

IN RE: PETITION FOR VARIANCE
SW/S Old Bosley Road, 1880' SE of the
c/l of Pot Spring Road
(2421 Old Bosley Road)
8th Election District
4th Council District

Theodore C. Julio, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-399-A

*

* * * * *

ORDER ON THE MOTION FOR RECONSIDERATION

This matter comes before the Zoning Commissioner on a Motion for Reconsideration filed by the Office of People's Counsel of the decision rendered by the undersigned in the above-captioned matter on April 13, 2005. By way of background, the Petitioners sought variance relief under prior Case No. 02-576-A to disturb greater than the maximum allowed 20,000 sq.ft. R.C.4 zoned land for a proposed dwelling on the subject property. Within the Order issued by former Zoning Commissioner Lawrence E. Schmidt on August 21, 2002, it was indicated that the dwelling had been designed in such a manner so as to conform with the significant grades and topography of the subject property and that variance relief was warranted. Thus, he granted the relief requested, subject to certain terms and conditions, including that additional landscaping be provided to mitigate impacts upon the conservancy area and address concerns raised by the Department of Environmental Protection and Resource Management (DEPRM).

Subsequent to the issuance of Commissioner Schmidt's Order, the Petitioners completely redesigned the proposed house and commenced construction approximately one year ago. Although it was apparently designed to fit within the prescribed building envelope, it was during the last phase of construction that it was determined that the northwest corner of the detached garage extends beyond the building envelope by approximately 3.5 feet. Thus, the Petitioners filed for variance relief under Case No. 05-399-A and a public hearing was scheduled before the undersigned on April 4, 2005.

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Date

By

Testimony and evidence presented by the Petitioner's engineer indicated that a retaining wall/fence has been constructed around the perimeter of the building envelope to separate development from the conservancy area and that a forest buffer area had been created in the rear yard. Moreover, he noted that as a result of the new house design and configuration, the area of disturbance had actually been reduced from the 32,075 sq.ft. originally approved by Commissioner Schmidt to 31,151 sq.ft. Thus, it was argued that the revised proposal would have less of an impact on the conservancy area. Moreover, it was indicated that as a condition of the prior approval, the Petitioners were required to plant an additional 2,000 sq.ft. of trees and shrubs in the conservancy area, which has been done. But for the extension of a corner of the garage outside of the building envelope by a mere 3.5 feet, all County regulations were met.

Based upon all of the testimony and evidence presented, which was undisputed, I granted the relief requested by my Order dated April 13, 2005. Therein, I noted that the Agricultural Preservation Division of DEPRM had submitted negative comments regarding the revised proposal; however, would support the request provided the Petitioners agreed to reforest a portion of the Conservancy Area. Although not specifically stipulated within my Order, a discussion of this issue ensued at the hearing and I concurred with the Petitioners' position that sufficient reforestation had already been accomplished. As noted above, the Petitioners were required to plant an additional 2,000 sq.ft. of trees and shrubs as a condition of the prior approval.

Nevertheless, subsequent to the issuance of my Findings of Fact and Conclusion of Law, the Office of People's Counsel filed a Motion for Reconsideration, received April 29, 2005. Therein, it is suggested that my Order be stayed subject to the submission of a revised site plan showing a reforestation plan, which has been approved in writing by DEPRM. Subsequent to receiving the Motion, I was advised that the Petitioners' engineer had contacted Wallace Lippincott of DEPRM in an effort to resolve the issue presented. By letter dated May 6, 2005 from Mr. Lippincott to Mr. Richardson, it appears that negotiations are ongoing and that a resolution of this issue is forthcoming.

ORDER RECEIVED FOR FILING
5/25/05
JBP

In view of the above, I am persuaded to deny the Motion filed by the Office of People's Counsel. However, I recognize that the amendment to the approved variance was "a matter of choice and not of any practical difficulty" as noted within People's Counsel's Motion, and that the issue of reforestation need be resolved with DEPRM. Thus, I will amend my prior decision to incorporate a condition that the Petitioners submit a reforestation plan for review and approval by DEPRM prior to the issuance of any use and occupancy permits and that any additional landscaping be accomplished within one year of the date of this Order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of May 2005 that the Motion for Reconsideration be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the Order issued April 13, 2005 be and the same is hereby AMENDED to incorporate the following restriction:

Within ninety (90) days of the date hereof, the Petitioners shall submit a reforestation plan for review and approval by DEPRM prior to the issuance of any use and occupancy permits. Any additional landscaping shall be accomplished within one year of the date of this Order.

IT IS FURTHER ORDERED that all other terms and conditions of the Order issued April 13, 2005 shall remain in full force and effect.

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


WILLIAM J. WISEMAN, III,
Zoning Commissioner
For Baltimore County

WJW:bjs

cc: Mr. & Mrs. Theodore C. Julio
3 Oak Tree Court, Timonium, Md. 21093
Mr. Patrick C. Richardson, Jr.
110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030
Mr. Wally Lippincott, DEPRM
Peter Max Zimmerman, Esquire, Office of People's Counsel
Case File

ORDER RECEIVED FOR FILING
Date 5/25/05
bjs

IN RE: PETITION FOR VARIANCE
SW/S Old Bosley Road, 1880' SE of the
c/l of Pot Spring Road
(2421 Old Bosley Road)
8th Election District
4th Council District

Theodore C. Julio, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-399-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Theodore C. Julio, and his wife, Lisa A. Julio. The Petitioners seek relief from Section 1A03.4.B.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building setback of 21.5 feet in lieu of the required 25 feet. In addition, the Petitioners request approval of an amendment to the previously approved site plan in prior zoning Case No. 02-576-A and an amendment to the Final Development Plan for the Jones Property, Lot 9, only, to allow a building outside of the building envelope. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 2.

Appearing at the requisite public hearing in support of the request were Theodore (Ted) Julio, Property Owner, and Patrick Richardson, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located at the end of a private driveway on the east side of Old Bosley Road, not far from Pot Spring Road and the Loch Raven Reservoir in Cockeysville. The property contains a gross area of 1.436 acres, more or less, zoned R.C.4 and is presently being developed with a single-family dwelling. In this regard, the property was the subject of prior Case No. 02-576-A in which the Petitioners were granted a variance to allow development of the subject property on August 21, 2002 by then Zoning Commissioner Lawrence E. Schmidt. In that case, the Petitioners sought relief from Section 1A03.5.F of the B.C.Z.R. to permit a disturbance area of 32,075 sq.ft. in lieu of the maximum allowed 20,000 sq.ft. in the R.C.4 zone. At that time, the proposed house was designed with a curve and featured an attached garage and walk-out basement

ORDER RECEIVED FOR FILING

Date

By

as shown on Petitioner's Exhibit 1. Due to the significant grades and irregular shape of the property, the Petitioners proposed grading the land to the rear of the house to conform the property to the design characteristics of the home and existing contours in lieu of constructing a retaining wall. Because the proposal and grading resulted in a greater disturbance area than allowed by the R.C.4 regulations, the Petitioners were required to provide additional landscaping to mitigate impacts upon the conservancy area. The Petitioners now come before me seeking approval of a modified site plan and amendments to the previously approved site plan/development plan for this property.

In this regard, Mr. Richardson testified that the Petitioners changed the design of the proposed house and as shown on Petitioner's Exhibit 2, now propose a Mediterranean-style villa with a detached garage connected to the house with a covered walkway. Construction commenced approximately one year ago, and development is nearly completed; however, it was recently discovered that the northwest corner of the garage extends beyond the building envelope by approximately 3.5 feet. Thus, variance relief is requested in order to resolve the matter. In support of the request, Mr. Richardson stated that the septic reserve area has been reconfigured and a forest buffer has been created in the rear yard. In addition, all construction has taken place within the retaining wall/fence that was constructed around the perimeter of the building envelope to separate development from the conservancy area. Thus, there will be no more encroachment into the conservancy area. Moreover, he noted that the area of disturbance has been reduced to 31,151 sq.ft.

A negative Zoning Advisory Committee (ZAC) comment was received from the Agricultural Preservation Division of the Department of Environmental Protection and Resource Management (DEPRM), indicating that the revised proposal places even greater pressure on the Conservancy Area; However, as noted above, the revised proposal will result in a disturbance area of 31,151 sq.ft., which is less than as originally approved (32,075 sq.ft.). Moreover, the Petitioners planted an additional 2,000 sq.ft. of trees and shrubs in the Conservancy Area as a condition of the prior approval. The ZAC comment from the Office of Planning noted that the subject property is now zoned R.C.6; however, the Final Development Plan for the subdivision in which this property is located was approved, pursuant to the R.C.4 regulations. Thus, any proposed development on the subject property must be in compliance with those regulations.

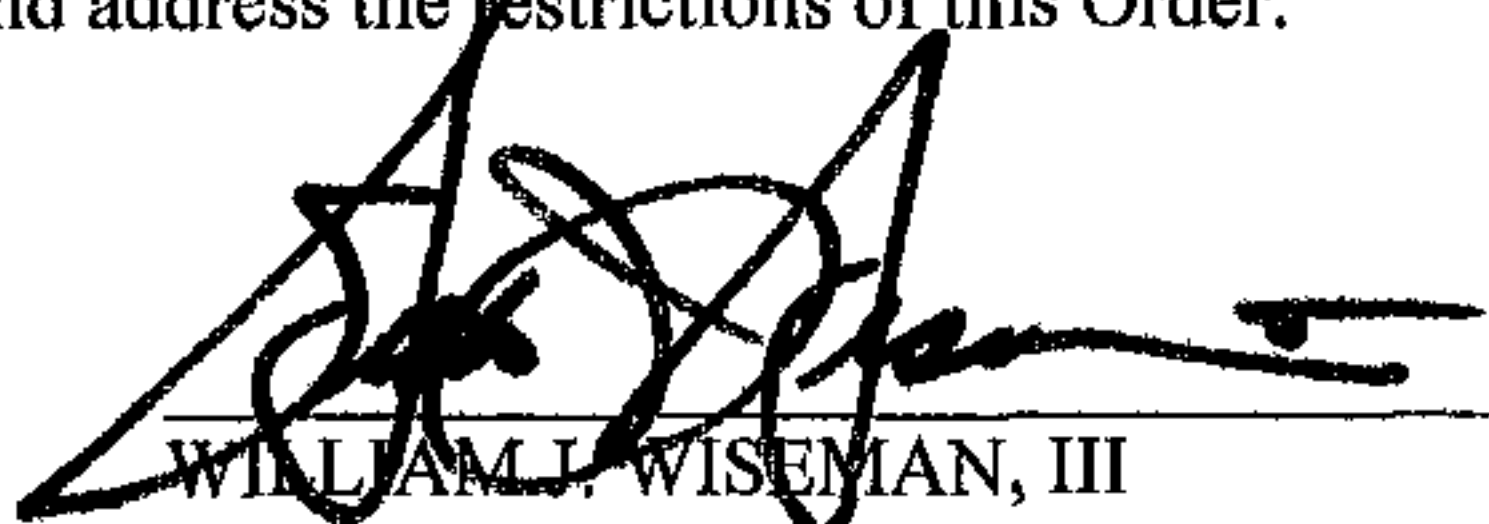
4/13/15
Rgp

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. As noted above, there will actually be less disturbance area than in the prior case and there will be no further intrusion into the conservancy area. Finally, I find that a denial of the variance would result in a practical difficulty for the Petitioners and that there will be no detriment to the health, safety and general welfare of the surrounding locale. For all of these reasons, the relief requested shall be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

13th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of April 2005 that the Petition for Variance seeking relief from Section 1A03.4.B.2.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a building setback of 21.5 feet in lieu of the required 25 feet and approval of an amendment to the previously approved site plan in prior zoning Case No. 02-576-A and the Final Development Plan for the Jones Property, Lot 9, only, to allow a building outside of the building envelope, in accordance with Petitioner's Exhibit 2, 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, 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) Landscaping shall be consistent with that shown on Petitioner's Exhibit 2.
- 3) When applying for a building permit, the site plan and/or landscaping 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

ORDER RECEIVED FOR FILING

Date 4/13/05
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 13, 2005

Mr. & Mrs. Theodore C. Julio
3 Oak Tree Court
Timonium, Maryland 21093

RE: PETITION FOR VARIANCE
SW/S Old Bosley Road, 1880' SE of the c/l Pot Spring Road
(2421 Old Bosley Road)
8th Election District – 4th Council District
Theodore C. Julio, et ux - Petitioners
Case No. 05-399-A

Dear Mr. & Mrs. Julio:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III", is written over a large, stylized "X" mark.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Patrick C. Richardson, Jr.
110 Old Padonia Road, Suite LC, Cockeysville, Md. 21030
DEPRM; People's Counsel; Case File

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2421 OLD BOSLEY RD
which is presently zoned RC 4

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) 1A03.4.8.2A TO PERMIT A BUILDING ~~SIDE YARD~~ SETBACK OF 21.5' IN LIEU OF THE REQUIRED 25' TO AMEND THE SITE PLAN IN ZONING CASE 02-576-A AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR JONES PROPERTY, LOT 9 TO ALLOW A BUILDING OUTSIDE OF THE BUILDING ENVELOP of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) TO CONNECT THE GARAGE AND HOUSE WITH A COVERED WALKWAY

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):

THEODORE C JULIO

Signature

LISA A JULIO

Name - Type or Print

Signature

3 OAK TREE CT

Address

410-837-5200

Telephone No.

TIMONIUM

MD

State

21093

Zip Code

Representative to be Contacted:

PATRICK C RICHARDSON, JR

Name RICHARDSON ENGINEERING LLC

110 OLD PADONIA RD SUITE LC

Address

410-560-1502

Telephone No.

COCKEYSVILLE

City

MD

State

21030

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING X

Reviewed By VL

Date 2/28/05

MAR 23 - 28

ORDER RECEIVED FOR FILING

Date 4/13/05

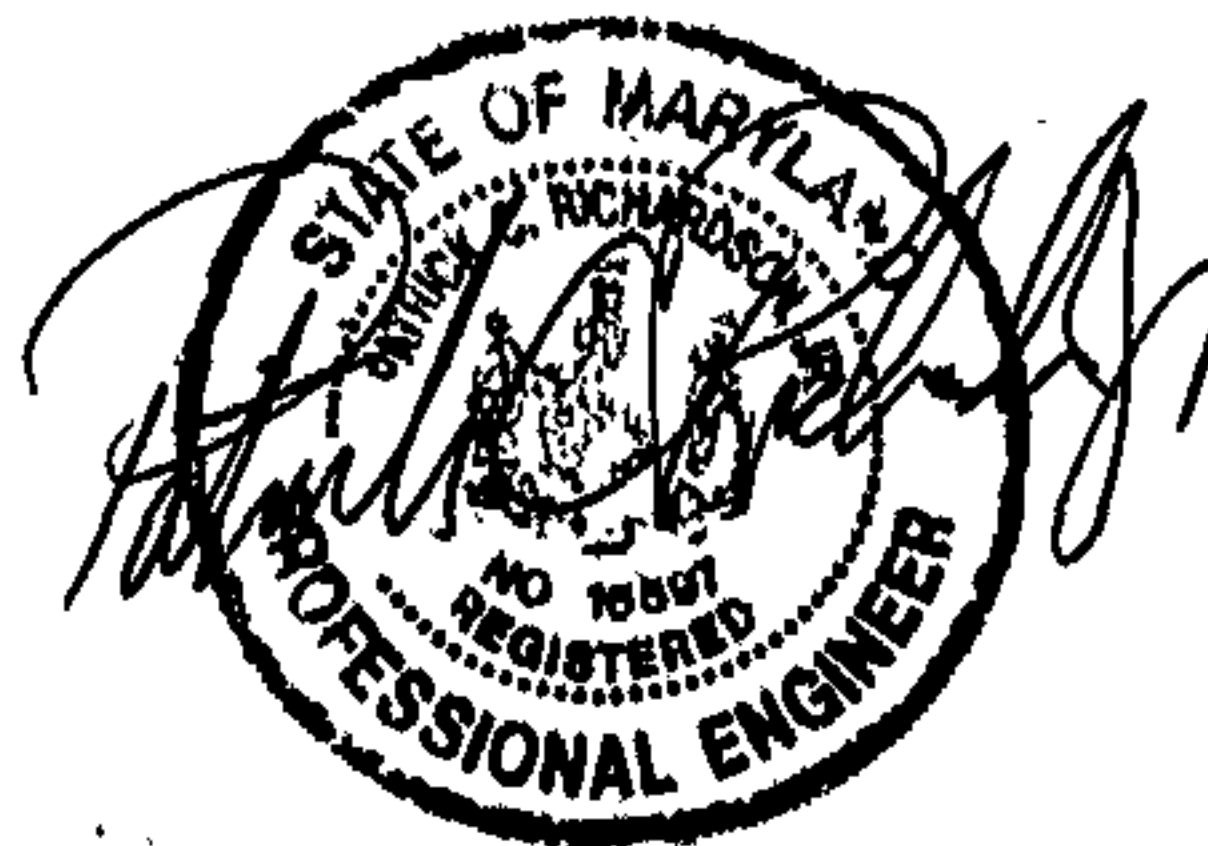
By [Signature]

Case No. 05-399-A

**ZONING DESCRIPTION
JULIO PROPERTY
2421 OLD BOSLEY ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the southwest side of Old Bosley Road approximately 1,880 feet southeast of the intersection of Pot Spring Road and Old Bosley Road; for the following courses and distances: (1) by a curve to the left with a radius of 68.00 feet and length of 69.05 feet (2) South 18 degrees 30 minutes 49 seconds East 42.17 feet, (3) by a curve to the right with a radius of 112.00 feet and length of 134.32 feet (4) by a curve to the right with a radius of 312.00 feet and length of 154.81 feet, (5) by a curve to the left with a radius of 253.00 feet and length of 253.47 feet, (6) by a curve to the left with a radius of 103.00 feet and length of 152.64 feet (7) South 63 degrees 40 minutes 42 seconds East 182.07 feet, (8) South 07 degrees 35 minutes 35 seconds West 185.17 feet, (9) South 66 degrees 04 minutes 07 seconds East 43.60 feet, (10) South 12 degrees 35 minutes 27 seconds East 163.02 feet, (11) North 76 degrees 54 minutes 33 seconds East 119.74 feet, (12) North 07 degrees 48 minutes 33 seconds East 245.05 feet, (13) North 63 degrees 40 minutes 42 seconds West 402.19 feet, (14) by a curve to the right with a radius of 90.00 feet and length of 130.84 feet, (15) by a curve to the right with a radius of 245.00 feet and length of 245.46 feet, (16) by a curve to the left with a radius of 320.00 feet and length of 158.78 feet, (17) by a curve to the left with a radius of 120.00 feet and length of 143.92 feet, (18) North 18 degrees 30 minutes 49 seconds West 42.17 feet, (19) by a curve to the right with a radius of 60.00 feet and length of 154.81 feet, (20) by a curve to the left with a radius of 570.00 feet and length of 8.00 feet, to the place of beginning, being lot 9 of the Plat of Jones Property.

Containing 1.436 acres of land, more or less.



399

2/7/05

Zoning Description.

2421 OLD BOSLEY RD.

BEGINNING AT A POINT ON THE SOUTH WEST
SIDE OF OLD BOSLEY RD. 1880 FT SOUTH EAST OF
POT SPRING ROAD BEING LOT 9 IN THE SUBDIVISION
OF JONES PROPERTY PLAT BOOK — FOLIO.

BAITMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

599 No. 39314

DATE

2/08/05

ACCOUNT

001 006 6150

RECEIVED FROM

AMOUNT

\$ 130.00

FOR

Ben Vonnahme + \$65.00 + \$65.00 (50H)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Paid Receipt

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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 #05-399-A

2421 Old Bosley Road

S/west side of Old Bosley Road, 1,880 feet s/east of Pot Spring Road

8th Election District-3rd Councilmanic District

Legal Owner(s): Theodore C. & Lisa A. Jullo

Variance: to permit a building setback of 21.5 feet in lieu of the required 25 feet, to amend the site plan in zoning case 02-576-A, and to amend the Final Development Plan for Jones Property, Lot 9 to allow a building outside of the building envelope.

Hearing: Monday, April 4, 2005 at 9:00 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) 887-3381.

J 3/203 Mar. 17

42927

CERTIFICATE OF PUBLICATION

3/17/2005

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 3/17/2005.

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

S. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-399-A

Petitioner/Developer: Theodore C.

ELISA A. JULIO

Date of Hearing/Closing: 4/4/05

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:

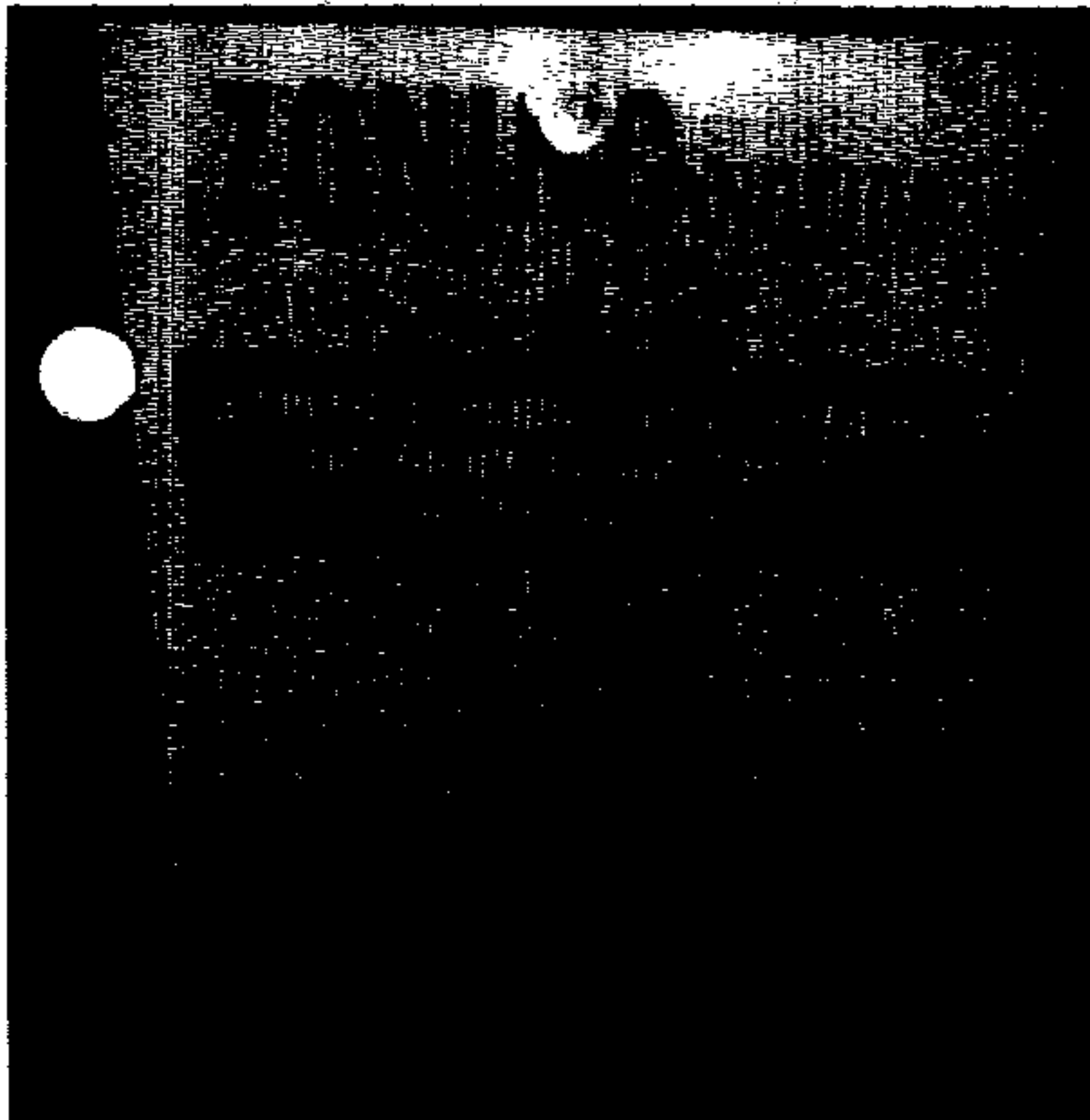
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

2421 OLD BOSLEY RD

The sign(s) were posted on _____

3/19/05
(Month, Day, Year)

Sincerely,



2421 OLD BOSLEY RD

Robert Black 3/20/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

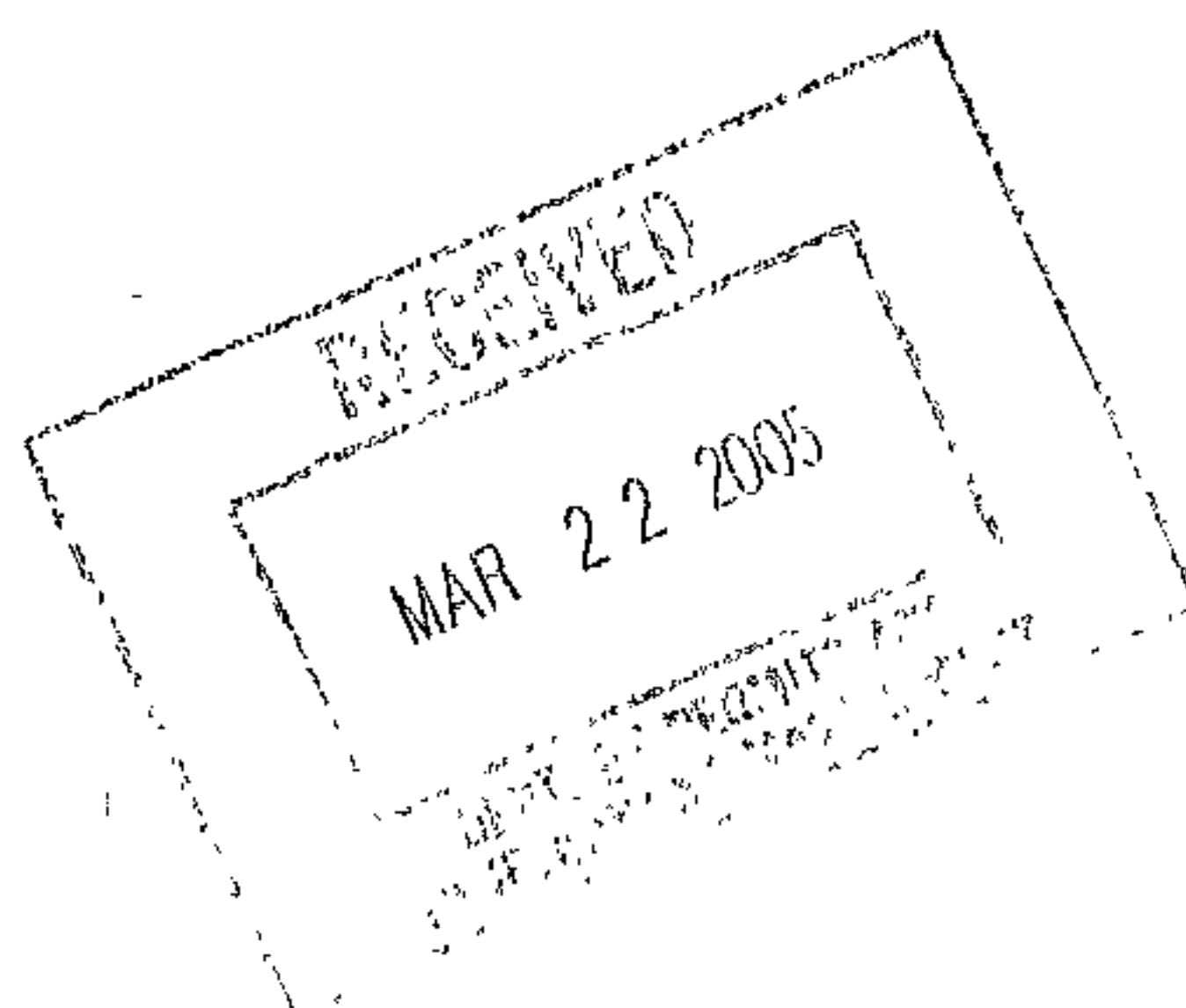
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**Department of Permits and
Development Management**

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



Baltimore County

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

March 1, 2005

NEW 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: 05-399-A

2421 Old Bosley Road
S/west side of Old Bosley Road, 1,880 feet s/east of Pot Spring Road
8th Election District – 3rd Councilmanic District
Legal Owners: Theodore C. & Lisa A. Julio

Variance to permit a building setback of 21.5 feet in lieu of the required 25 feet, to amend the site plan in zoning case 02-576-A, and to amend the Final Development Plan for Jones Property, Lot 9 to allow a building outside of the building envelope.

Hearing: Monday, April 4, 2005 at :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: Theodore & Lisa Julio, 3 Oak Tree Ct., Timonium 21093
Patrick Richardson, Jr., 110 Old Padonia Road, Ste. LC, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 19, 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
Thursday, March 17, 2005 Issue - Jeffersonian

Please forward billing to:

Ted Julio
3 Oak Tree Court
Timonium, MD 21093

410-837-5200

CORRECTED NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-399-A

2421 Old Bosley Road

S/west side of Old Bosley Road, 1,880 feet s/east of Pot Spring Road

8th Election District – 3rd Councilmanic District

Legal Owners: Theodore C. & Lisa A. Julio

Variance to permit a building setback of 21.5 feet in lieu of the required 25 feet, to amend the site plan in zoning case 02-576-A, and to amend the Final Development Plan for Jones Property, Lot 9 to allow a building outside of the building envelope.

Hearing: Monday, April 4, 2005 at 9:00 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

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: 05-399-A

2421 Old Bosley Road

S/west side of Old Bosley Road, 1,880 feet s/east of Pot Spring Road

8th Election District – 3rd Councilmanic District

Legal Owners: Theodore C. & Lisa A. Julio

Variance to permit a building setback of 21.5 feet in lieu of the required 25 feet, to amend the site plan in zoning case 02-576-A, and to amend the Final Development Plan for Jones Property, Lot 9 to allow a building outside of the building envelope.

Hearing: Thursday, March 24, 2005 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Theodore & Lisa Julio, 3 Oak Tree Ct., Timonium 21093
Patrick Richardson, Jr., 110 Old Padonia Road, Ste. LC, Cockeysville 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MARCH 9, 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.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, March 8, 2005 Issue - Jeffersonian

Please forward billing to:

Ted Julio
3 Oak Tree Court
Timonium, MD 21093

410-837-5200

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: 05-399-A

2421 Old Bosley Road

S/west side of Old Bosley Road, 1,880 feet s/east of Pot Spring Road

8th Election District – 3rd Councilmanic District

Legal Owners: Theodore C. & Lisa A. Julio

Variance to permit a building setback of 21.5 feet in lieu of the required 25 feet, to amend the site plan in zoning case 02-576-A, and to amend the Final Development Plan for Jones Property, Lot 9 to allow a building outside of the building envelope.

Hearing: Thursday, March 24, 2005 at 11:00 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.

**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: 05 399 A

Petitioner: TED & LISA JULIO

Address or Location: 2421 OLD BOSLEY RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: TED JULIO

Address: 3 OAK TREE COURT

TIMONIUM, MD 21093

Telephone Number: 410-837-5200

**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*

March 29, 2005

Theodore C. Julio
Lisa A. Julio
3 Oak Tree Court
Timonium, Maryland 21093

Dear Mr. and Mrs. Julio:

RE: Case Number: 05-399-A, 2421 Old Bosley Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 8, 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." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Patrick C. Richardson, Jr. 110 Old Padonia Road Ste. LC Cockeysville 21030

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

February 24, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: 397, 399-402, 404

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. 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

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

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

RE: Baltimore County
Item No. 399 JLL

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

TO: Tim Kotroco

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

DATE: February 28, 2005

SUBJECT: Zoning Item # 05-399
Address 2421 Old Bosley Avenue

Zoning Advisory Committee Meeting of February 22, 2005

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Paul Dennis

Date: February 25, 2005

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 2, 2005

RECEIVED

MAR - 7 2005

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

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-399 – Administrative Variance**

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.

The property owner should be advised that the zoning of the subject property is RC 6, not RC 4.

Prepared By:

Mark A. Cunningham

Division Chief:

Jeff Meyer

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
2421 Old Bosley Road; SW/side Old Bosley *
Road, 1,880' SE Pot Springs Road * ZONING COMMISSIONER
8th Election & 3rd Councilmanic Districts
Legal Owner(s): Theodore C. & Lisa A. Julio* FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-399-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all 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, Patrick Richardson, Jr, Richardson Engineering, LLC, 110 Old Padonia Road, Suite LC, Cockeysville, MD 21030, Attorney for Petitioner(s).

RECEIVED

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Per.....



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Room 47, Old Courthouse
400 Washington Ave.
Towson, MD 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

April 29, 2005

RECEIVED

APR 29 2005

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

ZONING COMMISSIONER

Re: PETITIONER FOR VARIANCE
Theodore C. Julio, et ux.- Petitioners
Case Nos: 05-399-A

Dear Mr. Wiseman:

Please accept this letter as a Motion for Reconsideration under Rule 4K of the Findings of Fact and Conclusions of Law and Order dated April 13, 2005 in the above-referenced case.

It appears that Petitioner deviated from the building envelope approved in variance Case No.: 02-576-A. We have reviewed the earlier decision, dated August 21, 2002, and enclose it herein. As noted in your recent opinion, the request was to exceed the 20,000 square feet land disturbance limit in the R.C. 4 zone. The requested disturbance was 32,075 square feet. The justification related to the unusual topography of the property. Significantly, the Department of Environment (DEPRM) was satisfied so long as Petitioner followed a modified landscaping plan. The approval made this a condition.

In the present case, there is a request to alter the building envelope and revise the area of land disturbance. The disturbed area will be 31,151 square feet, but differently configured. There is now for the first time a request for a building setback variance.

DEPRM Agricultural Preservation Program Chief, Wallace Lippincott, has submitted a comment dated March 15, 2005, which was mentioned in your opinion. The comment states:

" The Agricultural Preservation section of this Department does not support the request because no reasonable basis is found to support the variance. A previous variance was granted after a considerable amount of deliberation. This adds to the overall non-conformance of the site by placing even grater [sic] pressure on the Conservancy Area. Perhaps this variance can be supported if the applicant would agree to reforest a portion

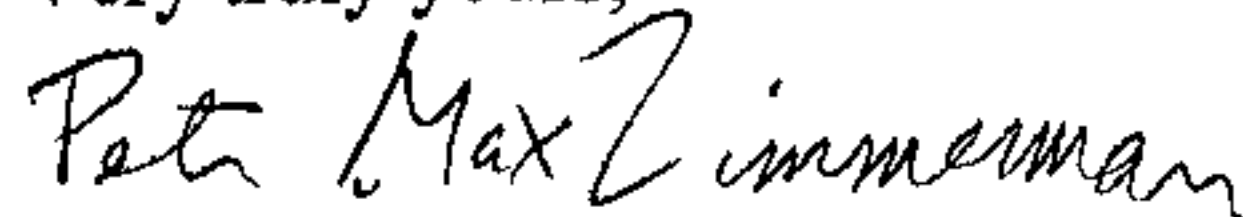
of the Conservancy Area to the satisfaction of the Agricultural Preservation section of this Department."

Under the circumstances, we support DEPRM's comment. The amendment to the approved variance is a matter of choice and convenience and not of any practical difficulty. The 2002 variance was approved in conjunction with conditions worked out with DEPRM. At the very least, the amendment should be similarly controlled.

We propose at minimum, that the April 13, 2005 Order be stayed, subject to the submission of a revised site plan which shows a reforestation plan approved in writing by the appropriate DEPRM staff. This reforestation should be a condition of any final approval. Petitioner should also be required to file in writing within one year certification that the required plantings have been accomplished.

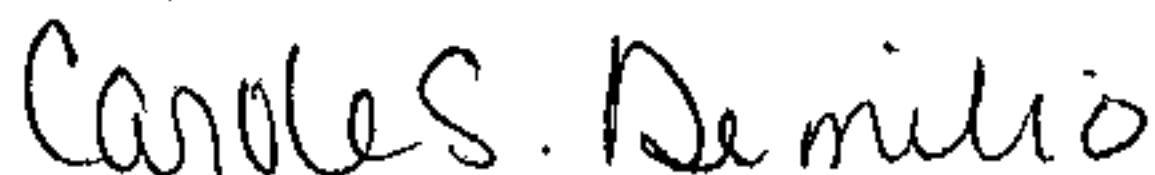
Thank you for your consideration.

Very truly yours,



Peter Max Zimmerman

People's Counsel for Baltimore County



Carole S. Demilio

Deputy People's Counsel for Baltimore County

PMZ/CSD/rmw

cc: Mr. & Mrs. Theodore C. Julio
Patrick C. Richardson, Jr.
Wallace Lippincott, DEPRM
David Carroll, Director of DEPRM

IN RE: PETITION FOR VARIANCE

SW/S Old Bosley Road, 1880' SE of the
c/l of Pot Spring Road
(2421 Old Bosley Road)
8th Election District
4th Council District

Stonewall Associates, Inc., Owners;
Ted & Lisa Julio, Lessees

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-576-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Stonewall Associates, Inc., and the Contract Purchasers, Ted and Lisa Julio. The Petitioners seek relief from Section 1A03.5.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit disturbance of R.C.4 zoned land of 32,075 sq.ft. in lieu of the maximum allowed 20,000 sq.ft. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Ted Julio, Contract Purchaser, and Patrick Richardson, Professional Engineer who prepared the site plan for this property. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located at the end of a private driveway on the east side of Old Bosley Road, not far from Pot Spring Road and the Loch Raven Reservoir. The property contains a gross area of 1.436 acres, more or less, zoned R.C.4 and is presently unimproved. Mr. & Mrs. Julio have contracted to purchase the property and intend to develop the site with a single family dwelling as shown on the site plan. Pursuant to Section 1A03.5.F of the B.C.Z.R., only 20,000 sq.ft. of R.C.4 zoned land may be disturbed for development. However, owing to the topography of the land, the Petitioners propose disturbing a greater area (32,075 sq.ft.) than that allowed. At the hearing, Mr. Richardson indicated that the property has significant grades and is irregularly shaped. The proposed dwelling will feature a walk-out basement and rather than construct a retaining wall in view of the grades of the property, the Petitioners propose grading to the rear of the house to conform the

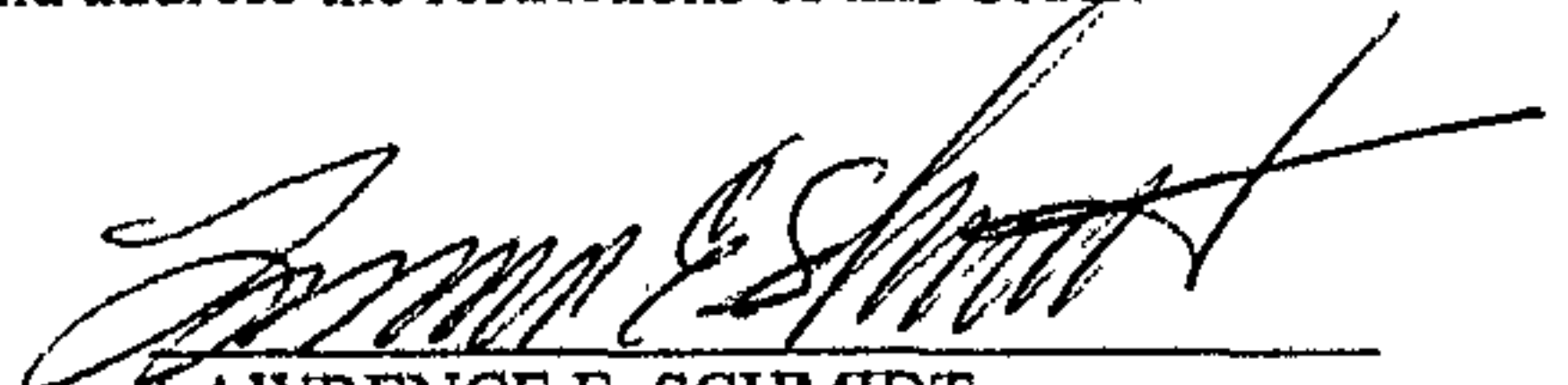
property with the house and existing contours. In this regard, the Petitioners have consulted with the Department of Environmental Protection and Resource Management (DEPRM), which supports the request for so long as additional landscaping is provided on the lot. In response to this request, the plan shows a modified landscape plan to enhance the previously approved landscape plan for this property.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief with restrictions. The uniqueness associated with this lot is its configuration and grade. These factors necessitate the variance to permit an increased area of disturbance. Moreover, with the implementation of the enhanced landscaping, as shown on the plan, I am persuaded that relief can be granted without detrimental impact to adjacent properties. Moreover, denial of the relief would result in a practical difficulty upon the Petitioners. For all of these reasons, the relief requested shall be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7/28 day of August, 2002 that the Petition for Variance seeking relief from Section 1A03.5.F of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit disturbance of R.C.4 zoned land of 32,075 sq.ft. in lieu of the maximum allowed 20,000 sq.ft., 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, 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) Landscaping shall be consistent with that shown on the plan.
- 3) When applying for a building permit, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

**Department of Environmental Protection
and Resource Management**

401 Bosley Avenue, Suite 416
Towson, Maryland 21204



Baltimore County

James T. Smith, Jr., County Executive
David A.C. Carroll, Director

May 6, 2005

Mr. Patrick Richardson
Richardson Engineering, LLC
110 Old Padonia Road, Suite LC
Cockeysville, MD 21030

RE: Julio Residence, 2421 Old Bosley Road
Mitigation Planting

Dear Mr. Richardson:

In response to your phone call earlier this week, I have attached a drawing indicating two potential areas for mitigation planting in association with the recent request for a variance for the Julio Residence located at 2421 Bosley Road.

On the attachment, I have shown two potential planting areas. I prefer Area 1 because it is closest to the stream and within the Forest Buffer Easement. However, because it is located within the buffer, a plan needs to be reviewed by David Lykens of this Department. If for some reason, that location is not acceptable, I have identified Area 2 as a second choice for mitigation.

The next step in is for you provide me with a proposal for the number and type of trees (native) that will be planted in the mitigation area. Show these in the Area marked Area 1 and as an alternative Area 2. Once I have received the information I will meet with Mr. Lykens to review the location. Alternatively, if you wish to contact Mr. Lykens directly, he can be reached at 410-887-4488 Ext. 267.

If you have any questions, please contact me at 410-887-3776.

Sincerely,

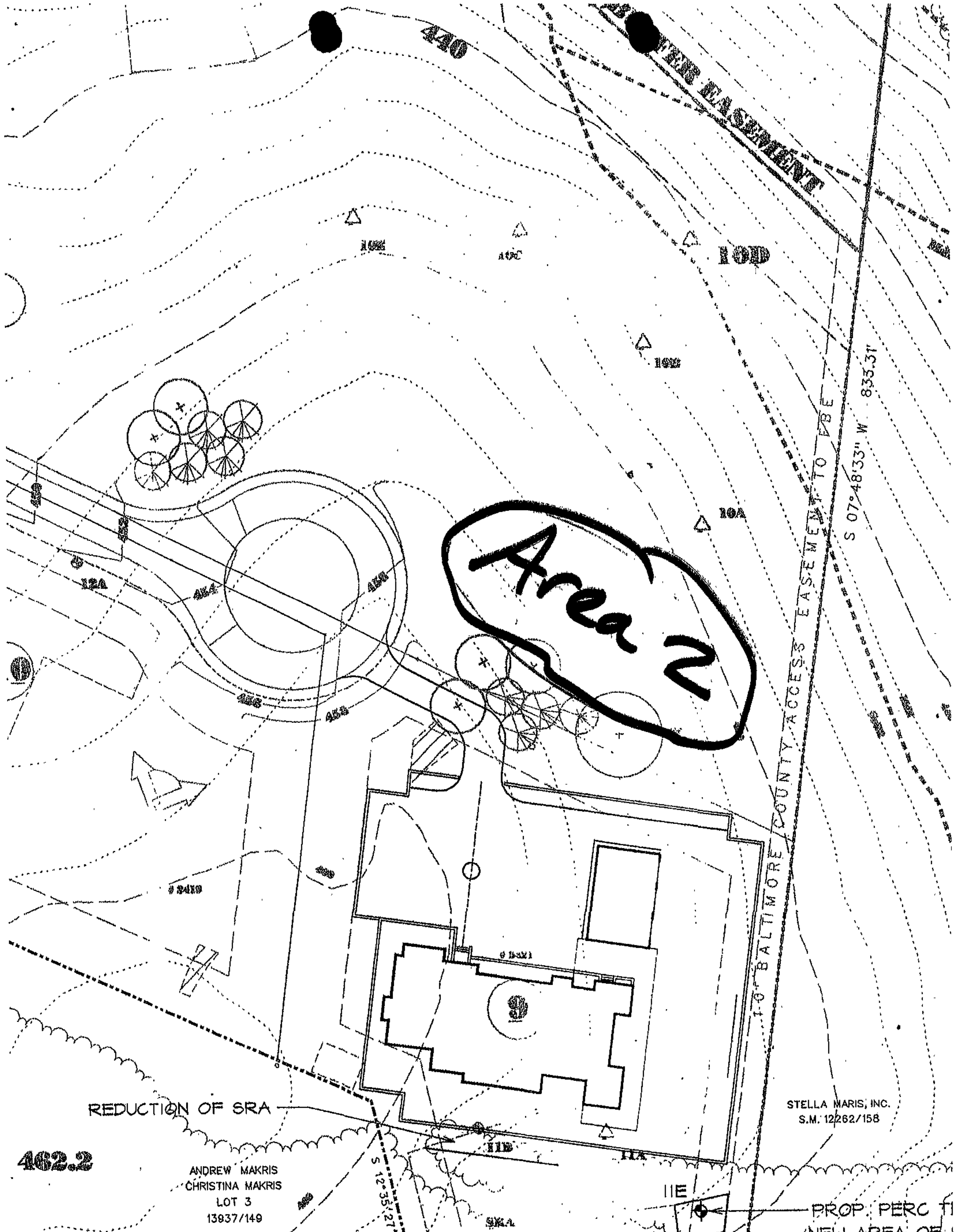
A handwritten signature in black ink, appearing to read "Wallace S. Lippincott, Jr.", with a stylized flourish at the end.

Wallace S. Lippincott, Jr.

c. William Wiseman, Zoning Commissioner
Peter Zimmerman, Peoples Counsel
David Lykens, DEPRM

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Area 2

REDUCTION OF SRA

462.2

ANDREW MAKRIS
CHRISTINA MAKRIS
LOT 3
13937/149

STELLA MARIS, INC.
S.M. 12262/158

PROP. PERC. fi
NEW AREA OF

51

0101

249

100

100

SECRET

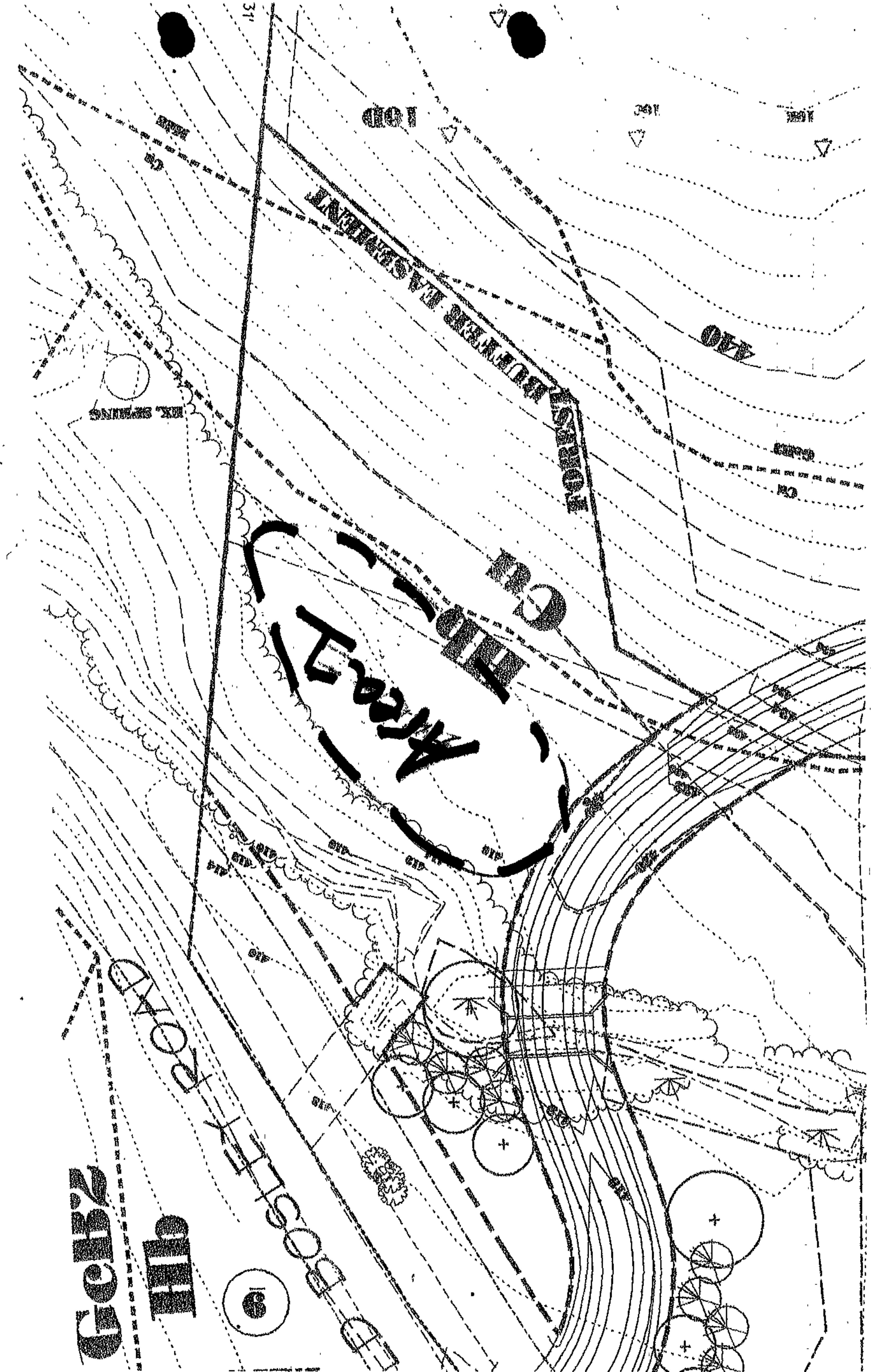
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

100

E-20

2000

20



Attention: **William Wiseman**

Date: **5/23/2005**

Company: **Zoning Commissioner's Office**

Number of Pages: **3**

Fax Number: **410-887-3468**

Voice Number: **410-887-3868**

From: **Patrick Richardson**

Company: **Richardson Engineering, LLC**

Fax Number: **410-560-0827**

Voice Number:

Subject: **Julio Property**

Comments:

Bill,
Copy of correspondence sent to Wally Lipincott for your information.
Please call me if you have any questions. I will let you know what
the response is to this, which was delivered to both Wally and Dave
Lykens this morning.
Rick Richardson

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030

tel. 410-560-1502
fax 410-560-0827

May 23, 2005

Mr. Wally Lippencott
Baltimore County
Department of Environmental Protection and Resource Management
400 Bosley Avenue, Suite 400
Towson, Maryland 21204

Reference: Julio Property
Lot 9, 2421 Old Bosley Road

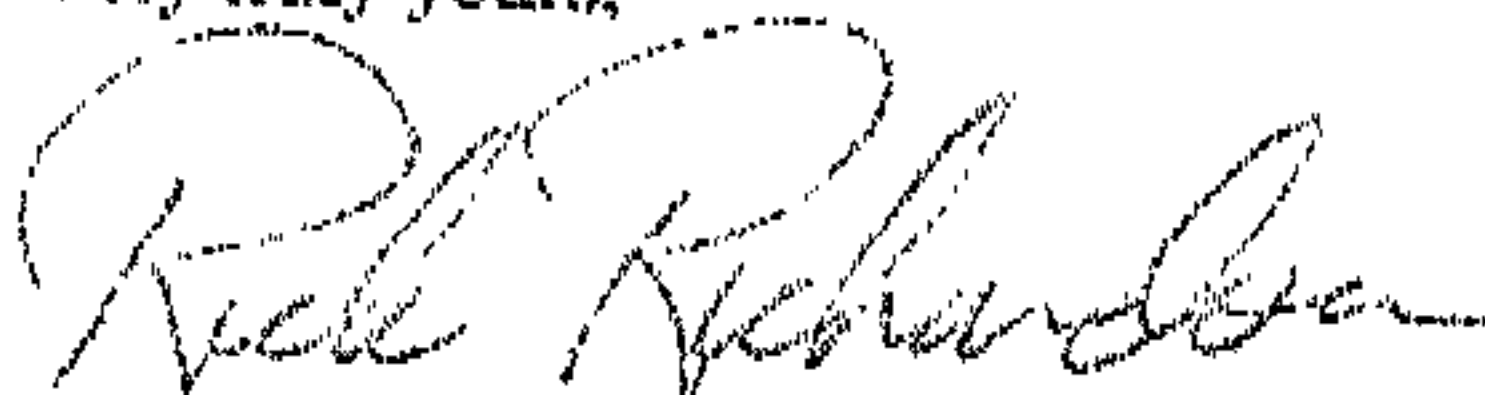
Dear Mr. Lippencott:

Attached is a copy of a Forest Enhancement Plan for the Jones Property, which is the subdivision that contains Mr. Ted Julio's lot. As per your May 6, 2005 letter, we have proposed to provide addition native planting in Area 1 adjacent to the stream and in the Forest Buffer. I am also sending a copy of this letter and plan to Dave Lykens as you suggested.

We therefore request your approval of the plantings and your support of the variance that Mr. Wiseman has already approved. If so, then he can modify his order to include these plantings and resolve the issue with Mr. Zimmerman.

Please call me at your convenience, if you have any questions.

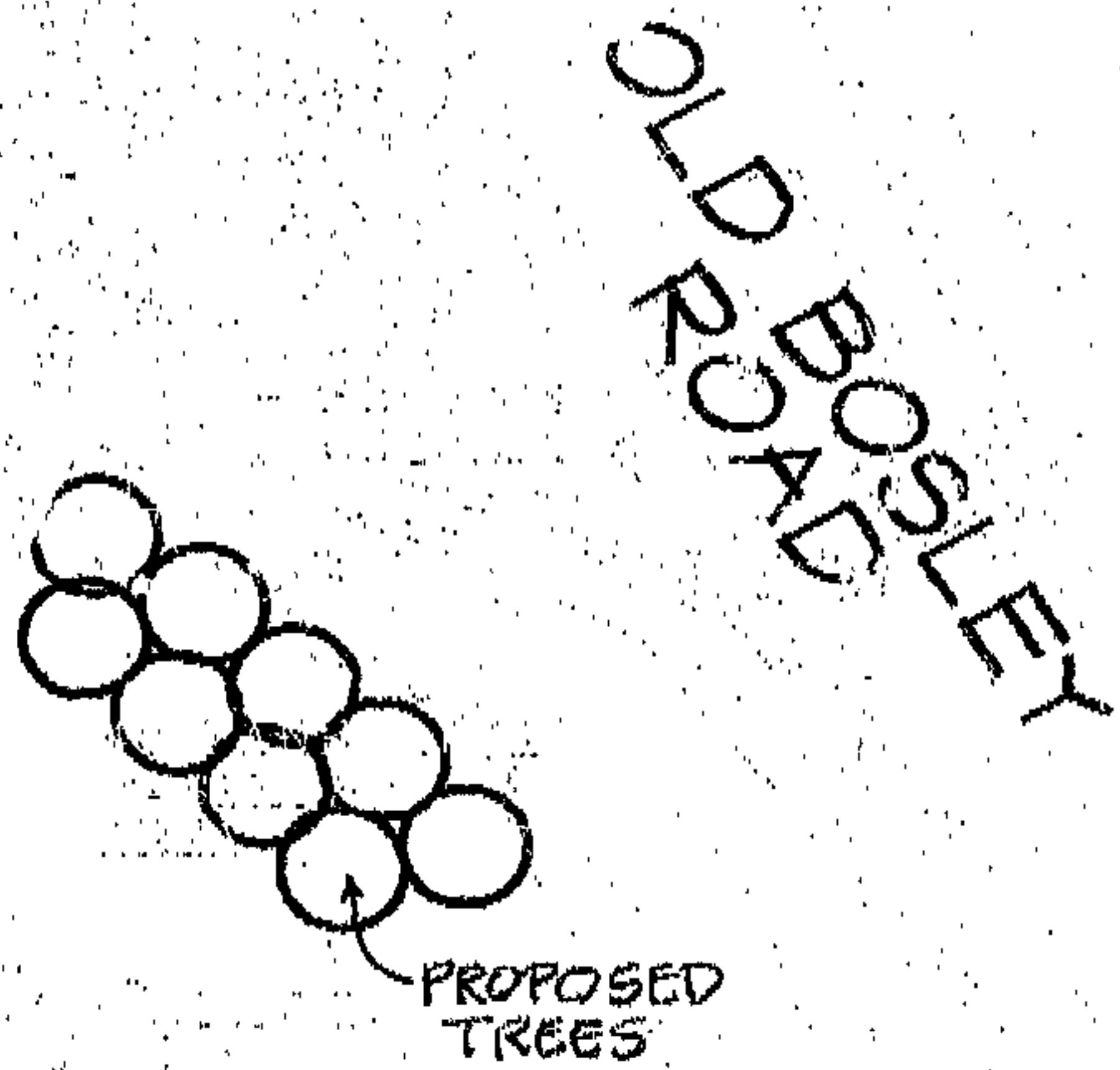
Very truly yours,



Patrick C. Richardson, Jr., PE

Enclosures as noted

Cc: Ted Julio



TREE PLANTING TABLE

QTY	SPECIES	SIZE	REMARKS
3	Red Maple Acer rubrum	1" Cal. B&B or 5 Gal.	
3	Silver Maple Acer saccharinum	1" Cal. B&B or 5 Gal.	
3	Black Gum Nyssa sylvatica	1" Cal. B&B or 5 Gal.	

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
 Baltimore, Maryland 21030
 Tele: 410-560-1502
 Fax: 410-560-0827

**FOREST ENHANCEMENT
 PLAN
 FOR**
JULIO RESIDENCE

2421 OLD BOSLEY ROAD
 BALTIMORE COUNTY, MARYLAND

DRAWN BY: PCR

REVIEW BY: PCR

DATE: MAY, 2005

JOB NO. 01057

SCALE: 1" = 50'

CASE NAME 2424 OLD BOSLEY RD
CASE NUMBER 05-399
DATE 4/4/05

PETITIONER'S SIGN-IN SHEET

[illegible]

399

OLD BOSLEY ROAD

SITE

R.C.4

E 4,500

E 914,000

N 60,000

N 61,000

N 62,000

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN	NE 16A

Map showing the location of the site (R.C.4) relative to Old Bosley Road and the Loch Raven area. The map includes a grid with coordinates (E 4,500, N 62,000, N 61,000, N 59,400, E 914,000, N 60,000) and a scale of 1" = 200' ±. The site is marked with a rectangle and labeled 'SITE'. The map is titled 'R.C.4' and 'LOCH RAVEN'.

399

SCALE
1" = 200' ±

LOCATION
LOCH RAVEN

SHEET
NE 16A

Map showing the location of a site (marked with a rectangle) relative to Old Bosley Road and other features. The map includes a grid with coordinates (E 4,500, E 914,000, N 60,000, N 61,000, N 62,000) and a scale of 1" = 200' ±.

Key features and labels:

- OLD BOSLEY ROAD
- SITE
- 399
- R.C.4
- LOCATION
- LOCH RAVEN
- SHEET NE 16A

Map showing a proposed site (SITE) and surrounding roads (OLD BOSLEY ROAD). The map includes a grid with coordinates (E 4,500, N 62,000, N 61,000, N 59,400, E 914,000, E 914,000, N 60,000) and a scale of 1" = 200' ±. The map is titled "R.C.4" and "LOCH RAVEN". A handwritten "399" is present near the site.

Map showing the location of a site (marked with a rectangle) relative to Old Bosley Road and other features. The map includes a grid with coordinates (E 4,500, E 914,000, N 60,000, N 61,000, N 62,000) and a scale of 1" = 200' ±.

Key features and labels:

- OLD BOSLEY ROAD
- SITE
- 399
- R.C.4
- LOCATION
- LOCH RAVEN
- SHEET NE 16A

Map showing the location of a site (marked with a rectangle) relative to Old Bosley Road and other geographical features. The map includes a grid with coordinates (E 4,500, E 914,000, N 60,000, N 61,000, N 62,000) and a scale of 1 inch = 200 feet. A road labeled 'OLD BOSLEY ROAD' runs diagonally. A 'SITE' is marked with a rectangle. Other features include a '399' label, 'R.C.4', and a 'LOCATION' label. The map is titled 'LOCH RAVEN' and 'SHEET NE 16A'.

Map showing a proposed site (SITE) and surrounding roads (OLD BOSLEY ROAD). The map includes a grid with coordinates (E 4,500, N 62,000, N 61,000, N 59,400, E 914,000, N 60,000) and a scale of 1" = 200' ±. The map is titled "R.C.4" and "LOCH RAVEN". A handwritten "399" is visible.

Map showing a proposed site (SITE) and surrounding features. The map includes a grid with coordinates (E 4,500, N 62,000, N 61,000, N 59,400, E 914,000, E 914,000, N 60,000) and a scale of 1 inch = 200 feet. A road labeled 'OLD BOSLEY ROAD' runs diagonally. A '399' is handwritten near the site. The map is titled 'R.C.4' and 'LOCH RAVEN'.

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN	NE 16A

Map showing the location of a site (marked 'SITE') near Old Bosley Road. The map includes a grid with coordinates (E 4,500, E 914,000, N 60,000, N 61,000, N 62,000) and a scale of 1" = 200' ±. The site is located near a road labeled 'OLD BOSLEY ROAD'. Other features include a '399' label, a 'R.C.4' label, and a 'LOCATION' label. The map is titled 'LOCH RAVEN' and 'SHEET NE 16A'.

Map showing a proposed site (labeled 'SITE') and surrounding roads. The map includes a grid with coordinates (E 4,500, N 62,000, N 61,000, N 59,400, E 914,000, E 914,000, N 60,000) and a scale of 1 inch = 200 feet. A road labeled 'OLD BOSLEY ROAD' runs diagonally. A '399' is handwritten near the site. The map is titled 'R.C.4' and 'LOCH RAVEN'.

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN	NE 16A

Map showing the location of a site (marked 'SITE') near Old Bosley Road. The map includes a grid with coordinates (E 4,500, E 914,000, N 60,000, N 61,000, N 62,000) and a scale of 1" = 200' ±. The map is titled 'R.C.4' and 'LOCH RAVEN'. A handwritten '399' is visible.

Map showing the location of a site (indicated by a dashed line) relative to Old Bosley Road and the Loch Raven area. The map includes a grid with coordinates (N 62,000, N 61,000, N 60,000; E 4,500, E 5,000) and a scale of 1" = 200' ±. The site is labeled "SITE" and is located near the intersection of Old Bosley Road and the Loch Raven area. The map is titled "R.C.4" and "LOCH RAVEN". The sheet is identified as "NE 16A".

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN	NE 16A

Map showing a proposed site (labeled 'SITE') and surrounding roads. The map includes a grid with coordinates (E 4,500, N 62,000, N 61,000, N 59,400, E 914,000, E 914,000, N 60,000) and a scale of 1 inch = 200 feet. A road labeled 'OLD BOSLEY ROAD' runs diagonally. A '399' is handwritten near the site. The map is titled 'R.C.4' and 'LOCH RAVEN'.

SCALE	LOCATION	SHEET
1" = 200' ±	LOCH RAVEN	NE 16A

399

R.C.4

OLD BOSLEY ROAD

SITE

SCALE
1" = 200' ±

LOCATION
LOCH RAVEN

SHEET
NE 16A

N 62,000

N 61,000

N 59,400

N 60,000

E 4,500

E 914,000

Case No.:

05-399 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	ORIGINAL APPROVED SITE PLAN	
No. 2	RECONFIGURED SITE PLAN ACCOMPANYING PETITION	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		