
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



12416 REDWOOD RD
POSTED 2/26/05
[Signature] 2/26/05

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 1, 2005 Issue - Jeffersonian

Please forward billing to:

Sean Ruppert
4388 Lottsford Vista Road
Lanham, MD 20706

301-557-3886

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: 05-335-A

12416 Regwood Road
W/side of Regwood Road, 925 feet north of Harford Road
11th Election District – 3rd Councilmanic District
Legal Owner: Sean Ruppert

Variance to permit a side yard setback of 43 feet in lieu of the required 50 feet for an existing dwelling and to approve an undersized lot.

Hearing: Wednesday, February 16, 2005 at 10:00 a.m. in Room 407, County Courts Building,
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.



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

January 18, 2005

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: 05-335-A

12416 Regwood Road
W/side of Regwood Road, 925 feet north of Harford Road
11th Election District – 3rd Councilmanic District
Legal Owner: Sean Ruppert

Variance to permit a side yard setback of 43 feet in lieu of the required 50 feet for an existing dwelling and to approve an undersized lot.

Hearing: Wednesday, February 16, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Sean Ruppert, 4388 Lottsford Vista Rd., Lanham 20706
Paul Naldrett, 200 E. Joppa Rd., Ste. 402, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 1, 2005.**
- (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.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 05-335-A
Petitioner: 12416 Regwood Rd., LLC
Address or Location: 12416 REGWOOD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: SEAN RUPPERT
Address: 4388 LOTTSFORD VISTA ROAD
LANHAM, MD 20706
Telephone Number: 301-557-3886

Revised 2/20/98 - SCJ

**Department of Permits and
Development Management**

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



Baltimore County

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

February 8, 2005

Sean Ruppert
4388 Lottsford Vista Road
Lanham, Maryland 20706

Dear Mr. Ruppert:

RE: Case Number: 05-335-A, 12416 Regwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 11, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Paul M. Naldrett Hicks Engineering 200 E. Joppa Road, Ste. 402 Towson 21286

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



Fire Department

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



Baltimore County

• 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

January 16, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: January 24, 2005

Item No.: 334-336, 338-344, 346

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.

The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

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



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: January 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For January 24, 2005
Item No. 335

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

A minimum of 40-foot right-of-way for Regwood Road shall be shown, and the requested variances shall be modified accordingly.

RWB:CEN:jrb

cc: File

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
BALTIMORE COUNTY, MARYLAND

TO: Tim Kotroco
PDM

FROM: John D. Oltman, Jr *JDO*
DEPRM

DATE: February 3, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of January 18, 2005.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-335

05-336

05-338

05-339

05-344

05-345

05-347

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 3, 2005

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

RECEIVED

FEB - 3 2005

SUBJECT: 12414 and 12416 Regwood Road

INFORMATION:

Item Number: 5-334 and 5-335

Petitioner: 12416 Regwood Road, LLC.

Zoning: RC 5

Requested Action: Special Hearing

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR.

In addition, the subject property is an existing lot of record that is not within a subdivision approved by record plat. As such, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of the existing dwelling.
2. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
3. Orient the front of the proposed dwelling towards Regwood Road and incorporate prominent entries and porches or stoops in the front building façade.

ORDER RECEIVED FOR FILING

Date

By

By
2/11

4. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
5. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
6. Ensure that exterior of all buildings use the same finish materials and architectural details on all front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
7. Provide landscaping along the public road.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By: Mark A. Cunniff

Division Chief: John J. [Signature]

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 3, 2005

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

SUBJECT: 12414 and 12416 Regwood Road

INFORMATION:

Item Number: 5-334 and 5-335

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 11, 2005

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

RECEIVED

MAR 11 2005

SUBJECT: 12414 and 12416 Regwood Road

INFORMATION:

Item Number: 5-334 and 5-335

Petitioner: 12416 Regwood Road, LLC.

Zoning: RC 5

Requested Action: Special Hearing

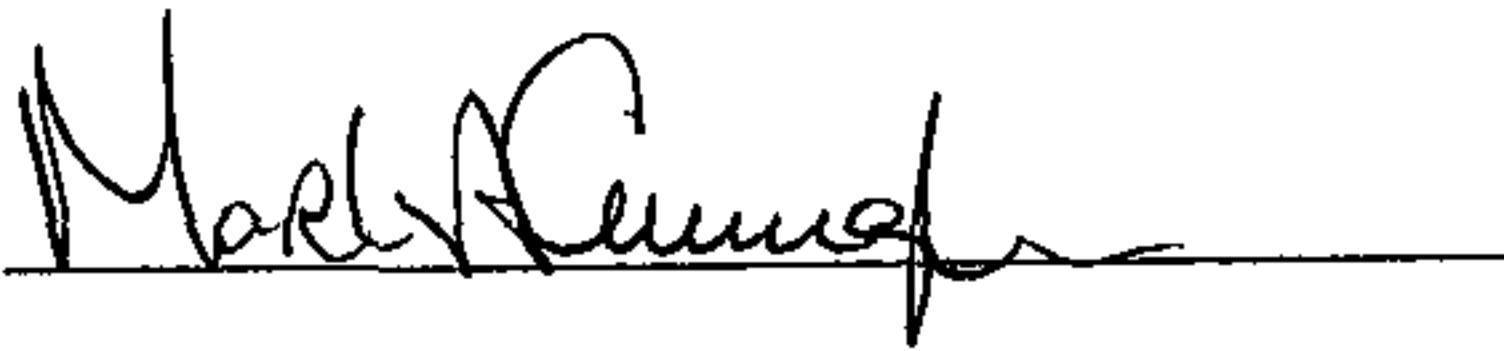
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

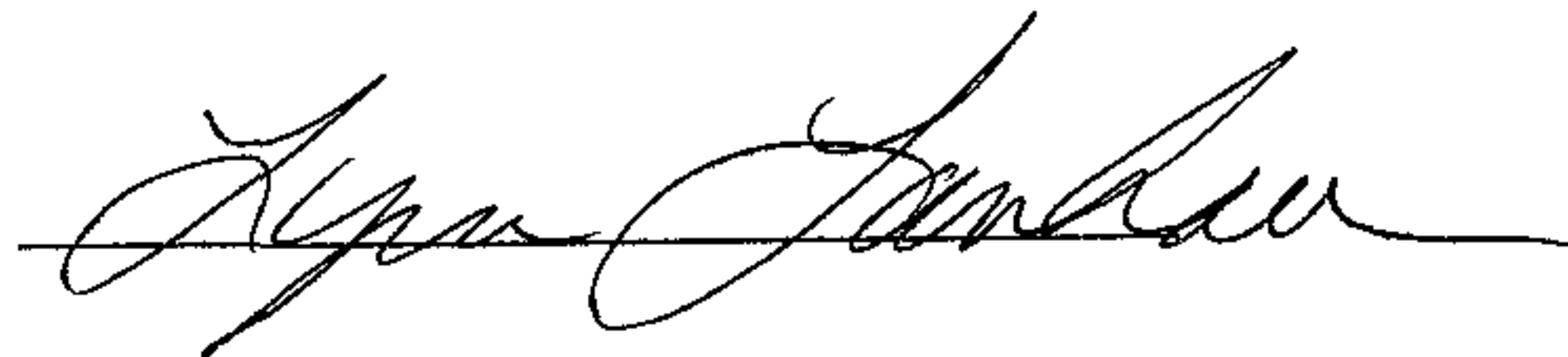
The Office of Planning reviewed the petitioner's request and accompanying site plan and elevation drawing and finds the proposal to be in accordance with the spirit and intent of the RC 5 regulations and performance standards listed within Bill 55-04. As such, this office does not oppose the administrative variance.

For further questions or additional information concerning the matters stated herein, please contact Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

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



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

Maryland Department of Transportation

Date: 1.19.05

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

RE: Baltimore County
Item No. 335 BTR

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

RE: PETITION FOR VARIANCE
12416 Regwood Road; W/side of Regwood
Road, 925' N Harford Road
11th Election & 3rd Councilmanic Districts
Legal Owner(s): Sean Ruppert
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-335-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 and documentation filed in the case.

RECEIVED

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of January, 2005, a copy of the foregoing Entry of Appearance was mailed to Paul M. Naldrett, Hicks Engineering, Associates, 200 E. Joppa Road, Suite 402, Towson, MD 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RE: PETITION FOR VARIANCE * BEFORE THE
12416 Regwood Road; W\Side of Regwood
Road, 925 ft N. Harford Road * ZONING COMMISSIONER
11th Election and 3rd Councilmanic Districts *
Legal Owner: Sean Ruppert * FOR

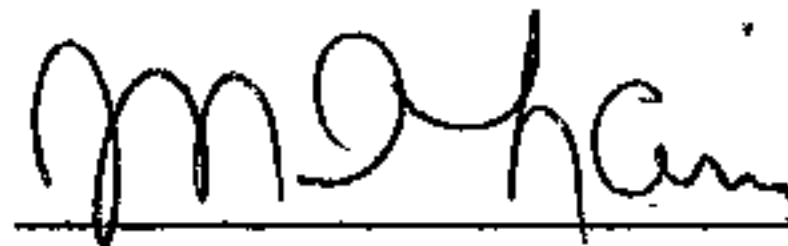
Petitioner * BALTIMORE COUNTY

* 05-335-A

* * * * *

ENTRY OF APPEARANCE

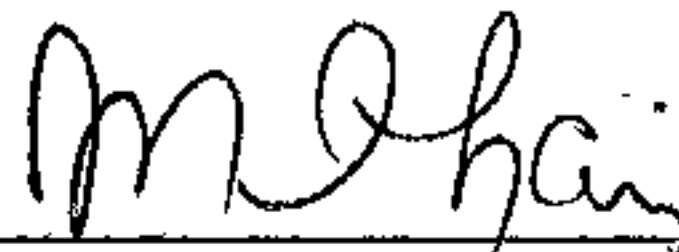
Please enter the appearance of J. Neil Lanzi on behalf of Sean Ruppert, Petitioner in the above captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter.



J. NEIL LANZI
Counsel for the Petitioner
409 Washington Avenue, Suite 617
Towson, Maryland 21204
(410) 296-0686

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of February, 2005, a copy of the foregoing Entry of Appearance was mailed to Peter Max Zimmerman, People's Counsel for Baltimore County and Carole S. DeMilio, Deputy People's Counsel for Baltimore County, Old Courthouse, Room 47, 400 Washington Avenue, Towson, Maryland 21204.



J. NEIL LANZI

J. NEIL LANZI, P.A.
ATTORNEY AT LAW
MERCANTILE BUILDING, SUITE 617
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

(410) 296-0686

FAX: (410) 296-0689

E-Mail: lanzilaw@cs.com

J. Neil Lanzi

OF COUNSEL
Fred L. Coover*

*Also Admitted in District of Columbia

COLUMBIA

Suite 420, Parkside Bldg
10500 Little Patuxent Parkway
Columbia, Maryland 21044-3563

Reply to Towson

February 11, 2005

William J. Wiseman, Zoning Commissioner
Baltimore County, Suite 405
County Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Case No. 05-335-A
12416 Regwood Road

Dear Mr. Wiseman:

The above referenced case has been scheduled for zoning hearing on Wednesday, February 16, 2005 at 10:00 a.m. in Room 407, County Courts Building. I represent the Petitioner and on their behalf I am requesting a postponement for the following reasons.

First, the Zoning Petition was filed by Hicks Engineering and I have recently been retained and with this letter am entering my appearance. Second, a postponement will allow the comments in the zoning office to be addressed with the various county agencies.

Finally, to confirm our conversation this morning, I will advise my client and his engineers the case will be postponed. I will direct the sign company to mark the case "postponed" on the sign and re-post the property with the new date I intend to get from Krysten in the Zoning Office today. Upon my receipt of the new zoning date, I will have the hearing readvertised as well.

William J. Wiseman, Zoning Commissioner
February 11, 2005
Page Two

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "J. Neil Lanzi". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

J. Neil Lanzi

JNL:mal
enclosure

cc: People's Counsel
Department of Permits and Development Management
Sean Ruppert
Hicks Engineering, Paul Neldrett

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER

DATE

CITIZEN'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

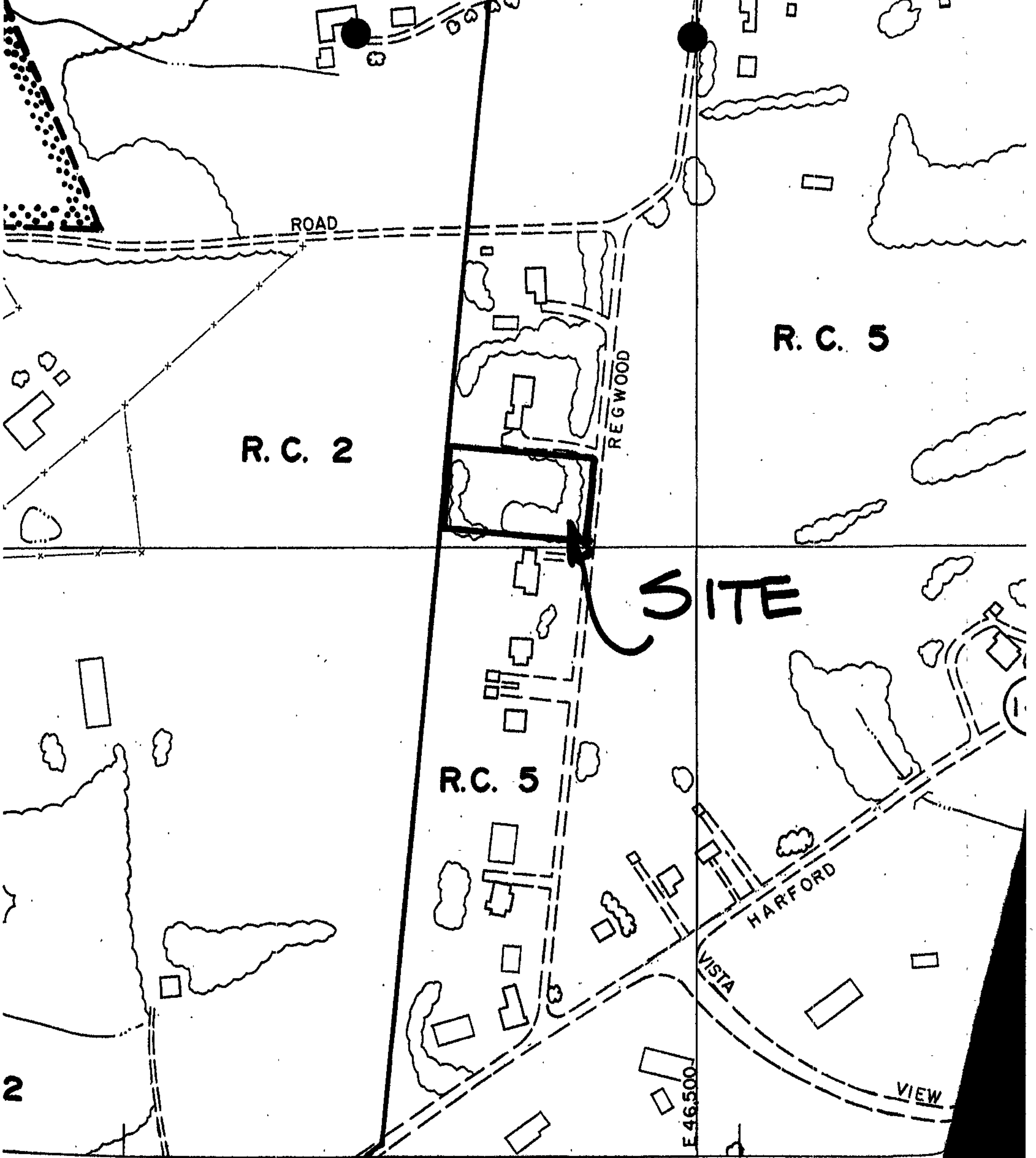
E-MAIL

Luke Glasgow

12412 Regwood Rd

Hydes MD 21082

lglasgow@comcast.net



NTY
ND ZONING

NE
16-H

#334



3110

3110
A-01

R. C. 5

REGWOOD

ROAD

UPLAND

R. C. 5

R. C. 2

PRIVATE ROAD

ROAD

SITE

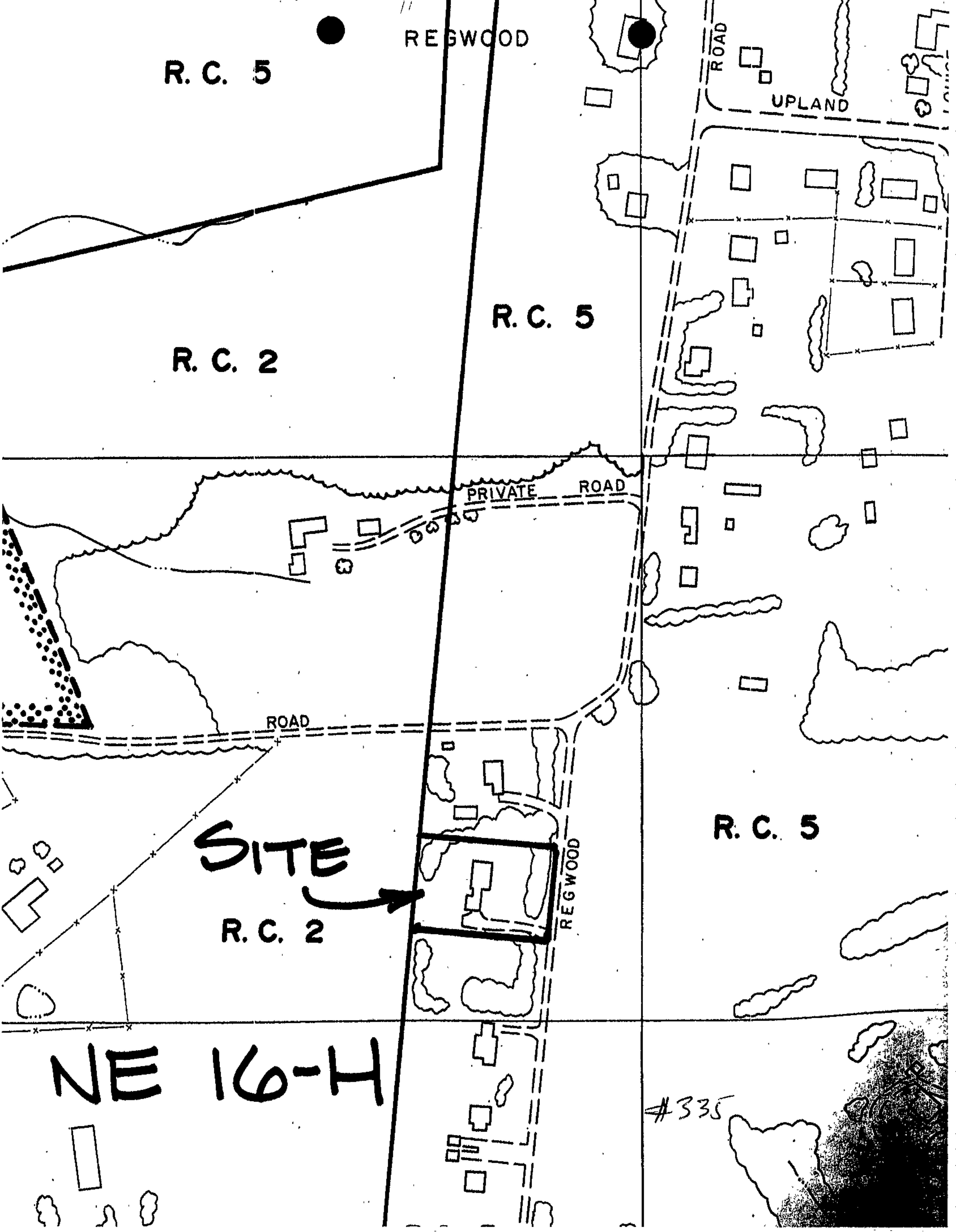
R. C. 2

R. C. 5

REGWOOD

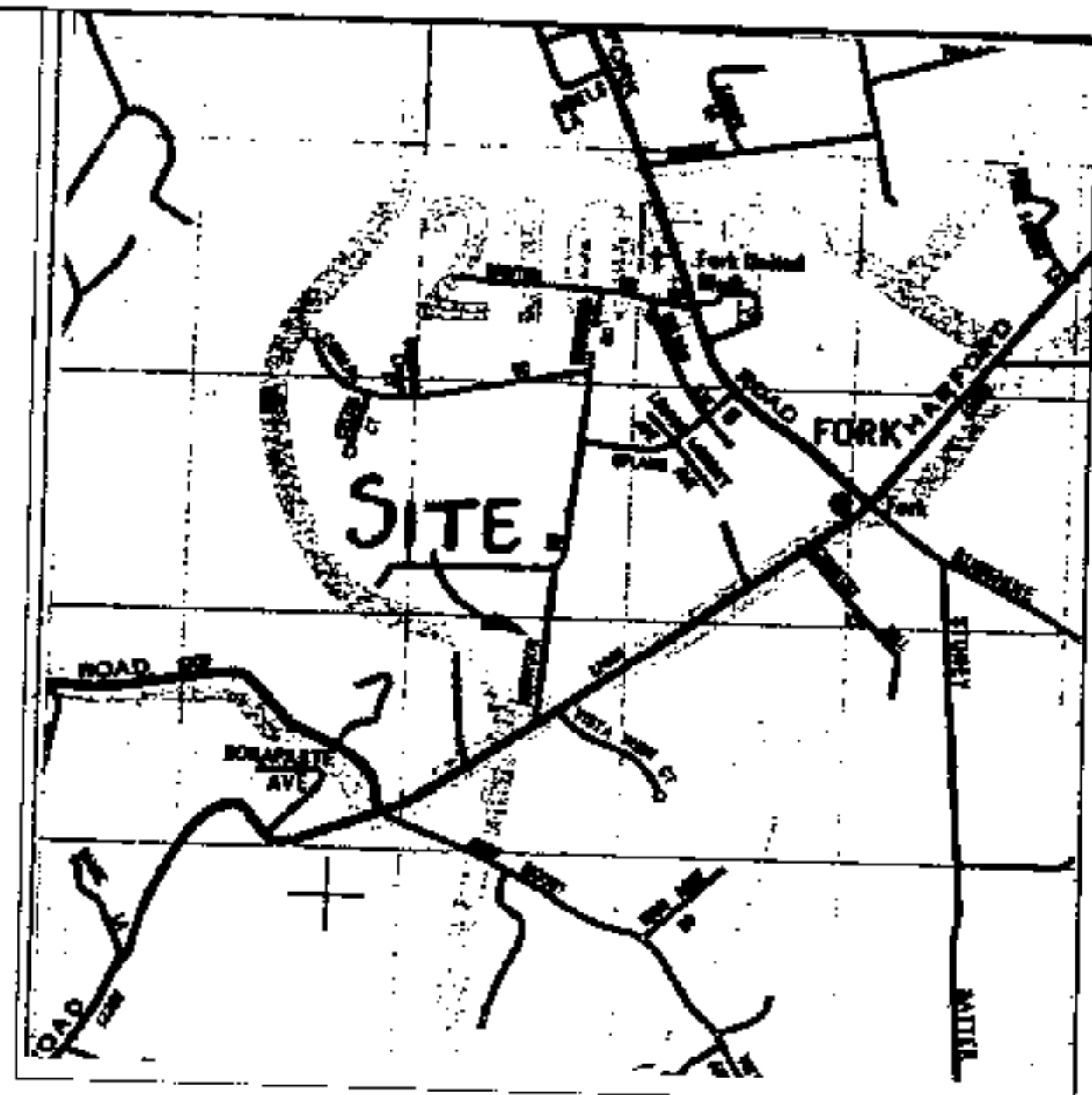
NE 16-H

#335



1951

1951



VICINITY MAP
SCALE: 1"=2000'

PRIVATE DRIVE

EX. SHED

JONATHAN C. CLASS
DANIELLE E. CLASS
8601/640
1107047175
ZONED: RC-5
USE: RESIDENTIAL

EXISTING DWELLING
#12420

SITE DATA
SITE AREA: 0.849 ACS. OF
36.982 SI. +/-
DEED REFERENCE: 11230/712
TAX ACCT. NO.: 1120055050
EX. ZONING: RC-5
ZONING MAP: NE 16-H
COUNCILMANIC DISTRICT: 3
ELECTION DISTRICT: 11

GENERAL NOTES

1. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
2. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE, NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
3. THE PROPERTY SHOWN IS IN FLOOD ZONE 'C' PER FEMA FLOOD INSURANCE RATE MAP PANEL 240010 0280 AND IS NOT IN A 100 YR. FLOOD PLAIN.
4. THERE ARE NO STREAMS, STORMWATER MANAGEMENT SYSTEMS OR DRAINAGE PIPE SYSTEMS ON OR WITHIN 50 FEET OF THE SUBJECT PROPERTY.
5. ANY PROPOSED BUILDINGS SHALL MEET THE BUILDING CODE, AS WELL AS THE FIRE CODE, WITH REGARD TO THE TYPE OF CONSTRUCTION, WINDOWS, ETC.
6. MAXIMUM BUILDING COVERAGE= 15%
7. MAXIMUM BUILDING HEIGHT= 35 FEET
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THERE IS NO PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY.

RC 2
RC 5

N 82°03'00" W 210.80'

EX. WELL

EXIST. DWELLING
#12416

EXISTING SEPTIC AREA

OWNER:
#12416 REGWOOD ROAD, LLC
11230/712
112055050
ZONED: RC-5

S 10°00'00" W 170.90'

PROPOSED WELL

PROPOSED DWELLING
#12414

PROPOSED SEPTIC AREA

OWNER:
#12416 REGWOOD ROAD, LLC
11230/716
112055051
ZONED: RC-5

REGWOOD ROAD
(25' WIDE R/W)
(LEADS TO COLLECTOR ROAD)

OWNER 05-335 A
12416 REGWOOD ROAD, LLC
4388 LOTTSFORD VISTA ROAD
LANHAM, MD 20

PETITIONER'S

EXHIBIT NO.

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING
#12416 REGWOOD ROAD

TAX MAP 54
ELECTION DISTRICT 11
SCALE: 1"=30'
PARCEL 248
COUNCILMANIC DISTRICT 3
DATE: JANUARY 5, 2005

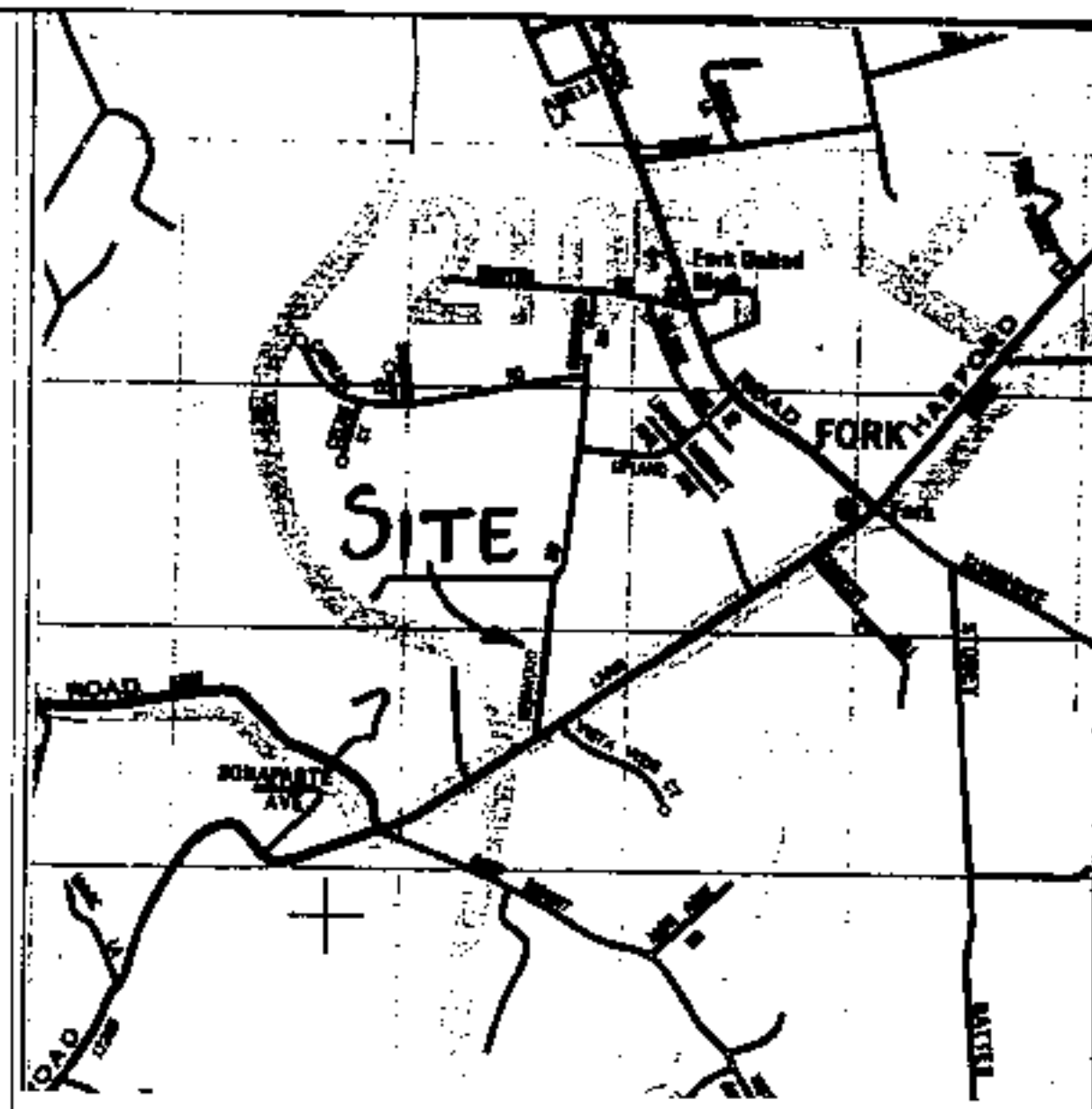
H **Hicks Engineering Associates, Inc.**
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890



PRIVATE DRIVE

EX. SHED

JONATHAN C. CLASS
DANIELLE I. CLASS
8601/640
110/047175
ZONED: RC-5
USE: RESIDENTIAL



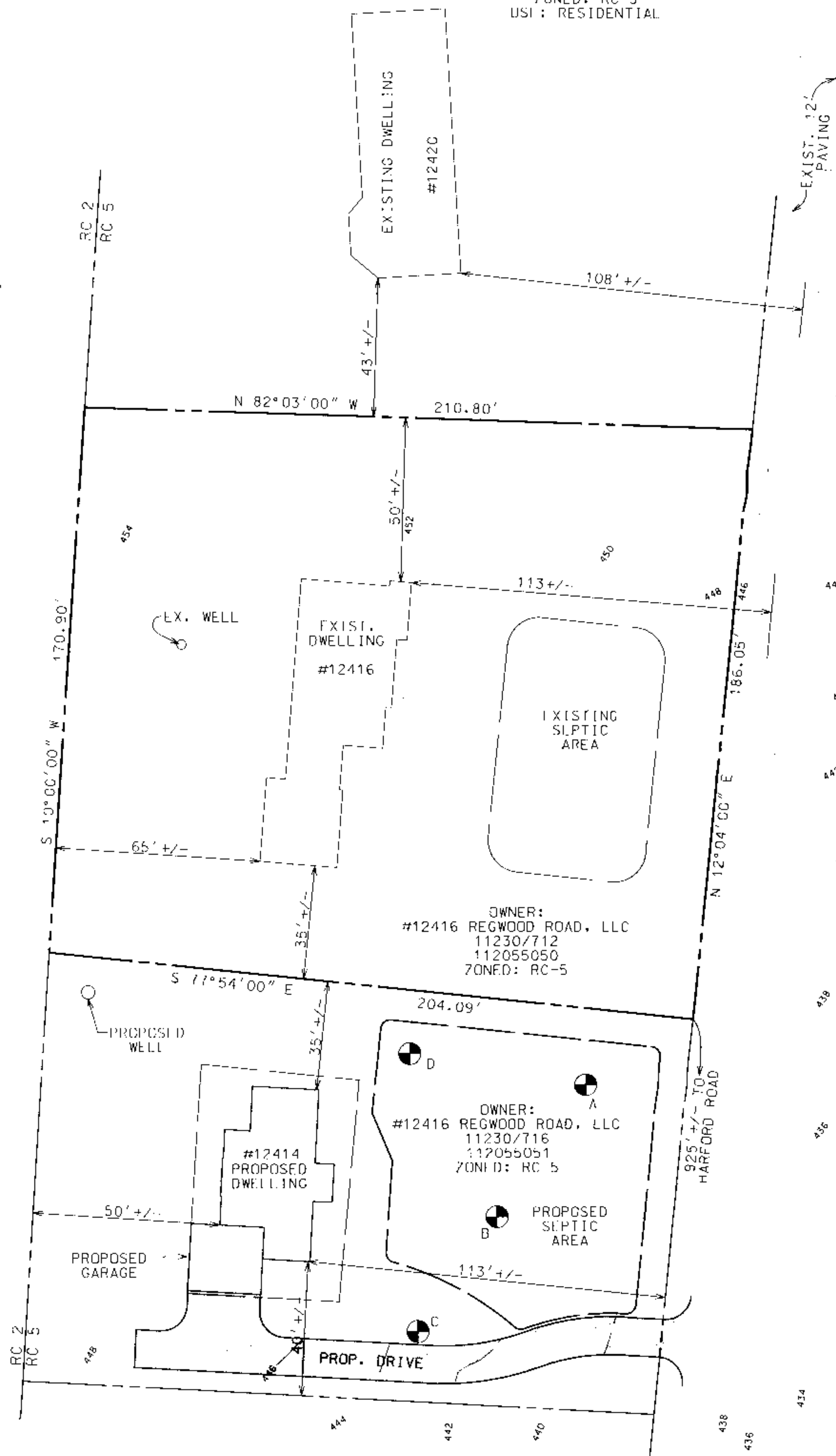
VICINITY MAP
SCALE: 1"=2000'

SITE DATA

SITE AREA: 0.849 ACS. or 36,982 SF. +/-
DEED REFERENCE: 11230/712
TAX ACCT. NO.: 1120055050
EX. ZONING: RC-5
ZONING MAP: NE 16-B
COUNCILMANIC DISTRICT: 3
ELECTION DISTRICT: 1

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7. MAXIMUM BUILDING HEIGHT= 35 FEET
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THERE IS NO PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY.



MARGARET MARY PEELING
MARY HAMILTON WISDOM, ET AL
6576/520
1123052501
ZONED: RC2
USE: AGRICULTURAL

OWNER:
#12416 REGWOOD ROAD, LLC
11230/712
112055050
ZONED: RC-5

OWNER:
#12416 REGWOOD ROAD, LLC
11230/716
112055051
ZONED: RC-5

PETITIONER'S
EXHIBIT NO. _____

OWNER

12416 REGWOOD ROAD, LLC
4388 LOTTSFORD VISTA ROAD
LANHAM, MD 20706

PLAT TO ACCOMPANY
PETITION FOR SPECIAL HEARING
#12416 REGWOOD ROAD

TAX MAP 54
ELECTION DISTRICT 11
SCALE: 1"=30'

PARCEL 248
COUNCILMANIC DISTRICT 3
DATE: JANUARY 5, 2005



Hicks Engineering Associates, Inc.

ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890