

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
PETITION FOR VARIANCE – E/S
Offutt Road, 2,824' S of the c/l * ZONING COMMISSIONER
Liberty Road
(*Preserve at Edrich Farms*) * OF BALTIMORE COUNTY
2nd Election District
4th Council District * Case Nos. II-675 & 05-398-A

Richard D. Flowers, et ux, Owners; *
Flowers Property, LLC, Developers

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner for a combined public hearing, pursuant to Section 32-4-230 of the Baltimore County Code (B.C.C.). That Section permits an applicant to request development plan approval and zoning relief through a single public hearing. Pursuant to the development review regulations codified in Article 32, Title 4 thereof, the Owners/Developers seek approval of a redlined development plan, prepared by MJ Consulting, Inc., for the proposed residential development of the subject property with 16 single-family dwelling lots, 14 of which will be new construction. In addition to development plan approval, the Owners/Developers also filed a Petition for Variance, seeking relief from Section 1A04.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area for proposed Lot 16 of 0.705 acres in lieu of the minimum required 1.0 acre.¹ The proposed subdivision and requested relief are more particularly described on the two page, redlined development plan submitted into evidence and marked as Developer's Exhibits 1A and 1B.

As to the history of this project through the development review process codified in Article 32 of the Baltimore County Code, a concept plan of the proposed development was prepared and a conference held thereon on June 28, 2004. As the name suggests, the concept plan is a schematic representation of the proposed subdivision and is reviewed by and between representatives of the Developer and the reviewing County agencies at the Concept Plan Conference (CPC). Thereafter, as required, a Community Input Meeting (CIM) is scheduled

¹ It is to be noted that in a prior Case No. 05-079-SPH, Deputy Zoning Commissioner John V. Murphy determined that the Concept Plan for this case was filed prior to the applicability of County Council Bill No. 55-04.

during evening hours at a location near the property to provide residents of the area an opportunity to review and comment on the plan. The CIM in this case was held on December 15, 2004 at the Liberty Family Resource Center. Subsequently, a development plan is prepared, based upon the comments received at the CPC and CIM, and submitted for further review at a Development Plan Conference (DPC) which is again held between the Developer's consultants and reviewing County agencies. Often the development plan has been revised to incorporate changes suggested at the CPC and/or CIM. In this case, the DPC was held on March 16, 2005. Following the DPC, comments are submitted by the appropriate County reviewing agencies and a revised development plan incorporating these comments is submitted at the Hearing Officer's Hearing, which in this case was held on April 7, 2005.

Appearing at the requisite public hearing held for this project were Craig Rodgers, a representative of Flowers Property LLC, Owners/Developers, and Harbor Homes, Contract Purchasers. Also appearing were Michael J. Ertel, a Professional Engineer with MJ Consulting, Inc., the consultants who prepared the development plan for this project, and Benjamin Bronstein, Esquire, attorney for the Owners/Developers. Numerous representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals from the Department of Permits and Development Management (DPDM): Walt Smith, Project Manager; Rahee Famili, Development Plans Review; Ron Goodwin, Land Acquisition; and, John Sullivan, Zoning Review. Also appearing on behalf of the County were Mark Cunningham, Office of Planning (OP); Bruce Seeley, Department of Environmental Protection and Resource Management (DEPRM); and Jan Cook, Department of Recreation and Parks (R&P). The Maryland State Highway Administration (SHA) and Baltimore County Fire Department submitted only written comments. Patricia Bryant, who resides at 3227 South Offutt Road, appeared as an interested citizen, as did Terrence Shields and James Whitaker. Also in attendance was Anthony DiCesare, a Law Student who appeared to observe the proceedings.

The subject property under consideration is an irregularly shaped parcel located on the east side of Offutt Road, south of Liberty Road in Randallstown. The property contains a gross

area of approximately 28.59 acres, zoned R.C.5, and is presently improved with two dwellings, which currently bear the street addresses of 3229 and 3233 Offutt Road. As noted above, the Developer proposes a residential subdivision of 16 single-family dwelling lots, to be known as the Preserve at Edrich Farms. Based upon the size of the parcel and its zoning classification, the property could be developed with up to 19 single-family dwellings; however, only 14 new houses are proposed. As shown on the plan, the existing dwellings will remain as Lots 15 and 16; however, will be assigned new street addresses, and 14 new single-family dwelling lots are proposed, all of which will be served by private wells and septic systems. The existing homes are served by public water; however, contain private septic systems.

Most of the development will occur in the western two-thirds of the tract. Access to the property will be by way of a new public road to be known as Julia Flowers Court, which will end as a cul-de-sac. This new public road will enter the west side of the site from Offutt Road, which will be extended past the hard turn at Towhee Road/Towhee Court and renamed Sylvan Dell Road. As shown on the plan, the east side of the property features streams and wetlands and areas of forest buffer, forest conservation and storm water management easement areas. Thus, this portion of the property, approximately 11 acres in area, will be dedicated to Baltimore County and placed into the Recreational Greenway Reservation, which will serve as a buffer between the proposed subdivision and the adjacent community. In this regard, the Owners/Developers applied for and obtained a waiver of local open space requirements from the Department of Recreation and Parks. The existing fire hydrant currently on Offutt Road, which is within 2,000 feet of the project, will remain and provide service to the community following the completion of Sylvan Dell Road.

Pursuant to Sections 32-4-227 and 228 of the Baltimore County Code, which regulates the conduct at the Hearing Officer's Hearing. I am required to first identify any unresolved agency comments or outstanding issues. In this regard, Mr. Ertel on behalf of the Owners/Developers indicated that there were no outstanding issues and that the plan complied with all development plan comments, rules, regulations and standards. The County agency representatives who were present corroborated his representations. Mr. Jan Cook from Recreation and Parks also indicated that he would be forwarding a letter indicating that a waiver of local open space requirements and

ORDER RECORDED FOR FILING
2017/11/15
JEP

a fee in lieu thereof had been approved by his agency. That letter was submitted for inclusion in the case file prior to the issuance of this Order.

As for the citizens who appeared, Ms. Bryant who resides east of the subject property on South Offutt Road, expressed concern about address changes that may take effect once Sylvan Dell Road is developed. She indicated that besides her home, there is only one other house on South Offutt Road, and she prefers that her address remain as it exists. Messrs. Shields and Whitaker appeared and requested an explanation as to how the County determined that a waiver of open space was appropriate in this instance. They also wanted to make certain that environmental resources and well water quality were being preserved. Their questions were satisfactorily addressed during the course of the hearing.

Based upon the testimony and evidence presented, I find that the development plan as submitted meets all County rules, regulations and standards for development and should be approved.

Turning to the Petition for Variance, relief is requested as set forth above to allow a lot size of 0.705 acres in lieu of the minimum required 1.0 acre for existing Lot 16. As shown on the development plan, Lot 16 is an irregular shaped parcel in the northwest corner of the property and is improved with a single-family dwelling, currently known as 3229 Offutt Road; however, will be known as 9201 Towhee Road. Testimony indicated that due to the topography of the land to the rear of Lot 16 and the existence of a dwelling on adjacent Lot 15, Lot 16 could not be enlarged to meet the minimum lot size requirement of 1.0 acre. Moreover, in that Lots 15 and 16 are served by public water and will not require the installation of private wells, the size of the lot is not an issue.

Based upon these factors, I find that the requirements of Section 307 of the B.C.Z.R. have been met for variance relief to be granted. The uniqueness associated with the property is its unusual configuration and the environmental constraints associated therewith. Moreover, I find that the applicants would suffer a practical difficulty and unreasonable hardship if relief was denied, given the fact that houses exist on both Lots 16 and 15. Finally, I find that there will be no detrimental impact to adjacent properties.

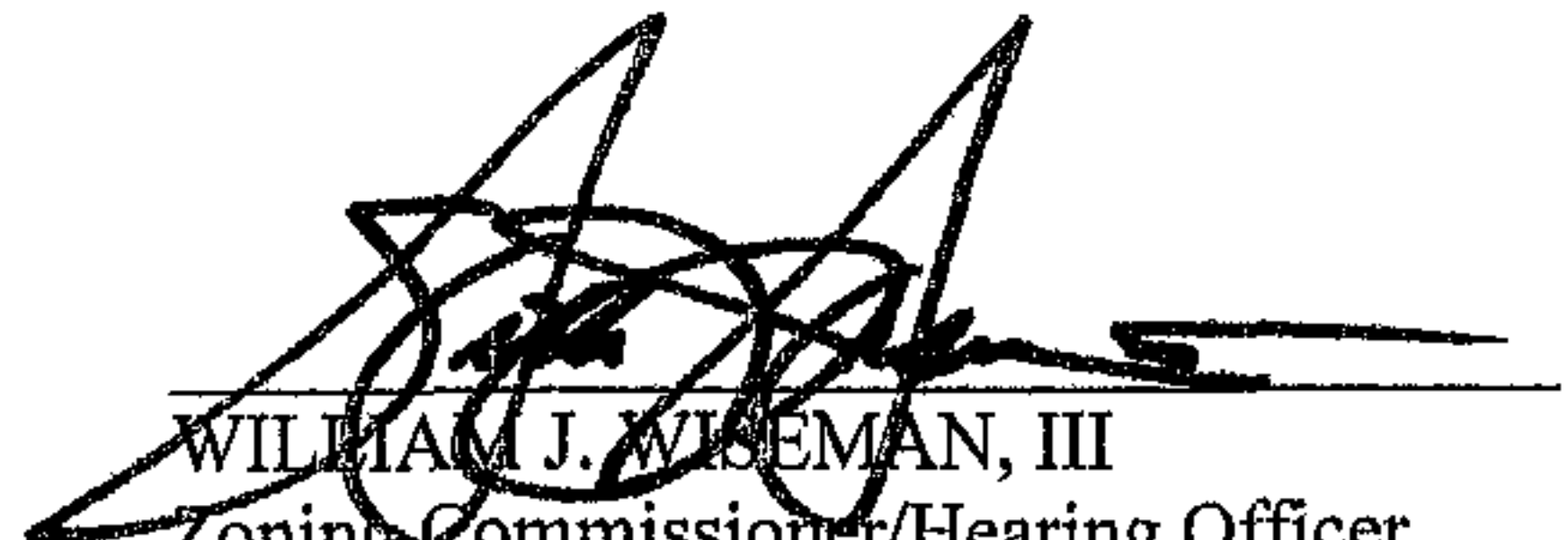
Pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Article 32, Title 4 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved consistent with the comments contained herein and the Petition for Variance granted.

THEREFORE, IT IS ORDERED by this Zoning Commissioner/Hearing Officer for Baltimore County this 15th day of April 2005 that the development plan for the Preserve at Edrich Farms, identified herein as Developer's Exhibits 1A and 1B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A04.3.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot area for proposed Lot 16 of 0.705 acres in lieu of the minimum required 1.0 acre, in accordance with Developer's Exhibits 1A and 1B, be and is hereby GRANTED.

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

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner/Hearing Officer
for Baltimore County

ORDER RECEIVED FOR FILING
Date 4/15/05
By [Signature]

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

April 15, 2005

Mr. & Mrs. Richard Flowers
P.O. Box 147
Randallstown, Maryland 21133

RE: DEVELOPMENT PLAN HEARING and PETITION FOR VARIANCE
E/S Offutt Road, 2,824' S of Liberty Road
(Preserve at Edrich Farms)
2nd Election District – 4th Council District
Richard Flowers, et ux, Owners; Flowers Property LLC, Developers
Cases Nos. II-675 & 05-398-A

Dear Mr. & Mrs. Flowers:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petition for Variance granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. J. Wiseman III", is written over the typed name.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Benjamin Bronstein, Esquire, 29 W. Susquehanna Avenue, Towson, Md. 21204
Mr. Michael J. Ertel, M.J. Consulting, Inc., 208 Washington Avenue, Towson, Md. 21204
Mr. Craig Rodgers, 2 Tisbury Court, Baltimore, Md. 21236
Ms. Patricia Bryant, 3227 S. Offutt Road, Randallstown, Md. 21133
Mr. Terrence Shields, 11 Gondola View Court, Woodstock, Md. 21163
Mr. James Whitaker, 9711 Slalom Run Drive, Woodstock, Md. 21163
Walt Smith, Proj. Mgr.; DPW; DEPRM; OP; R&P; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3229 Offutt 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.1 to permit a lot area of 0.705 acres in lieu of the required minimum 1 acre.

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

1. The topography of the property.
2. The configuration of the property.
3. And for such other and further reasons as may be demonstrated at the time of 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:

Benjamin Bronstein

Name - Type or Print

Signature

Company

25 West Susquehanna Avenue, Suite 205

410-296-0200

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Richard Flowers

Name - Type or Print

Signature

Julia Flowers

Name - Type or Print

Signature

P.O. Box 147

410-296-5288

Address

Telephone No.

Randallstown

Maryland

21133

City

State

Zip Code

Representative to be Contacted:

Michael J. Ertel, PE

Name

208 Washington Avenue

410-296-5288

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1 1/2 hrs

UNAVAILABLE FOR HEARING

Reviewed By

Date 2-08-05

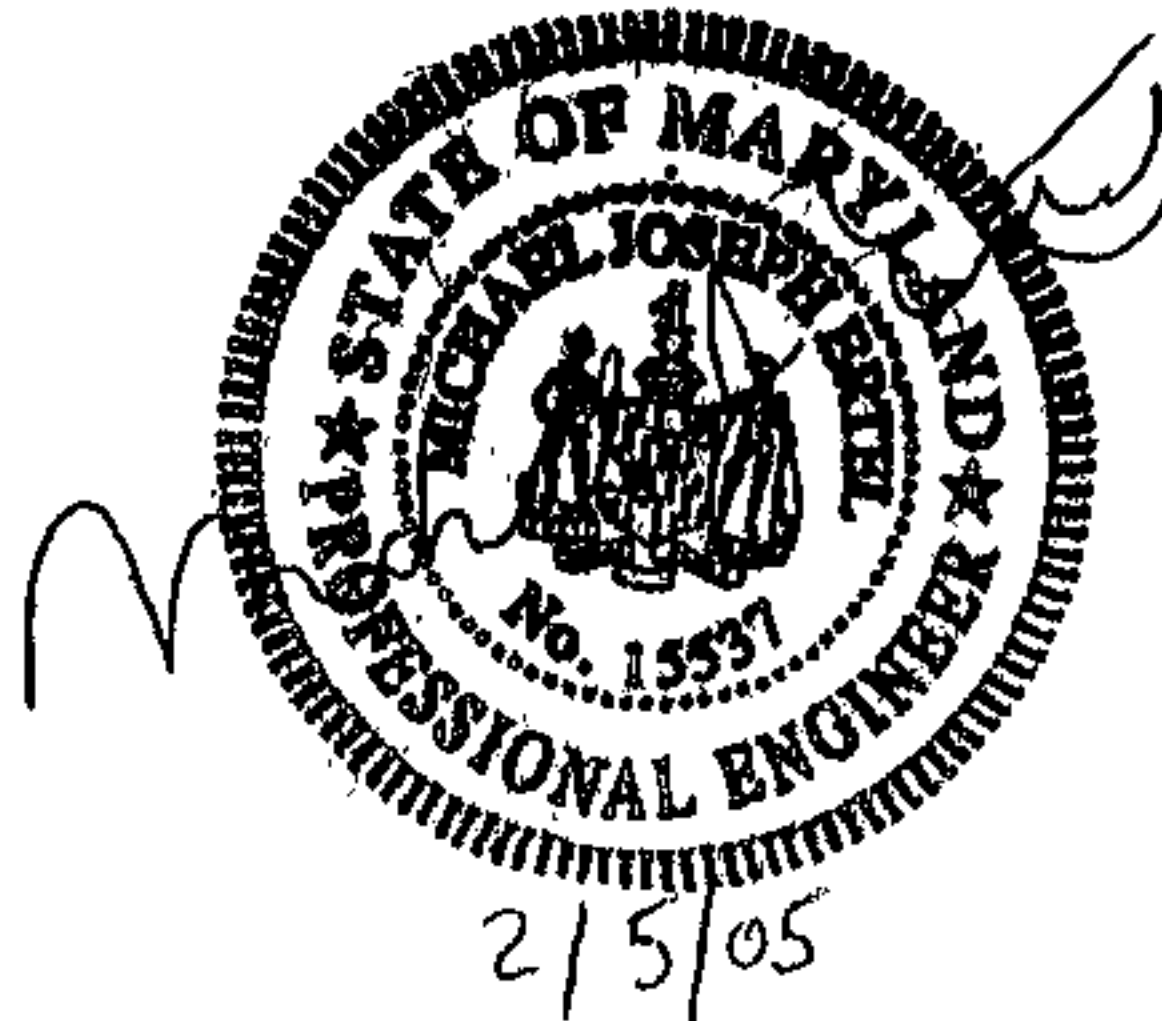
OFFICE RECEIVED
Date 2/15/05
By

Case No. 05-398 A

DESCRIPTION OF PROPERTY KNOWN AS TAX MAP 77, PARCEL 207

BEGINNING AT A POINT 2824' SOUTH OF THE INTERSECTION OF THE CENTERLINES OF LIBERTY AND OF OFFUTT ROADS AND AT THE SAME BEGINNING POINT AS DESCRIBED IN DEED 6224/163 AS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY AND FROM THAT POINT THE FOLLOWING COURSES AND DISTANCES

(1) S 61°53'43"E, 1435.86' (2) S 8°27'04"W, 880.00' (3) N 81°46'05"W, 413.78'
(2) (4) N 64°13'58"W, 569.25', (5) S 77°01'02"W, 226.88' (6) N00°16'02"E, 1291.13'
TO THE PLACE OF BEGINNING, CONTAINING 28.59 ACRES MORE OR LESS. BEING THE SAME PROPERTY AS DESCRIBED IN THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 6224/163.



398

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Check No. 08826
05-3

DATE 2-08-05

ACCOUNT R-001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM

Benjamin Bronstein, ESR

FOR

Residential Variances Filing Fee
30090 Merv Rd (Lot #14)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY ALMA TYPE REG
DATE 2/08/2005 TIME 10:14AM

FOR WILL ACCT NO 0000000000

RECEIVED BY WILL TYPE REG DATE 2/08/2005

AMOUNT 5 CASH 0000000000 PAID BY WILL

RECEIVED BY WILL

RECEIVED BY WILL TYPE REG

RECEIVED BY WILL TYPE REG

RECEIVED BY WILL TYPE REG

CASHIER'S VALIDATION

**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: #05-398-A
3229 Offutt Road
S/east side of Offutt Road,
2,824 feet south of Liberty
Road

2nd Election District
4th Councilmanic District
Legal Owner(s): Richard &
Julia Flowers

Variance: to permit a lot
area of 0.705 acres in lieu
of the required minimum 1
acre.

Hearing: Thursday, April
7, 2005 at 8:00 a.m. in
Room 106, County Office
Building, 111 W. Chesapeake
Avenue, Towson
21204.

WILLIAM WISEMAN
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Zoning Commissioner's Of-
fice at: (410) 887-4388.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zon-
ing Review Office at (410)
887-3391.

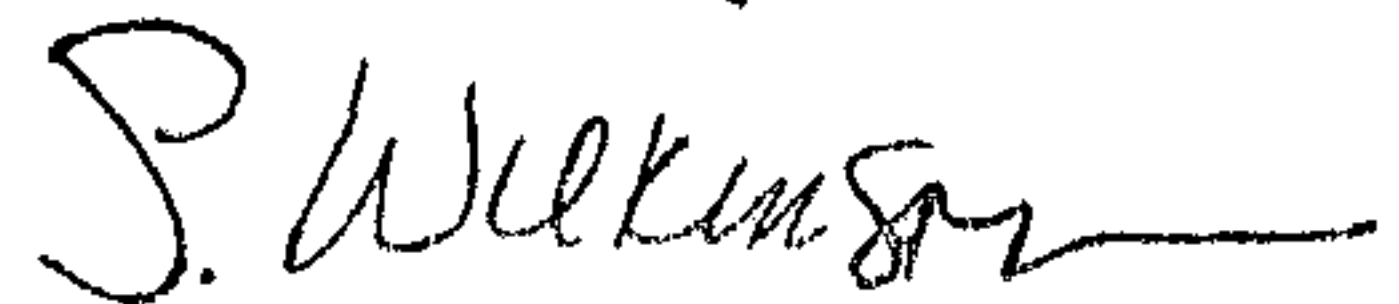
JTS/755 Mar 22 43778

CERTIFICATE OF PUBLICATION

3/23/, 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 3/22/, 2005.

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



LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-398-A

Petitioner/Developer: RICHARD

+ JULIA FLOWERS

Date of Hearing/Closing: 4/7/05

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

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

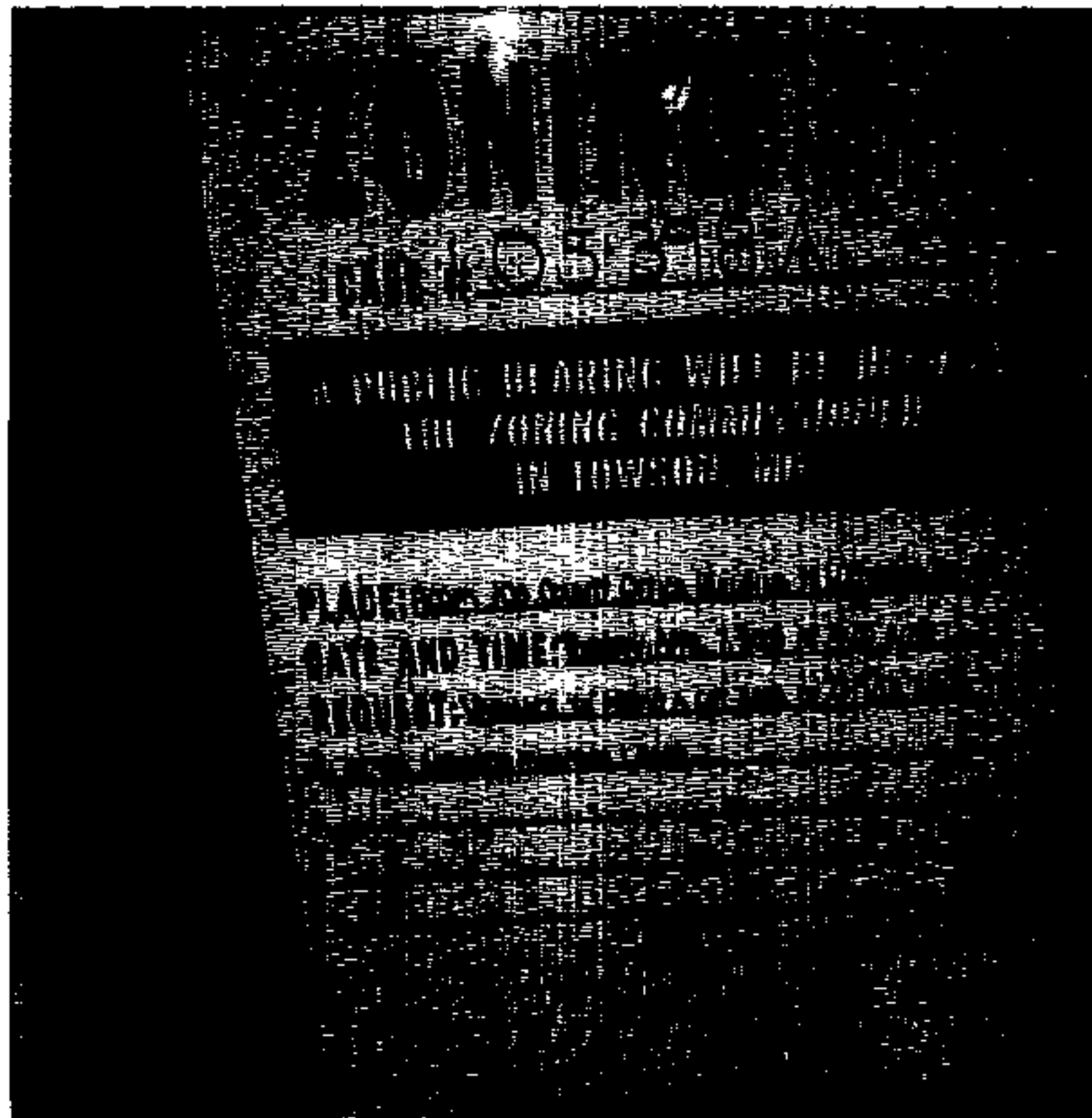
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

3229 OFFUTT ROAD

The sign(s) were posted on

3/21/05
(Month, Day, Year)

Sincerely,



Robert Black 3/22/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

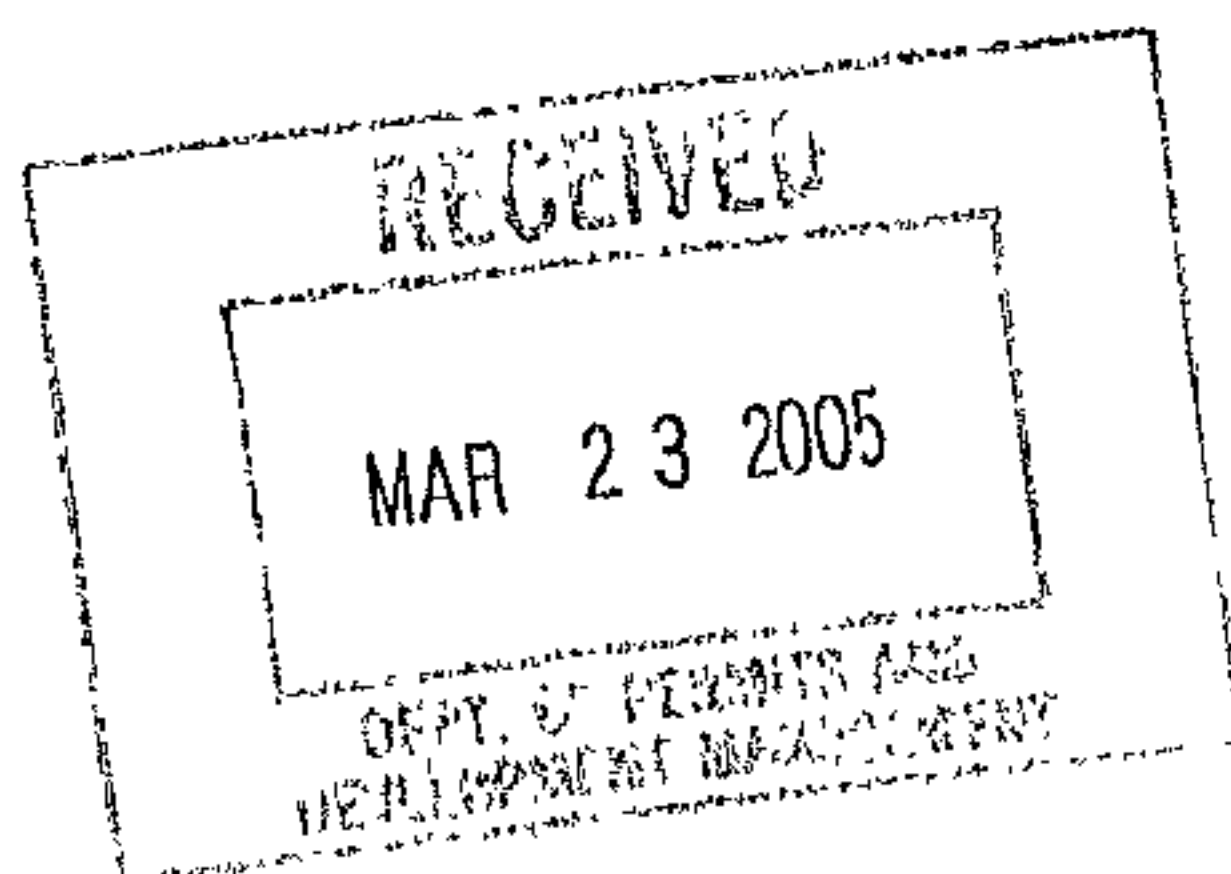
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

3229 OFFUTT RD



**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*

February 22, 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: 05-398-A

3229 Offutt Road
S/east side of Offutt Road, 2,824 feet south of Liberty Road
2nd Election District – 4th Councilmanic District
Legal Owners: Richard & Julia Flowers

Variance to permit a lot area of 0.705 acres in lieu of the required minimum 1 acre.

Hearing: Thursday, April 7, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Benjamin Bronstein, 29 W. Susquehanna Ave., Ste. 205, Towson 21204
Richard & Julia Flowers, P.O. Box 147, Randallstown 21133
Michael Ertel, 208 Washington Ave., Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 23, 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.

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



TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 22, 2005 Issue - Jeffersonian

Please forward billing to:

Benjamin Bronstein
29 West Susquehanna Ave., Ste. 205
Towson, MD 21204

410-296-0200

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: 05-398-A

3229 Offutt Road

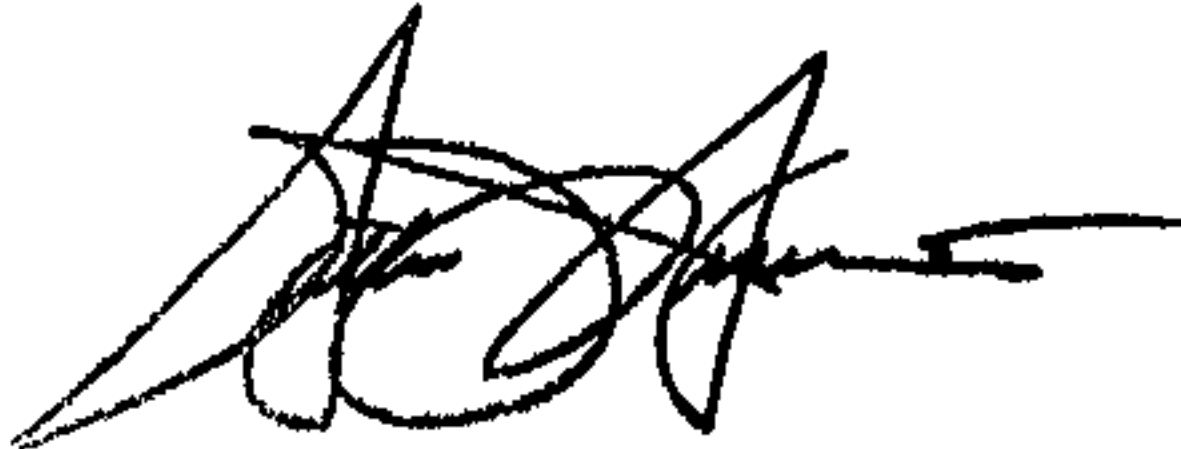
S/east side of Offutt Road, 2,824 feet south of Liberty Road

2nd Election District – 4th Councilmanic District

Legal Owners: Richard & Julia Flowers

Variance to permit a lot area of 0.705 acres in lieu of the required minimum 1 acre.

Hearing: Thursday, April 7, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 W. Chesapeake 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 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: 05-398 A
Petitioner: Richard & Julia Flowers
Address or ^{Site} Location: 3229 Offutt Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Benjamin Bronstein, Esq.
Address: 29 West Susquehanna Ave. Suite 205
Towson Md. 21204
Telephone Number: 410-296-0200

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

February 24, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: 398

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:

1. Fire hydrants for the referenced property are required and shall be located at proper intervals, along an approved road in accordance with Baltimore County Standard Design Manual, Sec. 2.4.4 Fire Hydrants, as published by the Department of Public Works

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



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



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

Maryland Department of Transportation

Date: 2.18.05

RE: Baltimore County
Item No. 398 JJS

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

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

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

TO: Tim Kotroco

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

DATE: March 15, 2005

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 22, 2005

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

05-395

05-397

05-398

05-400

05-402

05-404

Reviewers: Sue Farinetti, Dave Lykens

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2005

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

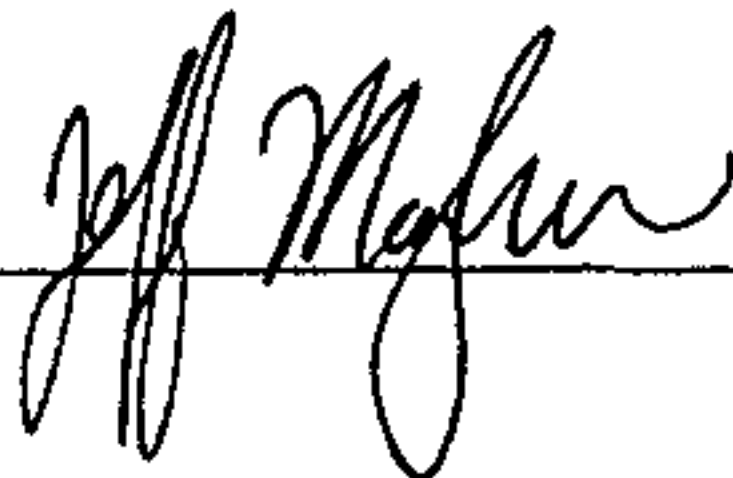
SUBJECT: Zoning Advisory Petition(s): Case(s) 5-386 and 5-398

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

Prepared By:



Division Chief:



MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2005
Item Nos. 395, 397, 398, 399, 402, 403,
and 404

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
3229 Offutt Road; E/side of Offutt Road, *
2824' S of Liberty Road * ZONING COMMISSIONER
2nd Election & 4th Councilmanic Districts *
Legal Owner(s): Richard & Julia L Flowers * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-398-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.

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 1st day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to Michael J Ertel, PE, 208 Washington Avenue, Towson, MD 21204 and Benjamin Bronstein, 29 W Susquehanna Avenue, Suite 205, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BENJAMIN BRONSTEIN

ATTORNEY AT LAW
SUSQUEHANNA BUILDING, SUITE 205
29 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(410) 296-0200
FAX: (410) 296-3719
Benbronstein@terralaw.net

February 8, 2005

Mr. John Sullivan
Dept of Permits & Development Mgt
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: 3229 Offutt Road

Dear Mr. Sullivan:

In reference to the above-entitled property, I am hereby enclosing the following:

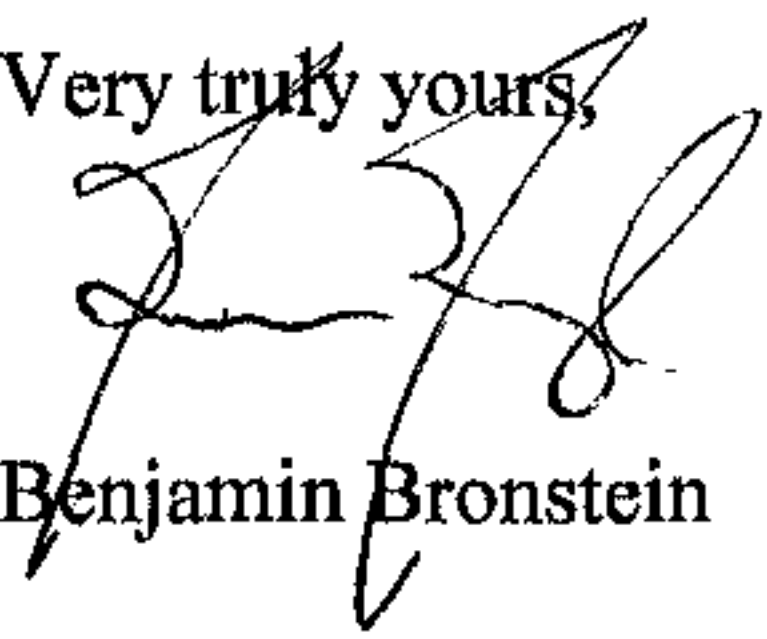
1. Petition for Variance in triplicate;
2. Thirteen (13) copies of the Plat to Accompany Petition for Variance;
3. Three copies of the description under seal;
4. Copy of the 200 Scale Zoning Map; and
5. Check payable to Baltimore County, Maryland for costs.

There are no violations. Please enter my appearance and advise me of the date of hearing.

Please combine the zoning hearing with the hearing on the Development Plan, PDM II-675.

Thank you for your kind attention to this matter.

Very truly yours,


Benjamin Bronstein

BB/mlh
Enclosures

398

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. **05-396-A**

Date Completed/Initials

2/22/15

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

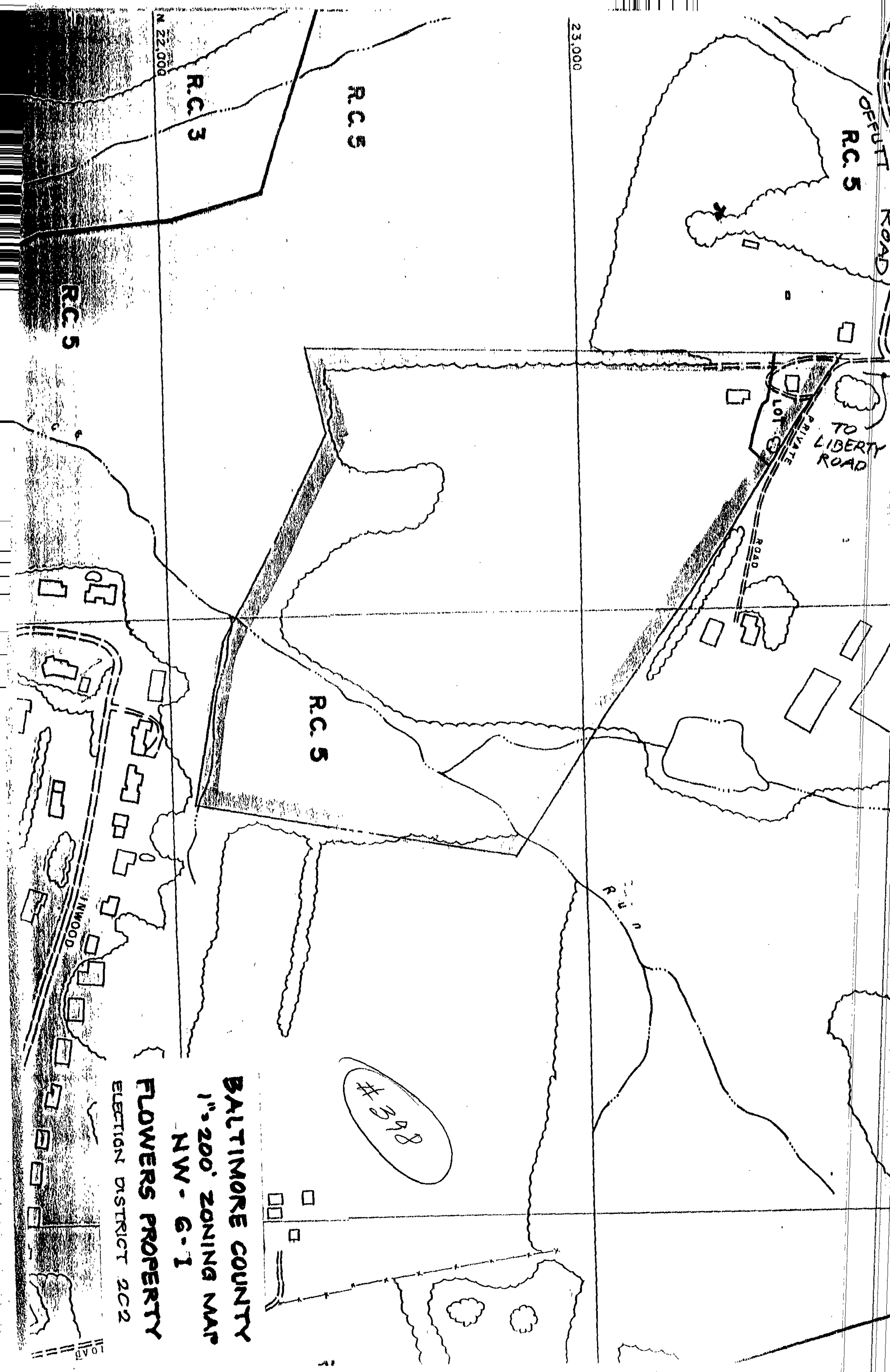
RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; mail copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the biweekly hearing file has been completed; secure all papers under clips in file; send files to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)



RC 5

RC 5

RC 3

RC 5

RC 5

TO LIBERTY ROAD

PRIVATE ROAD

ROAD

INWOOD

P.E.D.

#348

BALTIMORE COUNTY
1"=200' ZONING MAP
NW - 6-1
FLOWERS PROPERTY
ELECTION DISTRICT 2C2

DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT NOTE:

THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH PRESENT POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARTS OF THIS TRACT THAT HAS BEEN USED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

ACCESSORY STRUCTURE NOTES:

1. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE. BUT MUST COMPLY WITH SECTIONS 400 AND 501 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO CONVEYANTS AND APPLICABLE BUILDING PERMITS).
2. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CAN NOT BE LOCATED IN THE FOREST BUFFER EASEMENT.

CERTIFICATION AS TO DELINQUENT ACCOUNTS

THIS CERTIFICATION IS SUBMITTED IN CONNECTION WITH THE DEVELOPMENT KNOWN AS THE PRESERVE AT EDRIK FARMS EAST, SECTION 2 AND IS GIVEN IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-55 (C) OF THE BALTIMORE COUNTY CODE, 1978, AS AMENDED:

I, _____, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO SHALL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

I HEREBY CERTIFY, THAT ON THIS _____ DAY OF _____, BEFORE ME, THE SUBSCRIBER, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, PERSONALLY APPEARED _____ AND MADE OATH IN DUE FORM OF LAW THAT THE MATTERS AND FACTS HEREINAFORE SET FORTH ARE TRUE.

NOTARY PUBLIC

NOTE: IF APPLICANT IS A CORPORATION, THIS CERTIFICATION MUST BE COMPLETED BY AN AUTHORIZED OFFICER AND IF APPLICANT IS A PARTNERSHIP OR JOINT VENTURE, IT MUST BE COMPLETED BY A GENERAL PARTNER OR VENTURE OR AN OFFICER THEREOF. IF HE PARTNER OR VENTURE IS A CORPORATION.

SOILS		
SOIL SERIES	SOIL GROUP	H.S.G.
GcB2	GLENELG	B
GcC2	GLENELG	B
GcD2	GLENELG	B
Hb	HATBORO	D
MbB2	MANOR	B
MbC2	MANOR	B
MbD2	MANOR	B
MbD3	MANOR	B

GENERAL NOTES

1. EXISTING USE: VACANT LAND
2. PROPOSED USE: 18 SINGLE FAMILY LOTS.
3. EXISTING ZONING: R-1
4. CURRENT ZONING SURROUNDING PROPERTIES: RC-5
5. DENSITY ALLOWED: 28.59 x 0.87 = 18 UNITS
6. THERE ARE NO HAZARDOUS MATERIAL SITES ON THIS PROPERTY.
7. THERE ARE NO HISTORICAL SITES ON THIS PROPERTY.
8. THERE ARE NO UNDERGROUND STORAGE TANKS ON THIS PROPERTY.
9. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
10. OPEN SPACE REQUIRED: 10,400 SF ACTIVE
5,600 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 111.D.3
PROVIDED: 0 SF WAIVER REQUESTED & FEE IN LIEU TO BE PAID
11. SCHOOL DISTRICTS: RANDALLSTOWN ELEMENTARY DEER PARK MIDDLE RANDALLSTOWN HIGH
12. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEPENDENT AREA.
13. THIS DEVELOPMENT IS SUBJECT TO THE "RESIDENTIAL PERFORMANCE STANDARDS" OF SECTION 280 OF THE BCZR
14. ANY PROJECT SIGN PROPOSED MUST COMPLY WITH SECTION 450 OF THE BCZR. NO PROJECT SIGNS ARE PROPOSED FOR THIS PROJECT.
15. A DEED OF DECLARATION & EASEMENT & STORMWATER MANAGEMENT EASEMENTS WILL BE CONVEYED TO BALTIMORE COUNTY FOR ANY AREAS REQUIRED BY DEPRA.
16. ANY AREAS ON THIS PLAN NOTED AS FOREST CONSERVATION RESERVATION, FOREST BUFFER RESERVATION, FLOOD PLAIN RESERVATION OR STORMWATER MANAGEMENT RESERVATION SHALL BE DEDICATED IN FEE TO BALTIMORE COUNTY.
17. TYPICAL BUILDING SHOWN ON THESE SINGLE FAMILY LOTS INDICATE A SPECIFIC ORIENTATION WHEN ALLOWED COMPLY WITH THE BCZR. SHOULD THE ORIENTATION CHANGE, THE SETBACKS REQUIRED BY SECTION 1801.2.C.1.b MUST BE MET.
18. UNDER SECTION 32-4-230 A REQUEST FOR COMBINED HOH & SPECIAL HEARING TO CHANGE A LOT IN AN RC-5 ZONE THAT IS LESS THAN ONE ACRE (LOT 16) WILL BE MADE.
19. WITHIN THE AREA SHOWN AS "BALTIMORE COUNTY GREENWAY RESERVATION", PERMITTED USES MAY INCLUDE: PUBLIC ACCESS FOR HIKING BICYCLING FISHING, NATURE/ ENVIRONMENTAL STUDIES, AND BALTIMORE COUNTY SUPERVISED TRAIL IMPROVEMENTS AND MAINTENANCE, SUBJECT TO APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT.
20. THE PROPOSED LOTS WILL BE SERVED BY WELLS AND PRIVATE SEWAGE DISPOSAL SYSTEMS.
21. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 1955. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR TO SUPPORT ANY OFF-SITE DWELLINGS.
22. BUILDINGS WILL COVER NO MORE THAN 15% OF ANY LOT.
23. ALL LOTS ARE FOR SALE.
24. THE MAXIMUM BUILDING HEIGHT FOR DWELLINGS IS 35-FEET.
25. FOR ALL LOTS, PAVED TRASH PICK-UP AND MAIL DELIVERY WILL BE LOCATED WHERE THE DRIVEWAYS MEET THE PUBLIC ROAD
26. PARKING REQUIRED: 2 PARKING SPACES PER UNIT = 2 x 18 = 32
PARKING PROVIDED: 32 PARKING SPACES
27. TRIP GENERATION = 10 LOTS x 9.57 ADTS/LOT = 96 ADTS
28. PANHANDLES TO BE PAVED WITH ASPHALT OVER GAB.
29. ALL LOTS ARE FOR SALE.
30. THIS SITE IS NOT WITHIN ANY BUILDING MORATORIUM AREA.
31. A LANDSCAPE PLAN IS REQUIRED AND IT MUST BE APPROVED PRIOR PERMIT APPLICATION.
32. THE EXISTING WETLANDS WEST OF THE EXISTING STREAM (DEVELOPMENT SIDE) ARE SHOWN ON THE PLAN. THERE ARE ALSO OTHER EXISTING WETLANDS ON SITE EAST OF THE STREAM THAT ARE NOT SHOWN BECAUSE THEY ARE INCLUDED IN THE FOREST BUFFER EASEMENT.
33. THE SIDES OF LOTS 3 & 13 THAT FACE THE RIGHT OF WAY WILL BE FINISHED WITH WINDOWS, DOORS, PORCHES ETC.
34. EXISTING WELL ON LOT 11 SHALL BE ABANDONED.
35. THE FIRE FIGHTING WATER SUPPLY IS AN EXISTING FIRE HYDRANT LOCATED LOCATED ON OFFUTT ROAD 170' WEST OF TOWNEE ROAD.
36. SPECIAL HEARING CASE NO. 05-078-SPH REQUESTING A DETERMINATION OF THE APPLICABILITY OF BILL NO. 55-04 TO THE CONCEPT PLAN IN PDM FILE II-675. THE PETITION REQUESTED THAT UNDER THE CIRCUMSTANCES, BILL NO. 55-04 DOES NOT APPLY TO THIS PROPERTY. THE REQUEST WAS GRANTED ON OCTOBER 12, 2004. SEE ORDER BELOW.

VICINITY MAP

1"=1000'

SITE INFORMATION

TAX MAP: 77, PARCEL: 207
TAX ACCOUNT# 0223750040
DEED REFERENCE 5072/229
SITE ACREAGE = 28.59 ACRES.
COUNCILMANIC DISTRICT: 4
WATERSHED: 7
SUBSEWERSHED: 7
CENSUS TRACT: 4025.02

OWNERS
RICHARD & JULIA FLOWERS
P.O. BOX 147
RANDALLSTOWN, MD 21133
717-642-9064

DEVELOPER / CONTRACT PURCHASER
FLOWERS PROPERTY, LLC
10045 RED RUN BLVD. SUITE 130
OWINGS MILLS, MD 21117
410-356-9229

MJ CONSULTING, INC.

208 Washington Ave., 2nd Flr.
Towson, Maryland 21204
410-296-5288 fax: 410-296-5289
email: mjconsultinginc@comcast.net

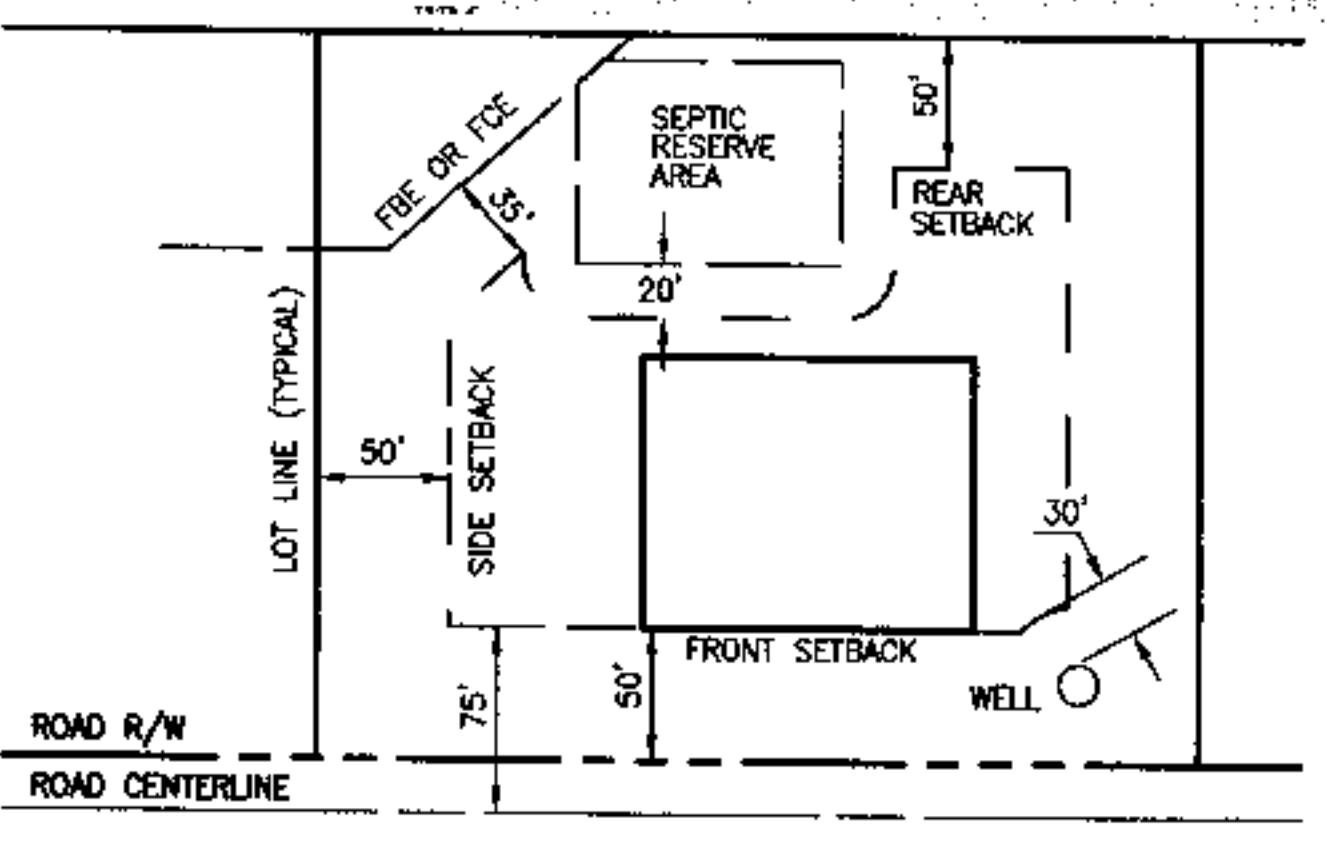
LEGEND

- TRACT BOUNDARY
- EXISTING RIGHT OF WAY
- PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- EXISTING CURB & GUTTER
- EXISTING MACADAM
- EX. WATER
- EXISTING SEPTIC RESERVE AREA
- EX. STORM DRAIN
- OVERHEAD UTILITY LINE
- EXISTING WOODS / VEGETATION
- 100 YR. FLOOD PLAIN
- EXISTING STREAM / SPRING
- SOIL DIVIDE
- EXISTING BUILDING
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED SANITARY
- PROPOSED STORM DRAIN
- PROPOSED WATER
- PROPOSED SEPTIC RESERVE AREA
- PROPOSED WELL AREA
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- LOT NUMBERS
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- LIMIT OF FOREST BUFFER
- PROPOSED WOODS LINE
- INDICATES FRONT OF DWELLING
- APPROXIMATE LIMIT OF DISTURBANCE

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 12th day of October, 2004, that the Petitioners' request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to determine the applicability of Bill No. 55-04 to the concept plan in PDM File II-675, be and is hereby GRANTED.

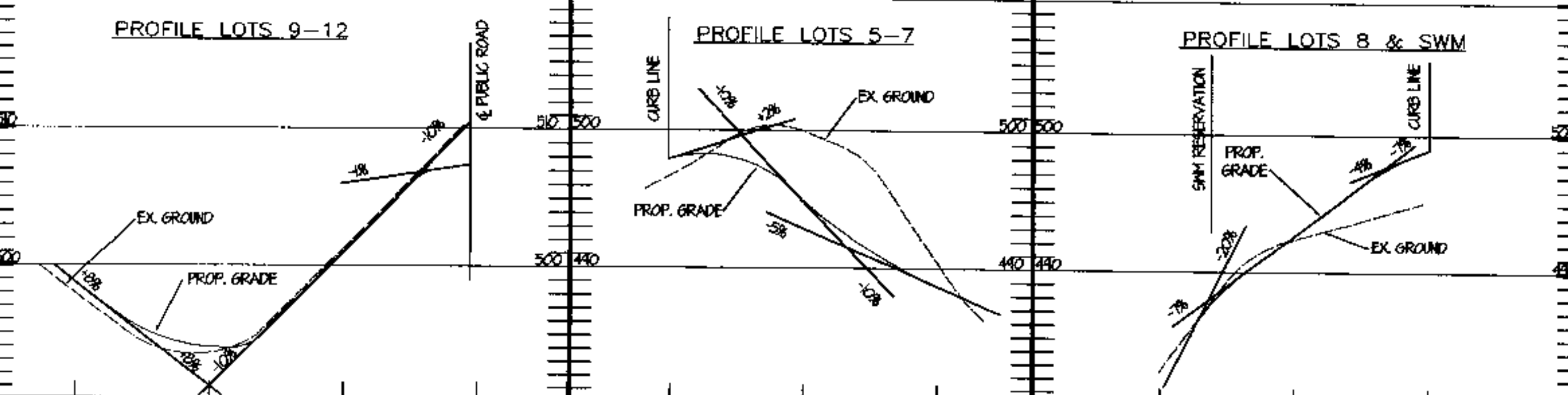
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



TYPICAL PLAN SETBACKS

NO SCALE



PANHANDLE PROFILES

SCALE: HORIZ. = 1" = 100'
VERT. = 1" = 10'

39

214105

THE PRESERVE AT EDRIK FARMS EAST SECTION

FKA FLOWERS PROPERTY

PDM # II-675

ELECTION DISTRICT 2

COUNCILMANIC DISTRICT 4

BALTIMORE COUNTY, MARYLAND

PLAT TO ACCOMPANY PETITION FOR VARIANCE

COVER SHEET

SCALE 1" = 100'

DATE: 02/04/2005

DRAWN BY: BEI

DESIGNED BY: MJE

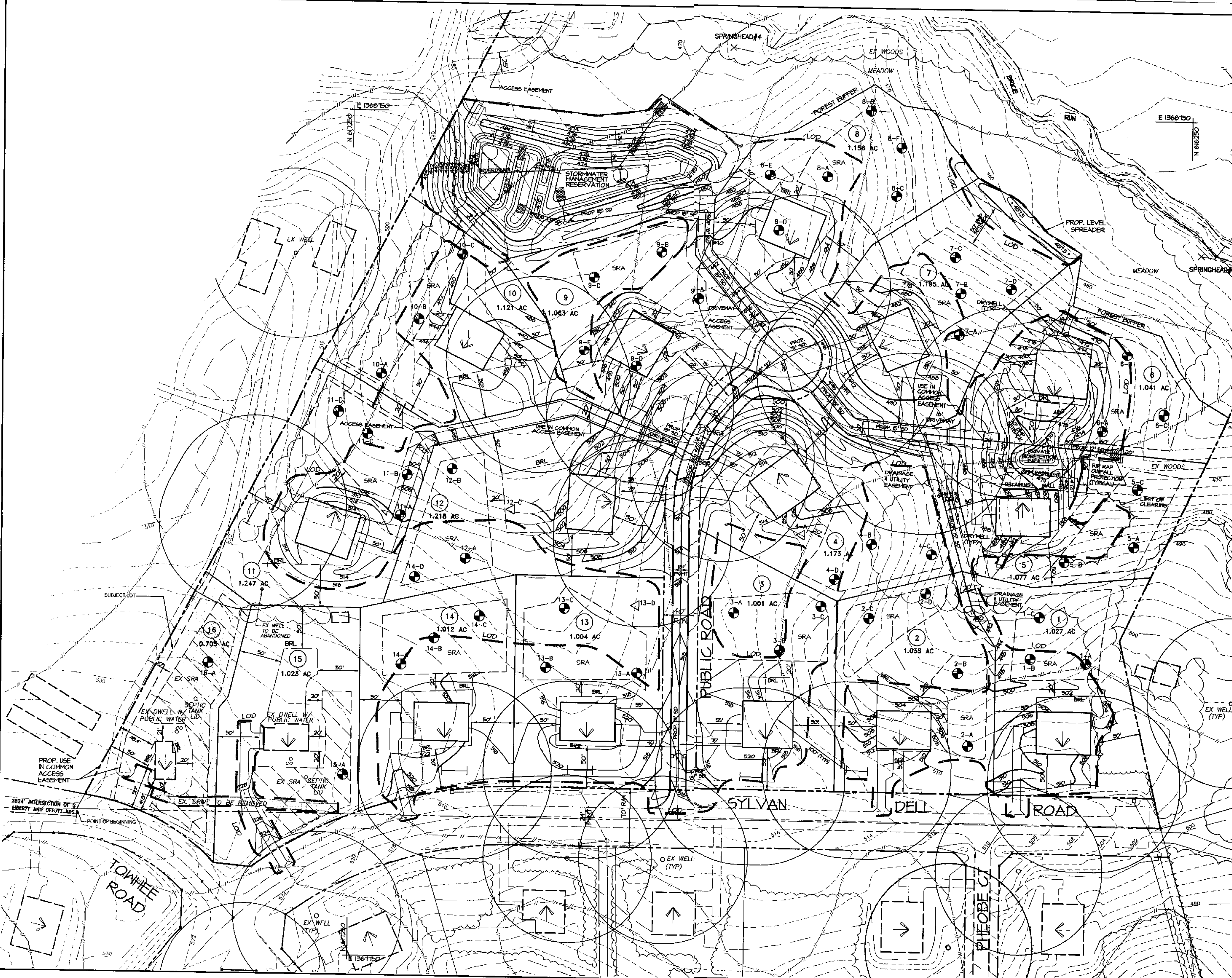
CHECKED BY: MJE

JOB NO: 04-003

DRAWING NO.

1

SHEET 1 OF



OWNERS
RICHARD & JULIA FLOWERS
P.O. BOX 147
RANDALLSTOWN, MD 21133
717-642-9064

DEVELOPER / CONTRACT PURCHASER
FLOWERS PROPERTY, LLC
10045 RED RUN BLVD. SUITE 130
OWINGS MILLS, MD 21117
410-356-9229

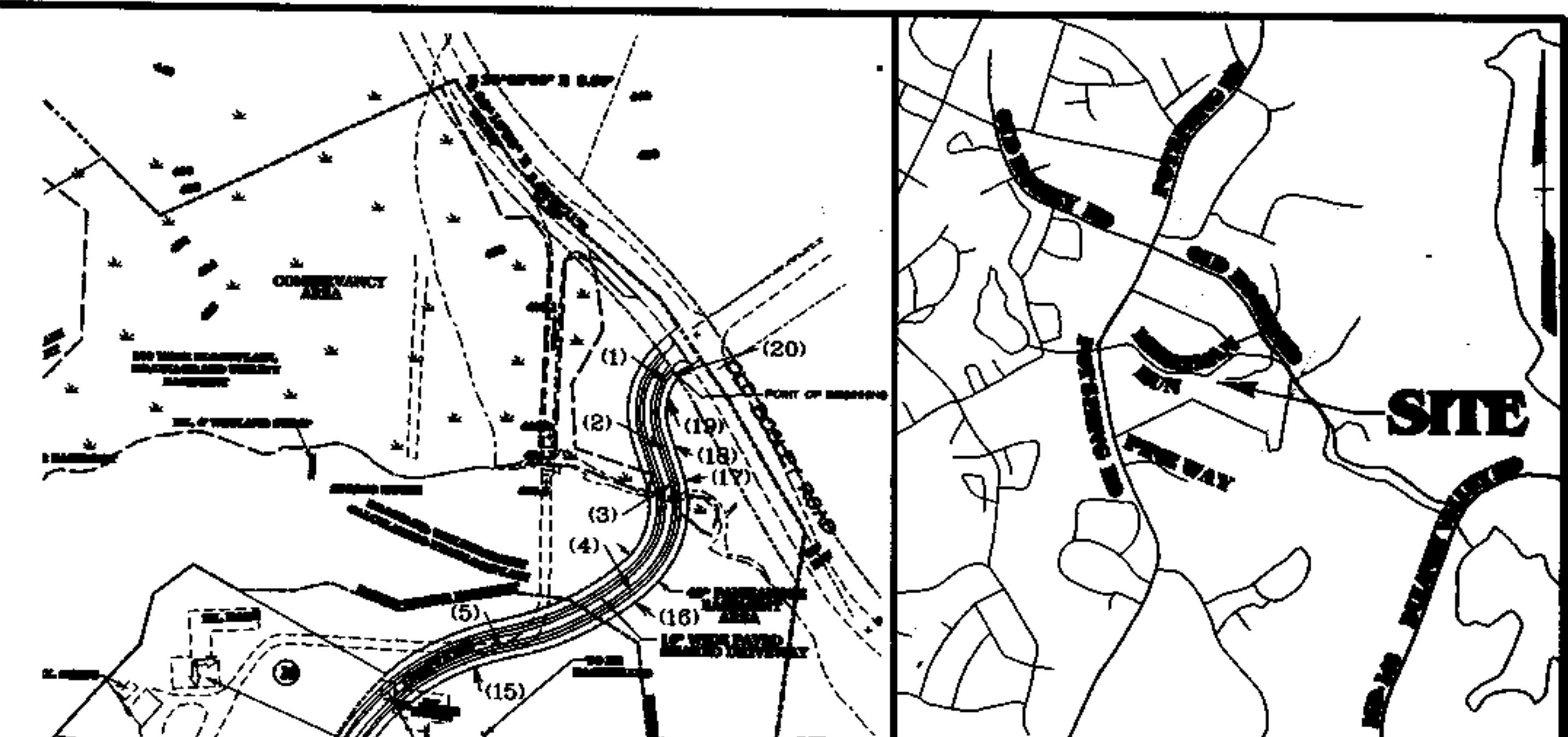
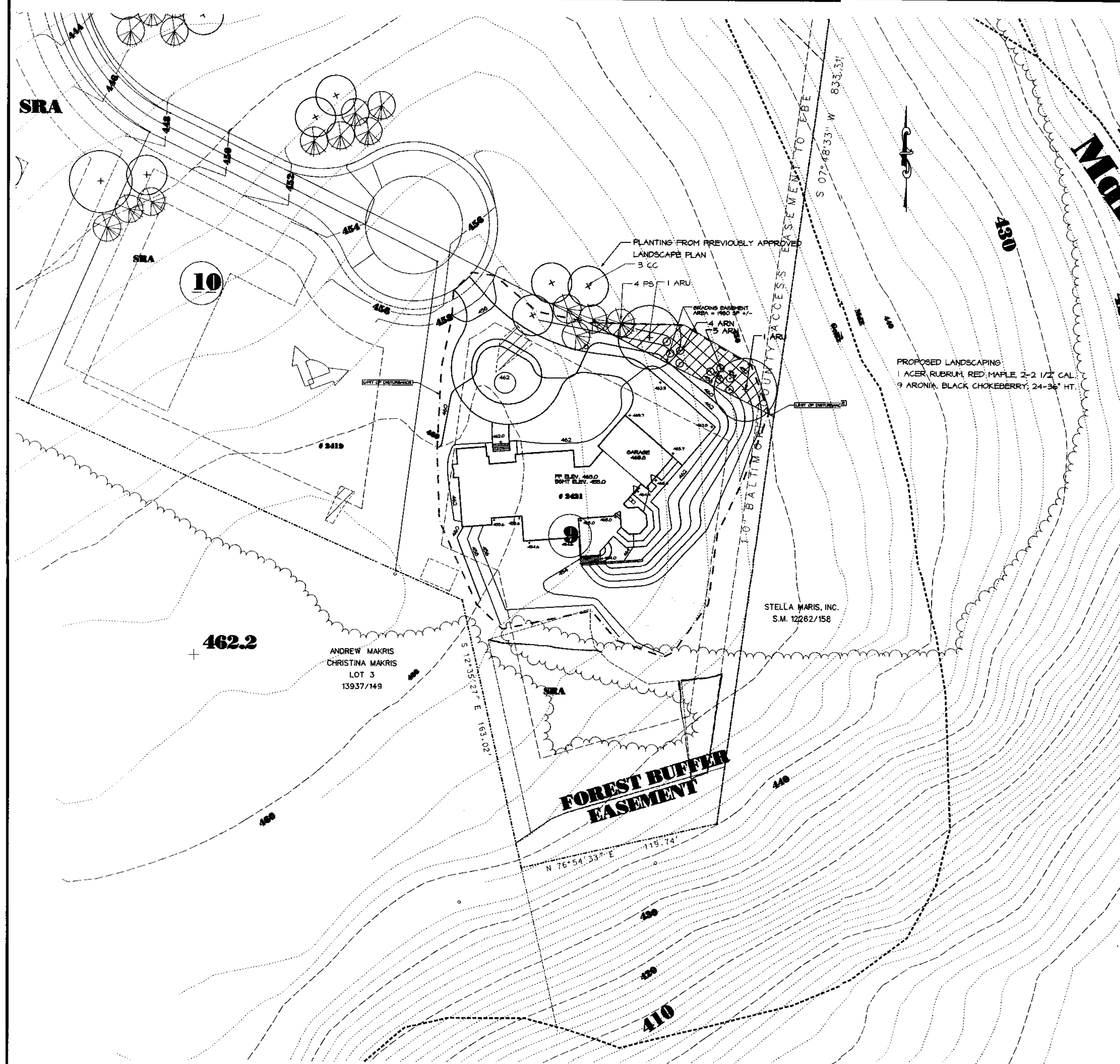
MJ CONSULTING, INC.
208 Washington Ave. 2nd Fl.
Towson, Maryland 21204
410-296-5288 fax 410-296-5289
email mjconsultinginc@comcast.net

NO.	DATE	BY	DESCRIPTION	CO.
REVISIONS				
CERTIFICATION AND SEAL				



THE PRESERVE AT EDRICH FARMS EAST SECTION
FKA FLOWERS PROPERTY
PDM # 11-675
ELECTION DISTRICT 2
COUNCILMATIC DISTRICT 4
BALTIMORE COUNTY, MARYLAND
PLAT TO ACCOMPANY PETITION FOR VARIANCE
PLAN

SCALE 1" = 50'	DATE: 02/04/2005	DRAWING NO. 2
DRAWN BY: BEI	DESIGNED BY: MJE	
CHECKED BY: MJE	JOB NO: 04-003	SHEET 2 OF 2



VICINITY MAP
SCALE: 1"=2000'

- PROPERTY DESCRIPTION**
- (1) R- 68.00 ' L- 69.05 '
 - (2) S 18° 30' 49" E 42.17'
 - (3) R- 112.00 ' L- 134.32 '
 - (4) R- 312.00 ' L- 154.81 '
 - (5) R- 253.00 ' L- 253.47 '
 - (6) R- 103.00 ' L- 152.64 '
 - (7) S 63° 40' 42" E 182.07 '
 - (8) S 07° 35' 35" W 185.17 '
 - (9) S 66° 04' 07" E 43.60 '
 - (10) S 12° 35' 27" E 169.02 '
 - (11) N 76° 54' 33" E 119.74 '
 - (12) N 07° 48' 33" E 245.05 '
 - (13) N 63° 40' 42" W 402.19 '
 - (14) R- 90.00 ' L- 130.84 '
 - (15) R- 245.00 ' L- 245.46 '
 - (16) R- 320.00 ' L- 156.76 '
 - (17) R- 120.00 ' L- 143.92 '
 - (18) N 18° 30' 49" W 42.17 '
 - (19) R- 60.00 ' L- 154.81 '
 - (20) R- 570.00 ' L- 8.00 '

TOTAL LOT PLAN
SCALE: 1" = 200'

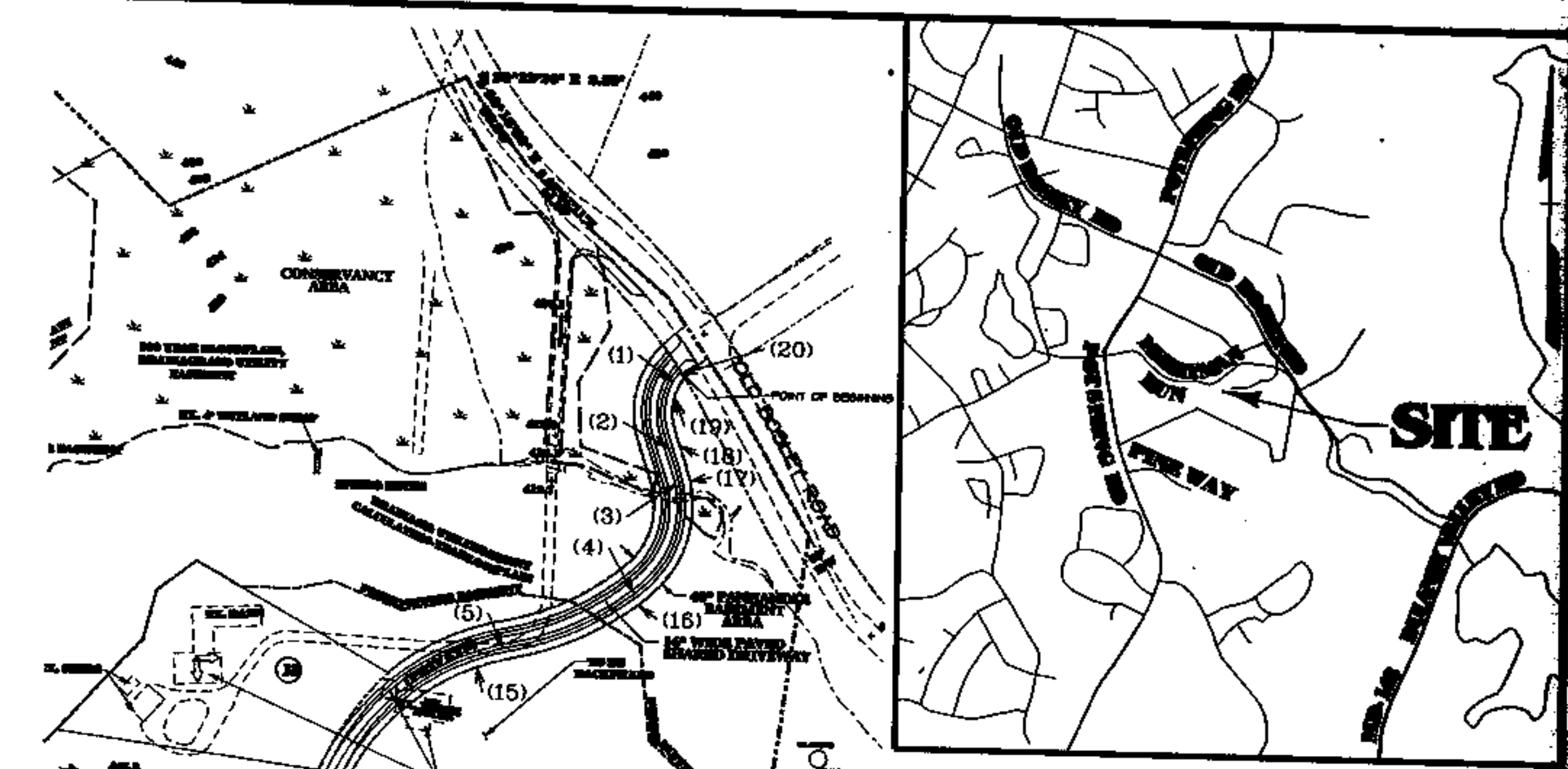
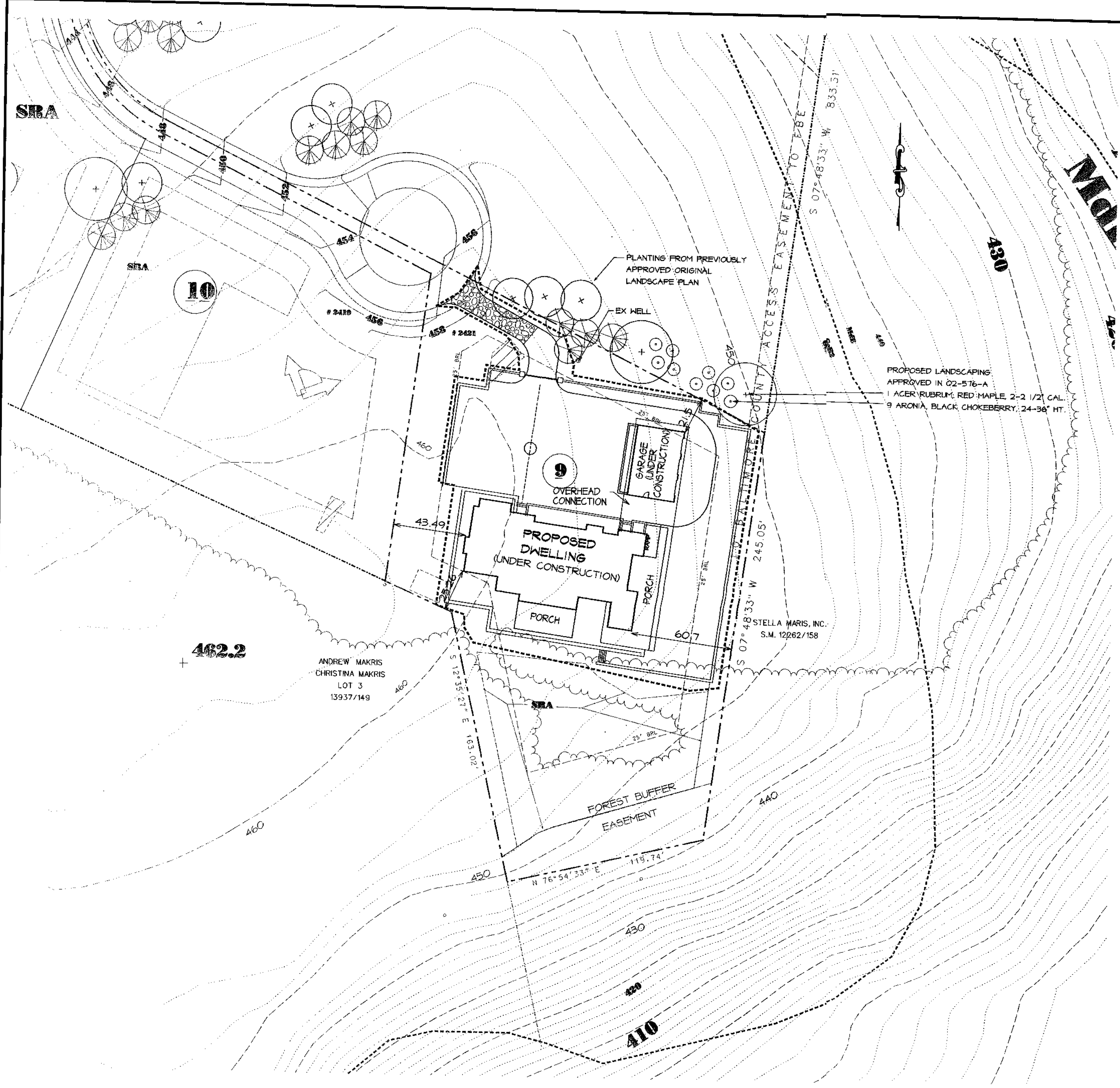
- GENERAL NOTES:**
1. CONTRACT PURCHASER/ DEVELOPER:
TED JULIO
9 OAK TREE COURT
TIMONUM, MD 21093
 2. OWNER: GAYLORD BROOKS
3312 PAPER MILL ROAD
PHOENIX, MD 21131
 3. LOT AREA: LOT 9 62,550 SF OR 1.436 AC +/-
 4. NO PRIOR ZONING HEARINGS FOR THIS PROPERTY.
 5. DISTURBED AREA: 32,075 SF

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-580-1502 Fax: 410-580-0827

**PLAN TO ACCOMPANY
VARIANCE PETITION
JULIO RESIDENCE
2421 OLD BOSLEY ROAD**

9TH ELECTION DISTRICT		BALTIMORE COUNTY, MARYLAND	
REVISIONS 5/21/2002	DRAWN BY: PCR	DESIGNED BY: PCR	SCALE: 1" = 30'
PETITIONER'S	DATE: 6/06/2002	JOB NO.: 01057	SHEET NO.: 1 OF 1
EXHIBIT NO. 1			



PROPERTY DESCRIPTION

(1) R- 68.00 ' L- 69.05 '
(2) S 18° 30' 49" E 42.17'
(3) R- 112.00 ' L- 134.32 '
(4) R- 312.00 ' L- 154.81 '
(5) R- 253.00 ' L- 253.47 '
(6) R- 103.00 ' L- 152.64 '
(7) S 63° 40' 42" E 182.07 '
(8) S 07° 35' 35" W 185.17 '
(9) S 66° 04' 07" E 43.60 '
(10) S 12° 35' 27" E 163.02 '
(11) N 76° 54' 33" E 119.74 '
(12) N 07° 48' 33" E 245.05 '
(13) N 63° 40' 42" W 402.19 '
(14) R- 90.00 ' L- 130.84 '
(15) R- 245.00 ' L- 245.46 '
(16) R- 320.00 ' L- 158.78 '
(17) R- 120.00 ' L- 143.92 '
(18) N 18° 30' 49" W 42.17 '
(19) R- 60.00 ' L- 154.81 '
(20) R- 570.00 ' L- 8.00 '

GENERAL NOTES:

- OWNER/ DEVELOPER:
TED JULIO
3 OAK TREE COURT
TIMONIUM, MD 21093
- EXISTING BUILDING PERMIT: B539147
- LOT AREA: LOT 9 62,550 SF OR 1.436 AC +/-
- PRIOR ZONING HEARINGS FOR THIS PROPERTY:
02-576-A GRANTED 8/21/2002 TO PERMIT GRADING
OF UP TO 92,075 SF IN LIEU OF THE PERMITTED
20,000 SF WITH THE CONDITION OF LANDSCAPING
BEING INSTALLED CONSISTENT WITH THE APPROVED
PLAN.
- DISTURBED AREA: 31,151 SF
- TAX ACCOUNT: 08-24000000019
NOT IN FLOODPLAIN
NOT HISTORIC
ZONING RC-4

399

Richardson Engineering, LLC

730 W. Padonia Road, Suite 101
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

**PLAN TO ACCOMPANY
VARIANCE PETITION
JULIO RESIDENCE
2421 OLD BOSLEY ROAD**

3 CD. Lot 9 Jones Property
8TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS 5/21/2002	DRAWN BY: PCR	DESIGNED BY: PCR	SCALE: 1" = 30'
	DATE: 2/06/2005	PETITIONER'S	1 OF 1

EXHIBIT NO. 2