

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
SW/S Brandy Springs Road		
585' W of the c/l Masemore Road	*	ZONING COMMISSIONER
(1215 Brandy Springs Road)		
7 th Election District	*	BALTIMORE COUNTY
3 rd Council District		
	*	Case No. 05-401-A
Raymond E. Causey,		
<i>Petitioner</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Raymond E. Causey. The Petitioner seeks variance relief from Section 1A04.3.B.2.C of the Baltimore County Zoning Regulations (B.C.Z.R) to permit building to R.C.2 zone line setbacks of 50, 55, and 110 feet in lieu of the required 150 feet each for a proposed single-family detached dwelling. The subject property and requested relief are more particularly described on the revised red line site plan submitted, which was accepted into evidence and marked as Petitioner's Exhibit No. 2.

The matter was originally scheduled for a public hearing on March 28, 2005. At the request of Petitioner, the Department of Permits and Development Management granted a postponement and rescheduled the public hearing for Wednesday, April 13, 2005. Appearing at the hearing in support of the requested relief were the Petitioner and Bruce Doak, a registered property line surveyor with Gerhold, Cross & Etzel, Ltd., who prepared the site plan. Ron Causey, former owner of 1217 Brandy Springs Road, and Frank Francese, owner of the neighboring property at 1208 Brandy Springs Road, also attended the hearing in support. David H. Karceski, Esquire with Venable, LLP, entered his appearance as attorney for Petitioner. No Protestants or other interested person appeared at the hearing.

ORDER RECEIVED FOR FILING

Date 5/4/15

By [Signature]

Testimony and evidence offered, revealed that the subject property is an irregularly shaped parcel located with frontage on Brandy Springs Road just west of Masemore Road and north of Mt. Carmel Road in the Hereford /Parkton area of Baltimore County. It consists of approximately 3.33 acres of land and split-zoned R.C.2 and R.C.5, and has been owned by the Petitioner and his family since 1967. As stated above, the subject variance request relates to a proposed single-family detached dwelling Petitioner desires to construct on the property. Mr. Karceski proffered that the property is currently improved with a one story brick single-family home, and Petitioner intends to subdivide, through the County minor subdivision process. The portion of the property where Mr. Causey resides would become Lot No. 1 and consist of 1.48 acres in the R.C.2 zone. Proposed Lot No. 2 would consist of 1.85 acres and be located in the R.C.5 zoned portion of the property. The newly proposed dwelling is for Mr. Francese and his wife to occupy, as noted on Petitioner's Exhibit No. 2. This accommodation would allow the Francese's daughter to relocate to her parents 1208 Brandy Springs Road residence in order to provide regular care for Mrs. Francese, her ailing mother.

As more particularly shown on the site plan, the proposed building envelope is delineated and shaded in grey and a driveway location to serve the dwelling is also indicated. The front facade of the new home will be located within the building envelope and oriented toward Brandy Springs Road. The building envelope restricts the dwelling location to no closer than 75 feet from the center line of Brandy Springs Road and no closer than 50 feet from the side and rear property lines, as required by applicable R.C.5 zone area regulations.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency. The Bureau of Development Plans Review's comment indicated that all public roads require a minimum right-of-way of forty (40) feet and the site plan was amended accordingly. According to the RC2 and RC5 zone regulations, building to street setbacks are measured from street center lines only; therefore, any road right-of-way acquired by the County

ORDER RECEIVED FOR FILING
Date 5/4/05
[Signature]

would have no effect on the setback requirements for the subject property. The Department of Environmental Protection and Resource Management (DEPRM), through its Agricultural Preservation Section, supported the Petition provided an agricultural nuisance note is inserted in the deed for the lot on which the proposed dwelling is to be constructed. Petitioner provided such note on the site plan and indicated that this language will be included in the new deed. The Office of Planning issued a (ZAC) comment indicating no objection to the proposal provided Petitioner submits photographs of the existing dwelling and architectural elevations for the proposed dwelling for review in advance of the public hearing. Following the issuance of its (ZAC) comment, dated February 25, 2005, and the public hearing in the instant case, Petitioner advised the Office of Planning that only preliminary architectural elevations for the house had been selected and that final design would be completed prior to building permit issuance. Based on that information, Planning revised its position, through William P. Hughey, the area planner in whose district the property is located. Specifically, Petitioner inserted, at the request of Mr. Hughey, a note on the site plan that Petitioner would submit the necessary photographs and architectural elevations to Planning for review prior to building permit issuance. No other County reviewing agencies objected to the requested relief.

Based upon the testimony and evidence offered, I find that the Petitioner has satisfied the requirements of Section 307.1 of the B.C.Z.R for relief to be granted. The property is unique, given its unusual shape, location and split-zoning. Moreover, I find that if relief were not granted, the Petitioner would suffer a practical difficulty. Specifically, strict application of the regulations would be unduly burdensome and restrictive on the proposed development of the site. There is no evidence that the grant of the relief would be detrimental to adjacent properties. Indeed, the neighborhood is comprised of similarly situated single-family detached residences, the very dwelling type proposed. In this regard, Petitioner prepared and submitted photographs of the subject and adjacent properties, which were accepted into evidence as Exhibit Nos. 3A and 4.

ORDER RECEIVED FOR FILING

Date

By

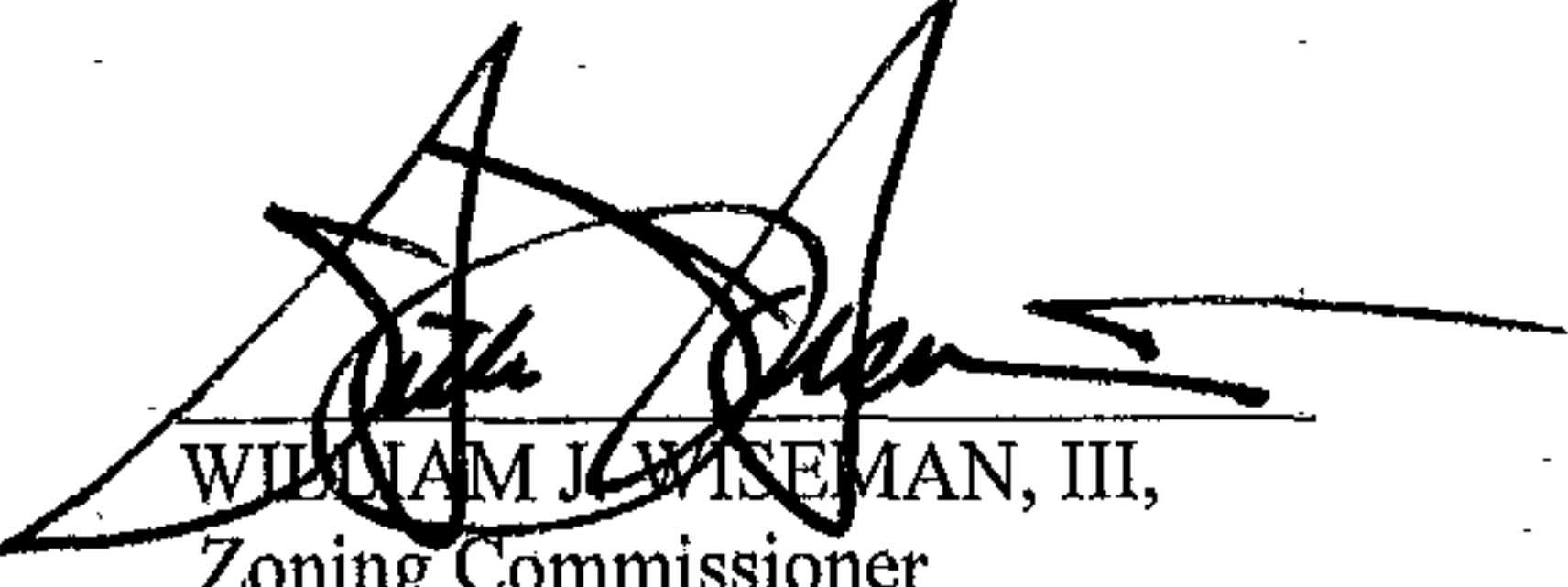
Additionally, a review of Exhibit No. 3 makes clear that an existing evergreen buffer will provide a substantial screen between the proposed dwelling and the existing dwelling at 1215 Brandy Springs Road as well as all other adjacent properties. I find that the relief requested, should be approved. In so granting, I will impose conditions relative to the (ZAC) comments prepared by the Department of Environmental Protection and Resource Management and Office of Planning.

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

4th THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this day of May, 2005, that the Petition for Variance seeking relief from Section 1A04.3.B.2.C of the Baltimore County Zoning Regulations to permit building to RC2 zone line setbacks of 50, 55, and 110 feet in lieu of the required 150 feet each, 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, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Petitioner shall submit photographs of the existing dwelling located at 1215 Brandy Springs Road and architectural elevations for the proposed dwelling to the Office of Planning for review, prior to the issuance of building permit.
3. Petitioner shall insert the agricultural nuisance note attached to the Department of Environmental Protection and Resource Management's ZAC comment, dated March 15, 2005, in the deed for the lot on which the proposed dwelling will constructed.
4. When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.


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

ORDER RECEIVED FOR FILING
Date 5/4/15
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

May 4, 2005

Robert A. Hoffman, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

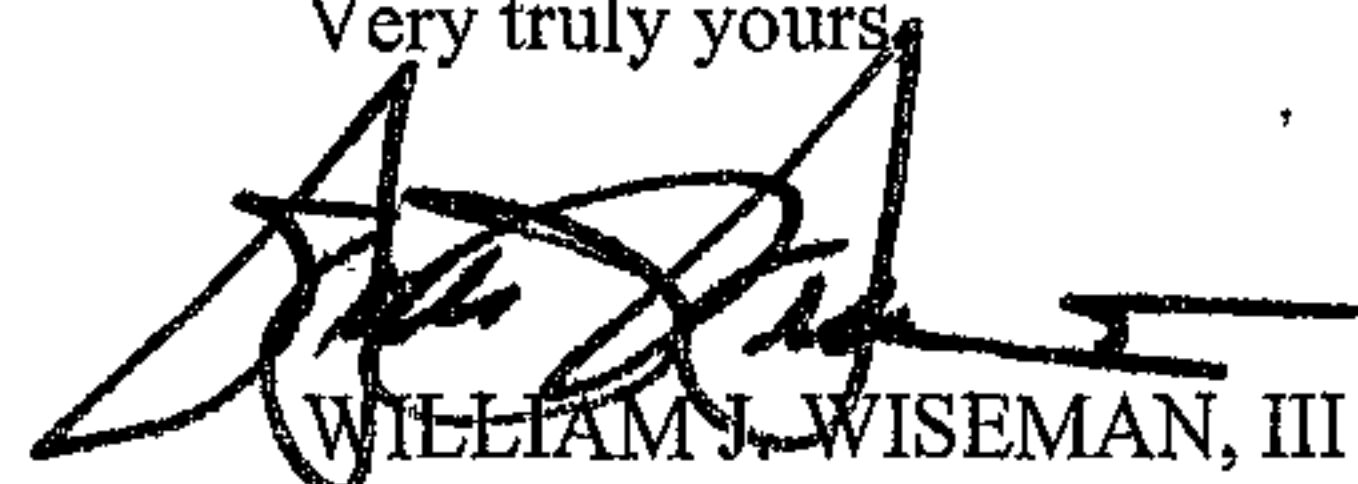
RE: PETITION FOR VARIANCE
SW/S Brandy Springs Road, 585' W of the c/l Masemore Road
(1215 Brandy Springs Road)
7th Election District – 3rd Council District
Raymond E. Causey - Petitioner
Case No. 05-401-A

Dear Mr. Hoffman:

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,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Raymond E. Causey
1215 Brandy Springs Road, Parkton, Md. 21120
Mr. Bruce E. Doak, Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson, Md. 21286
Mr. Ron Causey, 1912 Corbridge Lane, Monkton, Md. 21111
Office of Planning; 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 1215 Brandy Springs Road
which is presently zoned RC2, RC5

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

SEE ATTACHED

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

To be determined at 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:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, LLP

Company

210 Allegheny Avenue 410-494-6200

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Legal Owner(s):

Raymond E. Causey

Name - Type or Print

Signature

Name - Type or Print

Signature

1215 Brandy Springs Road 443-250-2504

Address

Telephone No.

Parkton, Maryland 21120

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue 410-494-6200

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.0 hr

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 2-10-05

Case No. 05-401 A

REV 9/15/98

ORDER RECEIVED FOR FILING

Date

By

ATTACHMENT TO PETITION FOR VARIANCE

Variance from Section 1A04.3.B.2.C of the Baltimore County Zoning Regulations to permit building to R.C.2 zone line setbacks of 50, 55, and 110 feet in lieu of the required 150 feet. *each*.

TO1DOCS1/DHK01/#200676 v1

401



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to the Zoning Commissioner of Baltimore County

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Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Robert A. Hoffman

Name - Type or Print

Signature

Venable, LLP

Company

210 Allegheny Avenue 410-494-6200

Address

Telephone No.

Towson, MD 21204

City

State

Zip Code

Name - Type or Print

Raymond E. Causey

Signature

Name - Type or Print

Signature

1215 Brandy Springs Road 443-250-2504

Address

Telephone No.

Parkton, Maryland 21120

City

State

Zip Code

Representative to be Contacted:

Robert A. Hoffman

Name

210 Allegheny Avenue 410-494-6200

Address

Telephone No.

Towson, Maryland 21204

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 2-10-05

Case No.

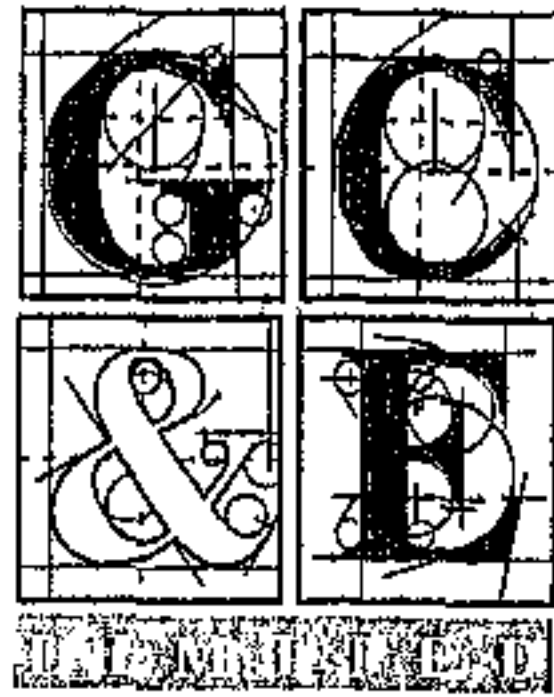
05-401A

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Variance from Section 1A04.3.B.2.C of the Baltimore County Zoning Regulations to permit building to R.C.2 zone line setbacks of 50, 55, and 110 feet in lieu of the required 150 feet. *each.*

TO1DOCS1/DHK01/#200676 v1

401



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

February 3, 2005

**DONALD L. CAUSEY AND RAYMOND E. CAUSEY PROPERTY
1215 BRANDY SPRINGS ROAD
PARKTON, MARYLAND 21120-9748**

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

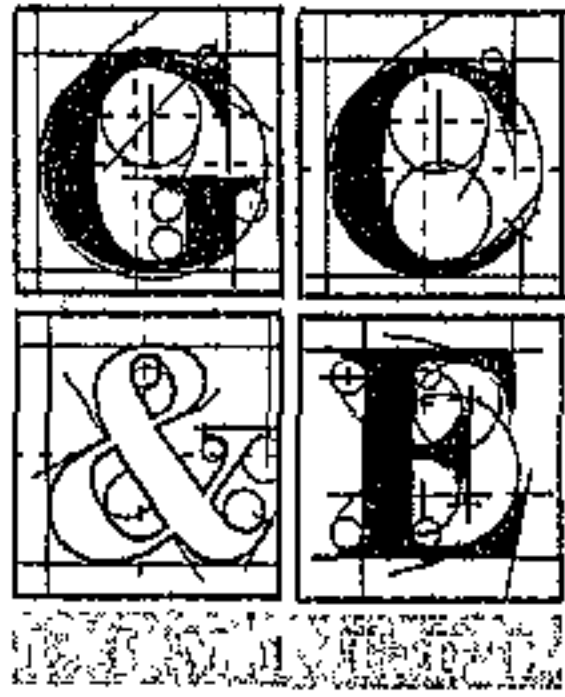
Beginning for the same at a point in the center of Brandy Springs Road 585 feet more or less along the centerline of Brandy Springs Road from the intersection of the center of Brandy Springs Road and the center of Masemore Road, running thence along said Brandy Springs Road 1) by a line curving to the right having a radius of 700 feet for an arc distance of 341.98 feet (the chord of said arc bearing North 53 degrees 06 minutes 36 seconds West 338.59) to a point along the said Brandy springs Road, thence leaving the said Brandy Springs Road and running 2) South 50 degrees 53 minutes 09 seconds West 25.00 feet, 3) South 59 degrees 11 minutes 19 seconds West 222.33 feet, 4) South 59 degrees 11 minutes 19 seconds West 61.66 feet, 5) South 35 degrees 24 minutes 15 seconds East 304.26 feet, 6) South 75 degrees 12 minutes 35 seconds East 96.02 feet, 7) South 75 degrees 12 minutes 35 seconds East 176.32 feet, 8) North 18 degrees 56 minutes 20 seconds East 266.20 feet, and 9) North 18 degrees 56 minutes 20 seconds East 25.06 feet to the place of beginning.

Containing 3.33 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

2/3/05

405



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

February 10, 2005

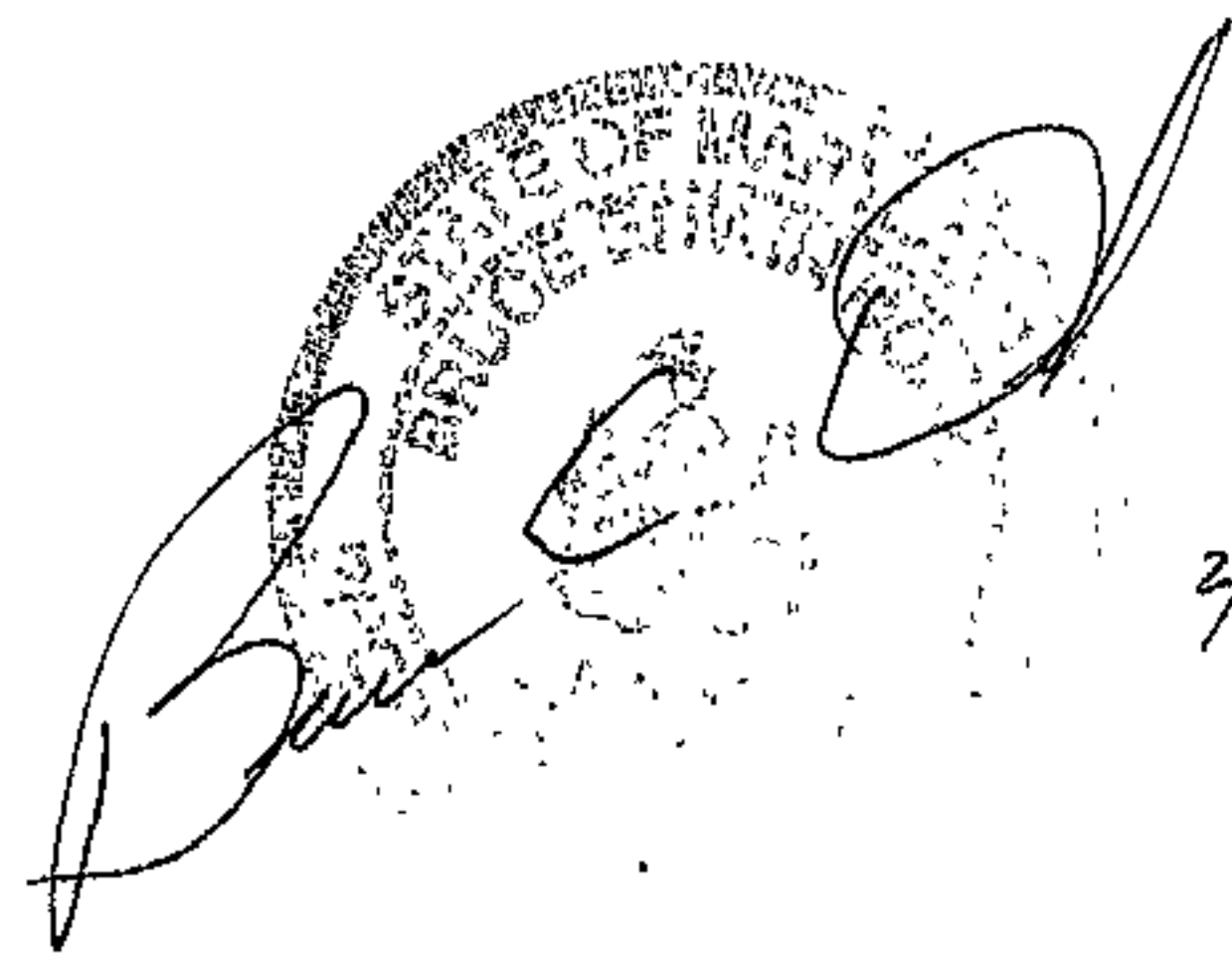
**DONALD L. CAUSEY AND RAYMOND E. CAUSEY PROPERTY
1215 BRANDY SPRINGS ROAD
PROPOSED LOT 2
PARKTON, MARYLAND 21120-9748**

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Brandy Springs Road 585 feet more or less along the centerline of Brandy Springs Road from the intersection of the center of Brandy Springs Road and the center of Masemore Road, running thence along said Brandy Springs Road 1) by a line curving to the right having a radius of 700 feet for an arc distance of 174.2 feet to a point along the said Brandy Springs Road, thence leaving the said Brandy Springs Road and running 2) Southerly 169.4 feet, 3) Northwesterly 25.7 feet, 4) Westerly 8.9 feet, 5) Southwesterly 169.5 feet, 6) South 35 degrees 24 minutes 15 seconds East 91.2 feet 7) South 75 degrees 12 minutes 35 seconds East 96.02 feet, 8) South 75 degrees 12 minutes 35 seconds East 176.32 feet, 9) North 18 degrees 56 minutes 20 seconds East 266.20 feet, and 10) North 18 degrees 56 minutes 20 seconds East 25.06 feet to the place of beginning.

Containing 1.85 Acres of land, more or less.

Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.


2/10/05
401

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Case No. 4117
054117

DATE 2-10-05

ACCOUNT R 001006 6850

AMOUNT \$ 65.00

RECEIVED FROM

Winnick 12C

FOR

Revised 12/12/04
12/12/05 8:00 PM 3/10/05

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED 2/10/05

RECEIVED 2/10/05

RECEIVED 2/10/05

RECEIVED 2/10/05

RECEIVED 2/10/05

RECEIVED 2/10/05

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: #05-401-A
1215 Brandy Springs Road
S/west side of Brandy
Springs Road, 585 feet +/-
west of centerline of
Masamore Road
7th Election District
3rd Councilmanic District
Legal Owner(s): Raymond
E. Causey

Variance: to permit building to R.O. 5 zone line setback of 50, 65 and 110 feet in lieu of the required 150 feet each.

Hearing: Monday, March 28, 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) 887-3391.
3/089 Mar. 10 42022

CERTIFICATE OF PUBLICATION

3/10/, 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 3/10/, 2005.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 05-401-A

Petitioner/Developer: RAYMOND

E. CAUSEY

Date of Hearing/Closing: 4/13/05

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:

1215 BRANDY SPRINGS RD

The sign(s) were posted on

3/26/05
(Month, Day, Year)

Sincerely,

Robert Black 3/28/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

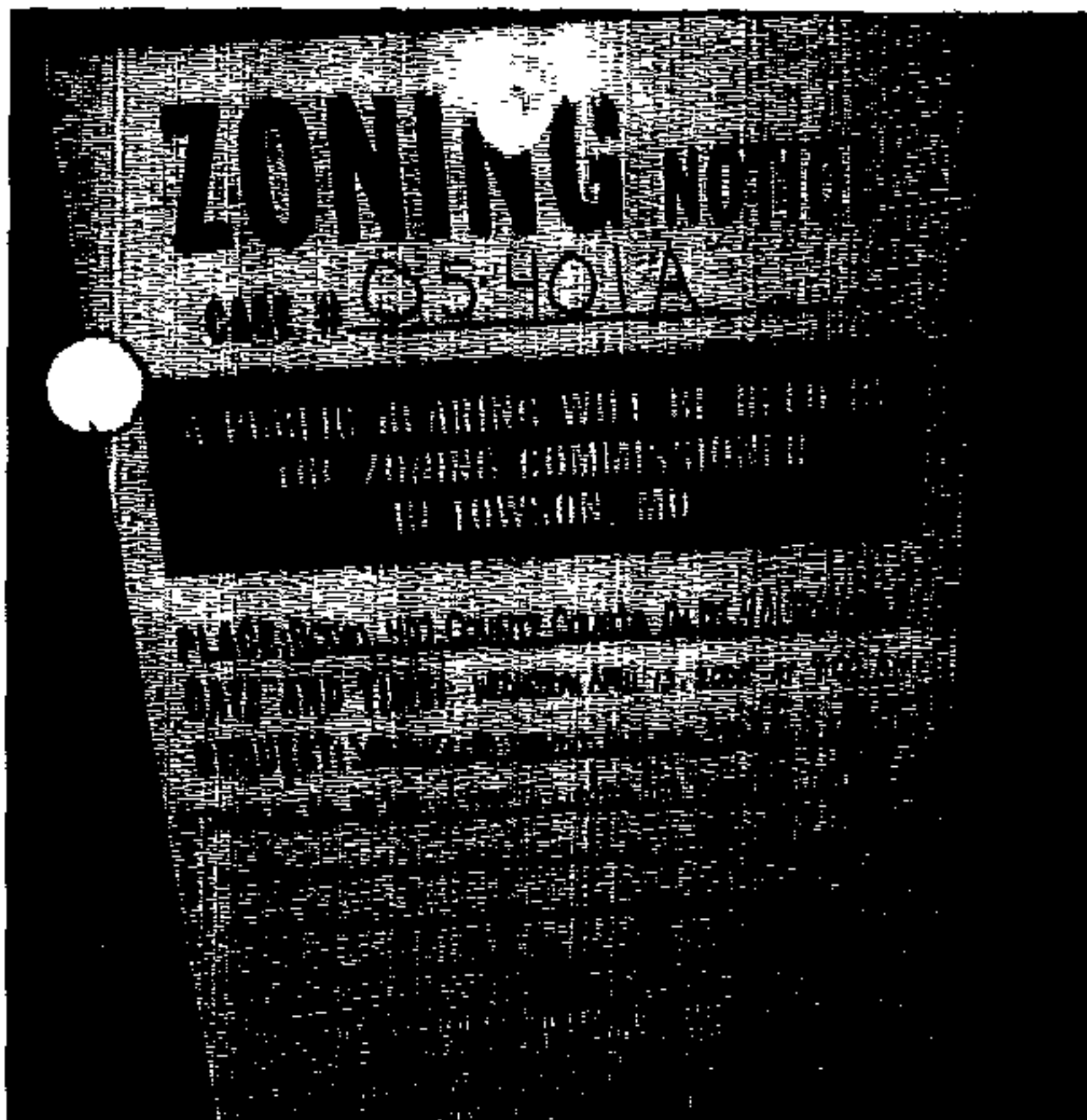
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 05-401-A

Petitioner/Developer: RAYMOND

E. CAUSEY

Date of Hearing/Closing: 3/28/05

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}

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1215 BRANDY SPRINGS RD

The sign(s) were posted on

3/12/05

(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

3/15/05

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

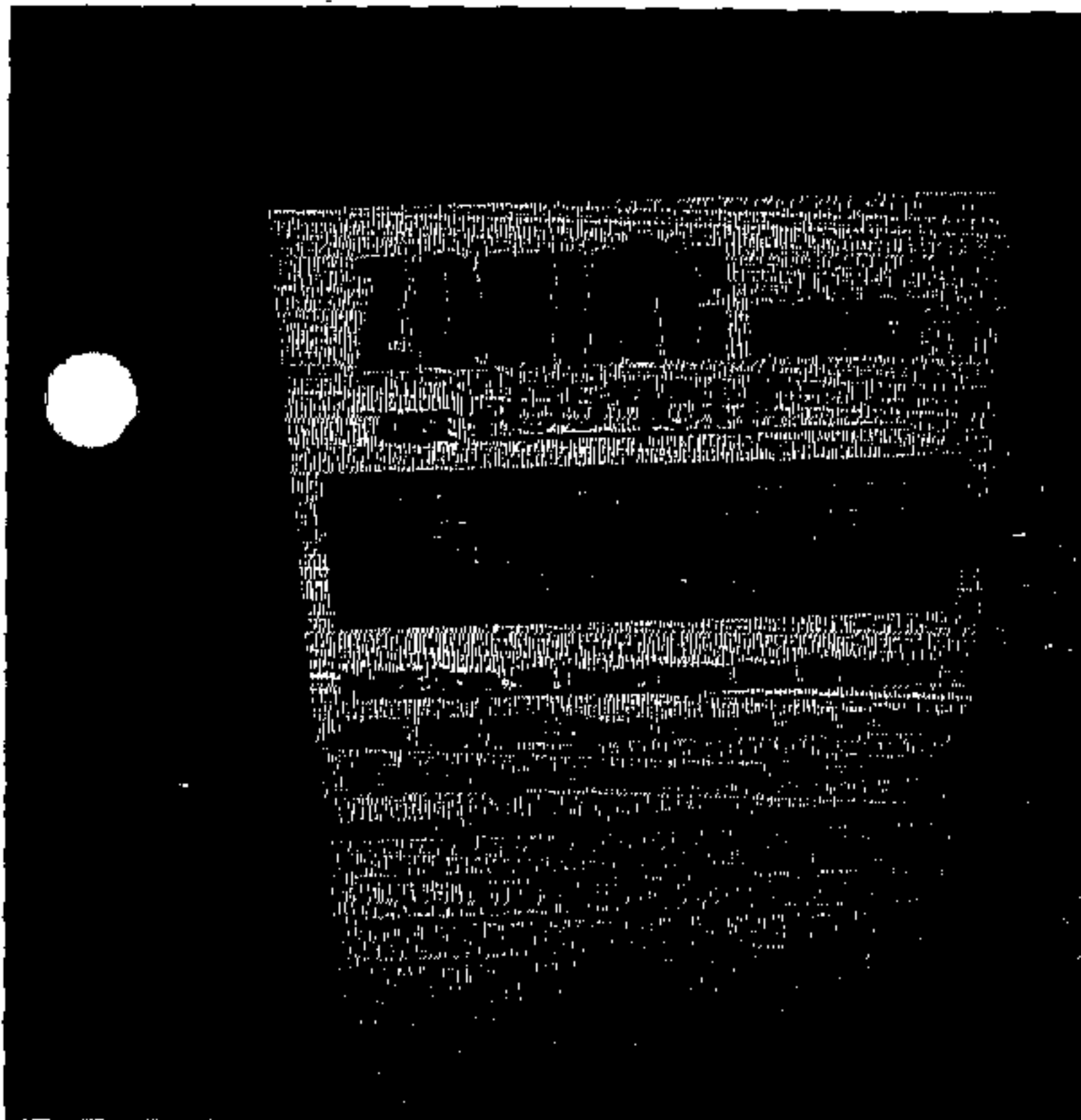
(Address)

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 21, 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: 05-401-A

1215 Brandy Springs Road

S/west side of Brandy Springs Road, 585 feet +/- west of centerline of Masemore Road

7th Election District – 3rd Councilmanic District

Legal Owners: Raymond E. Causey

Variance to permit building to R.C. 5 zone line setback of 50, 55 and 110 feet in lieu of the required 150 feet each.

Hearing: Wednesday, April 13, 2005 at 9:00 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: Robert A. Hoffman, Venable, 210 Allegheny Ave., Towson 21204
Raymond Causey, 1215 Brandy Springs Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 29, 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

**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 21, 2005

David Karceski
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Karceski:

RE: Case Number: 05-401-A, 1215 Brandy Springs Road

The above matter, previously scheduled for March 28, 2005, has been postponed at your request. The hearing has been rescheduled and the new notice containing the necessary information is attached.

Please be advised that the responsibility of the appropriate posting of the property is with the Petitioners. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. If the property has been posted with the notice of the original hearing date, as quickly as possible after you have been notified, the new hearing date should be affixed to the sign(s).

Very truly yours,

A handwritten signature in black ink, appearing to read "Timothy Kotroco", is written over a horizontal line.

Timothy Kotroco
Director

TK:klm

C: Raymond Causey, 1215 Brandy Springs Rd., Parkton 21120



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: 05-401-A

1215 Brandy Springs Road

S/west side of Brandy Springs Road, 585 feet +/- west of centerline of Masemore Road

7th Election District – 3rd Councilmanic District

Legal Owners: Raymond E. Causey

Variance to permit building to R.C. 5 zone line setback of 50, 55 and 110 feet in lieu of the required 150 feet each.

Hearing: Monday, March 28, 2005 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert A. Hoffman, Venable, 210 Allegheny Ave., Towson 21204
Raymond Causey, 1215 Brandy Springs Road, Parkton 21120

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 12, 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
Thursday, March 10, 2005 Issue - Jeffersonian

Please forward billing to:

Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 05-401-A

1215 Brandy Springs Road

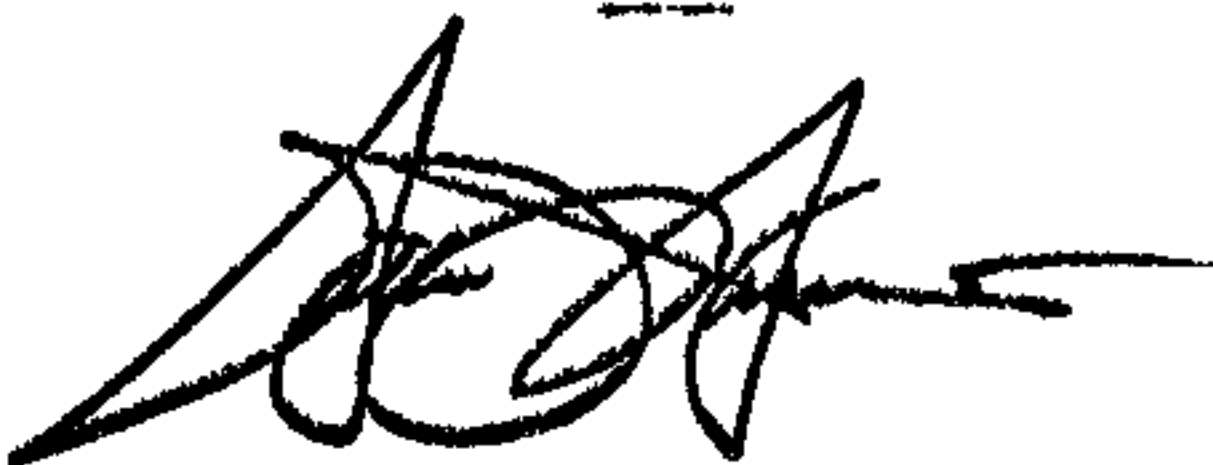
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7th Election District – 3rd Councilmanic District

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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: 05-401-A
Petitioner: Raymond E. Causey
Address or Location: 1215 Brandy Springs Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell
Address: Venarde, LLP
210 Allegheny Avenue
Towson, MD. 21204
Telephone Number: 410-494-6244

**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*

April 5, 2005

Robert A. Hoffman
Venable, LLP.
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Hoffman:

RE: Case Number: 05-401-A, 1215 Brandy Springs Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 10, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Raymond E. Causey 1215 Brandy Springs Road Parkton 21120

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



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2005
Item No. 401

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

The minimum right-of-way for all public roads in Baltimore County is 40 feet.
Variance shall be modified accordingly.

RWB:CEN:jrb

cc: File

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. 401 JJS

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 & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr. *JDO*
DATE: March 15, 2005
SUBJECT: Zoning Item # 05-401
Address 1215 Brandy Springs Road

Zoning Advisory Committee Meeting of February 22, 2005

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

X 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:

The Agricultural Preservation section of this Department supports the request with the condition that the deed is recorded with the attached Agricultural Nuisance note.

Reviewer: Wally Lippincott Date: March 15, 2005

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, ⁴⁰¹404

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



YBW
4/13
Jm
3/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 25, 2005

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

SUBJECT: 1215 Brandy Spring Road

INFORMATION:

Item Number: 5-401

Petitioner: Raymond E. Causey

Zoning: RC 5

Requested Action: Variance

RECEIVED
FEB 25 2005
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the subject request and does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of the existing dwelling.
2. Submit building elevations to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
3. Incorporate prominent entries and porches or stoops in the front building façade.
4. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

Placed note
of agreement
with Paul
Hines on
Exhibit
2

5. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
6. Ensure that exterior of all buildings use the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
7. Provide landscaping along the public road.

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

Prepared By:

Mark A. Cunniff

Division Chief:

John J. Loefer

MAC/LL

*Bill Hughey
adjusted to
back front -*

RE: PETITION FOR VARIANCE * BEFORE THE
1215 Brandy Springs Road; SW/side Brandy *
Springs Road, 585' W c/line Masemore Road* ZONING COMMISSIONER
7th Election & 3rd Councilmanic Districts
Legal Owner(s): Raymond E. Causey * FOR
Petitioner(s) * BALTIMORE COUNTY
* 05-401-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, Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Agricultural Note

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD(INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

(410) 494-6285

dhkarceski@venable.com

March 21, 2005

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits
and Development Management
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

ok
to
Karpore
per TMK

Re: Petitioner: Raymond E. Causey
Location: 1215 Brandy Springs Road
Case No. 05-401-A

Dear Mr. Kotroco:

On behalf of our client, Raymond E. Causey., we are respectfully requesting that the hearing for the above-referenced matter be postponed. The hearing has been scheduled for Monday, March 28, 2005 at 9:00 a.m., and Mr. Causey will be out of town on that day. Kristen Matthews of the Zoning Review Office indicated to me that Wednesday, April 13, 2005 at 9:00 is an available hearing date. By way of this letter, I am, therefore, respectfully requesting that your Department reschedule the hearing to April 13th, so that Mr. Causey can be present.

Thank you for your help with this matter.

Very truly yours,

David Karceski

David Karceski

DHK/a

cc: Mr. Ronald Causey

TO1DOCS1/#203821 v1

RECEIVED

MAR 23 2005

Per...KLM...

Case No.:

05-401-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	RED LINE PLAN	
No. 3	Photo' Location PLAT 3A thru m.	
No. 4	Aerial depicting site RC-5	
No. 5	ZONING MAP	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

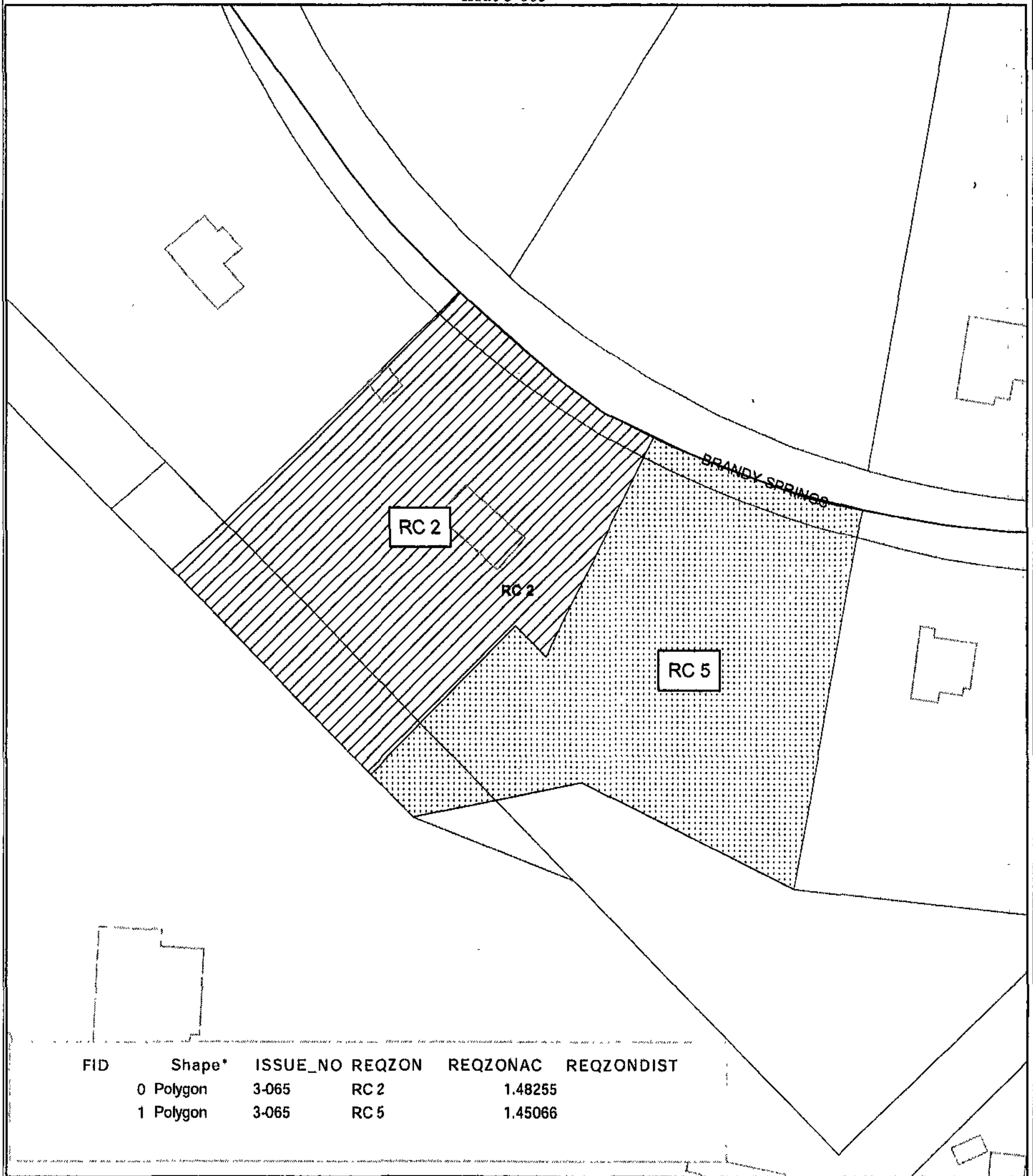
Baltimore County 2004 Comprehensive Zoning Map Process

Final Log of Issues

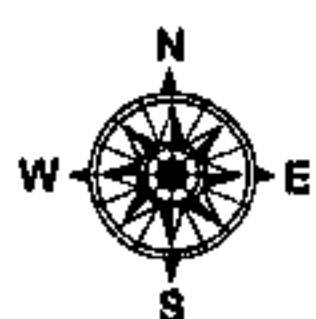
August 31, 2004

Issue Number	Owner, Petitioner	Location	Existing Zoning and Acres	Requested Zoning and Acres	Final Staff Recommendation	Planning Board Recommendations	County Council Decision	Comment
3-064	Towson Presbyterian Church	Northwest Corner of Bentley Rd and Kaufman Rd						
	RC 4		0.001	RC 4	10.311	RC 5	10.311	10.311
	RC 5		10.310	Total	10.311	Total	10.311	10.311
	Total		10.311					
3-065	Donald and Raymond Causey	1215 Brady Springs Rd, 625' West of Massemore Rd						
	RC 2		2.933	RC 5	2.933	RC 5	2.933	1.663 Covenant
	Total		2.933	Total	2.933	Total	2.933	1.270
								2.933
3-066	Mary Gerst Posluszny	West side of Belair Rd, 650' North of Jersaleum Rd						
	BL CR		0.021	BM	3.333	RC 5	3.333	3.333
	RC 5		3.312	Total	3.333	Total	3.333	3.333
	Total		3.333					
3-067	James Arthur Frank, Jr	2711 Cherry Hill Rd, 2,400' East of Fork Rd						
	RC 2		10.112	RC 4	10.112	RC 2	10.112	10.112
	Total		10.112	Total	10.112	Total	10.112	10.112
3-068	Norman and Sandra Holthe	1018 Walters Ln, 1,050' East of York Rd						
	RC 7		36.475	RC 4	36.475	RC 7	36.475	36.475
	Total		36.475	Total	36.475	Total	36.475	36.475

CZMP 2004
County Council Recommendation
Issue 3-065



FID	Shape*	ISSUE_NO	REQZON	REQZONAC	REQZONDIST
0	Polygon	3-065	RC 2	1.48255	
1	Polygon	3-065	RC 5	1.45066	



0 25 50 100 150 200 Feet

- Legend**
- Buildings
 - Streams
 - Transmission Lines
 - Roads
 - Parcels
 - Existing Zoning
 - REQZON**
 - RC 2
 - RC 5

#401

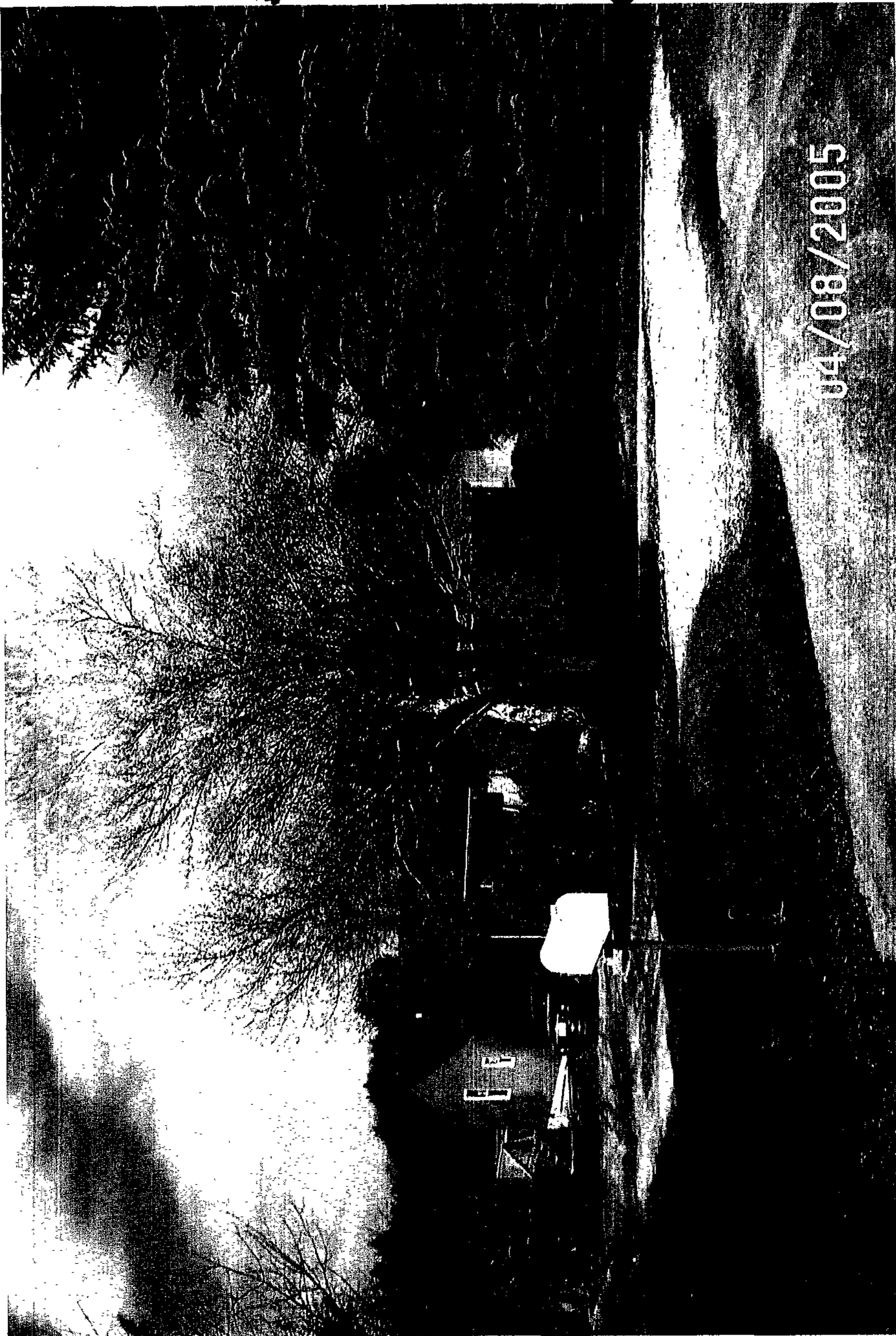
T. Bryan H. Intine

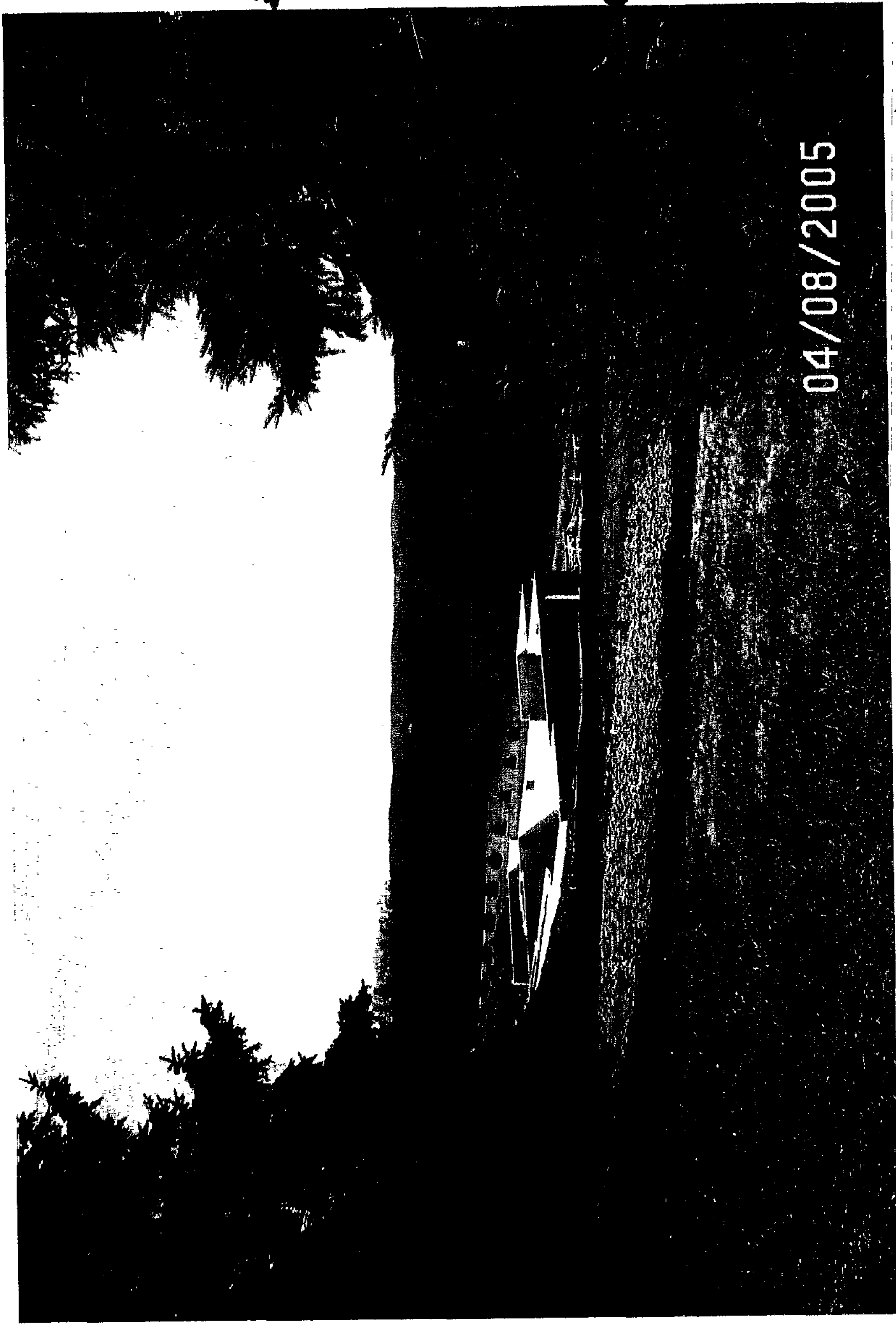


04/08/2005

3 B

04/08/2005

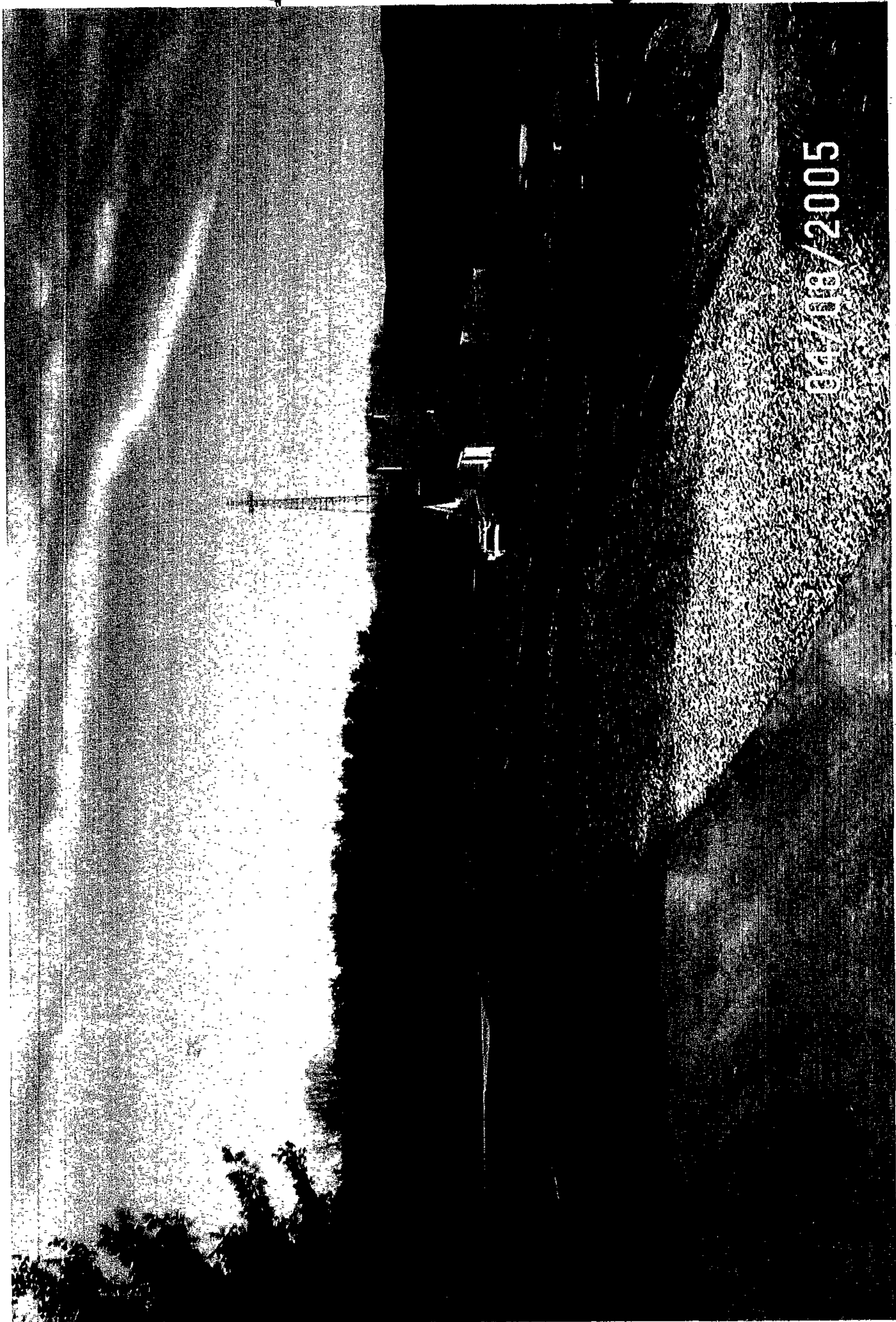




04/08/2005

Lot under construction across street

04/03/2005



3E

04/08/2005

3F

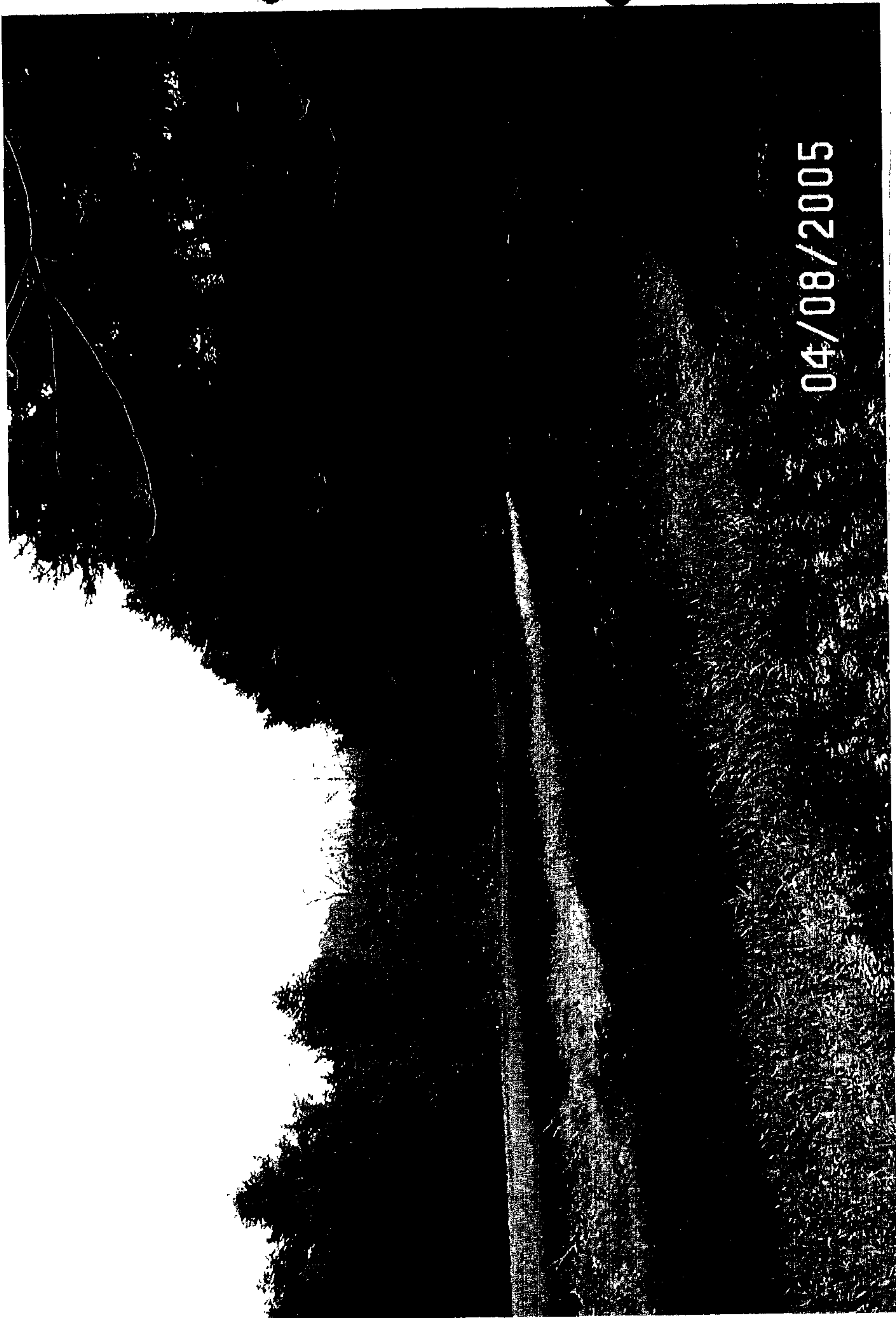
04/08/2005





04/08/2005

04/08/2005

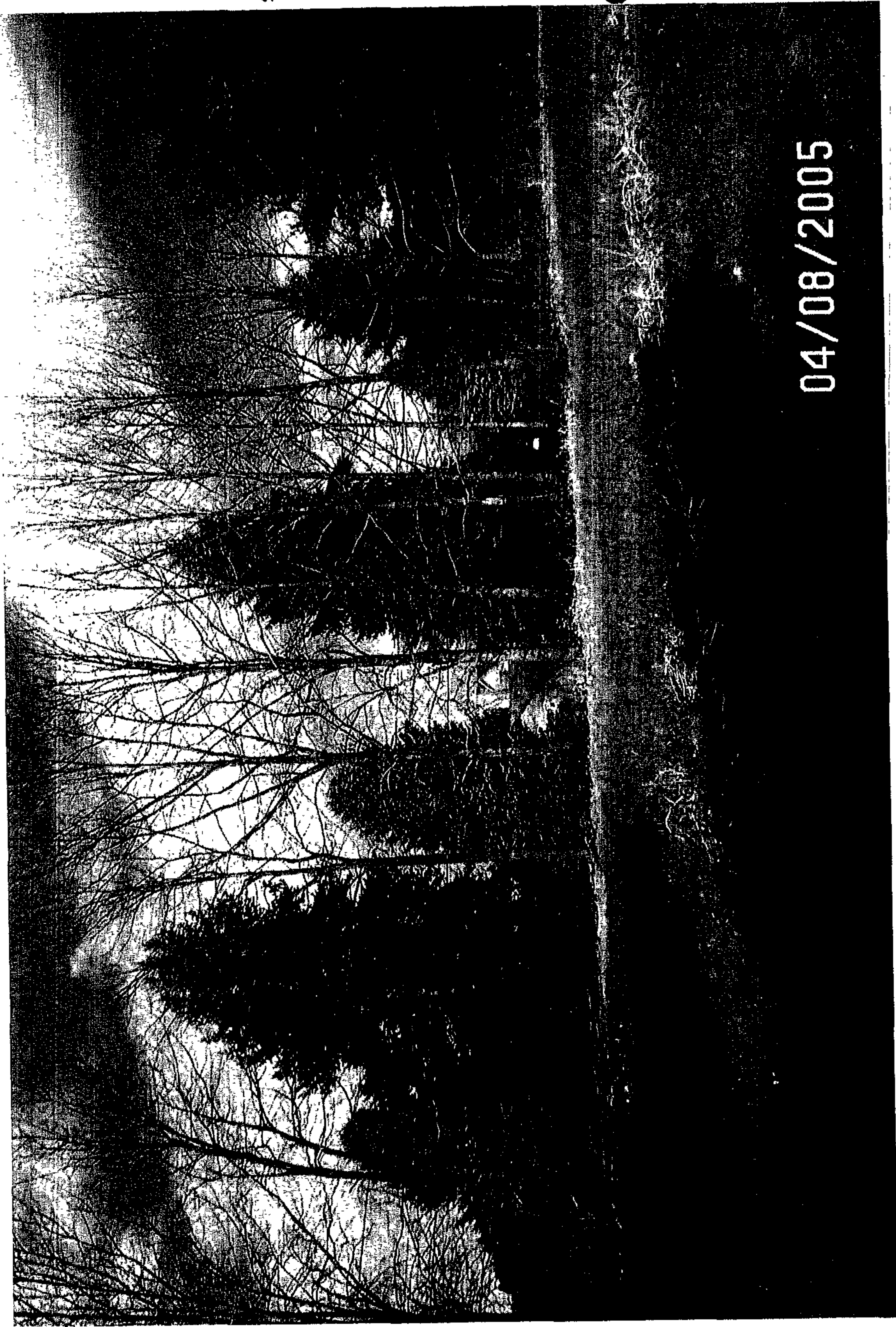


04/08/2005

04/08/2005

3K

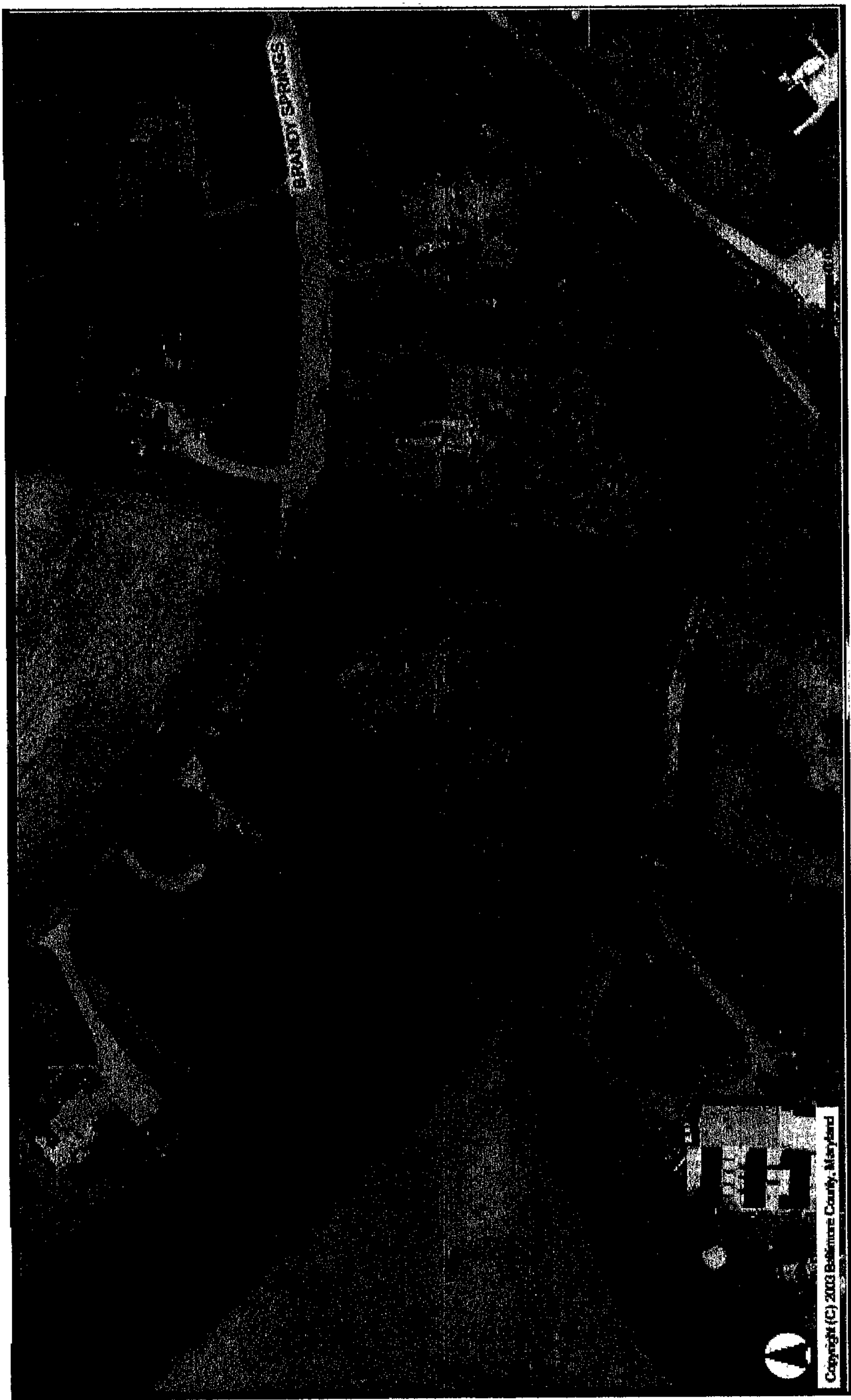
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04/08/2005



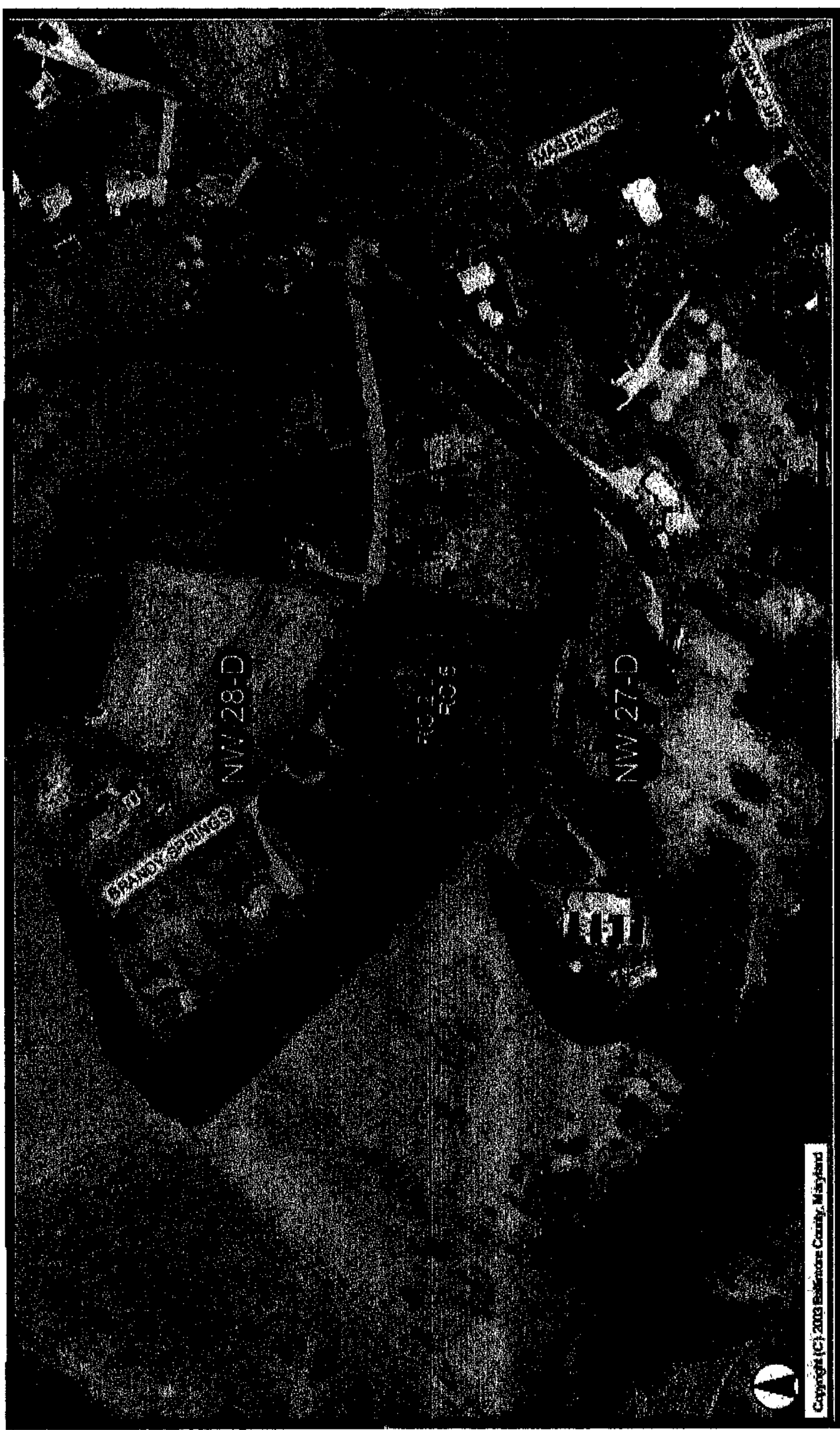
#401



0.042 x 0.280 = 221.76'

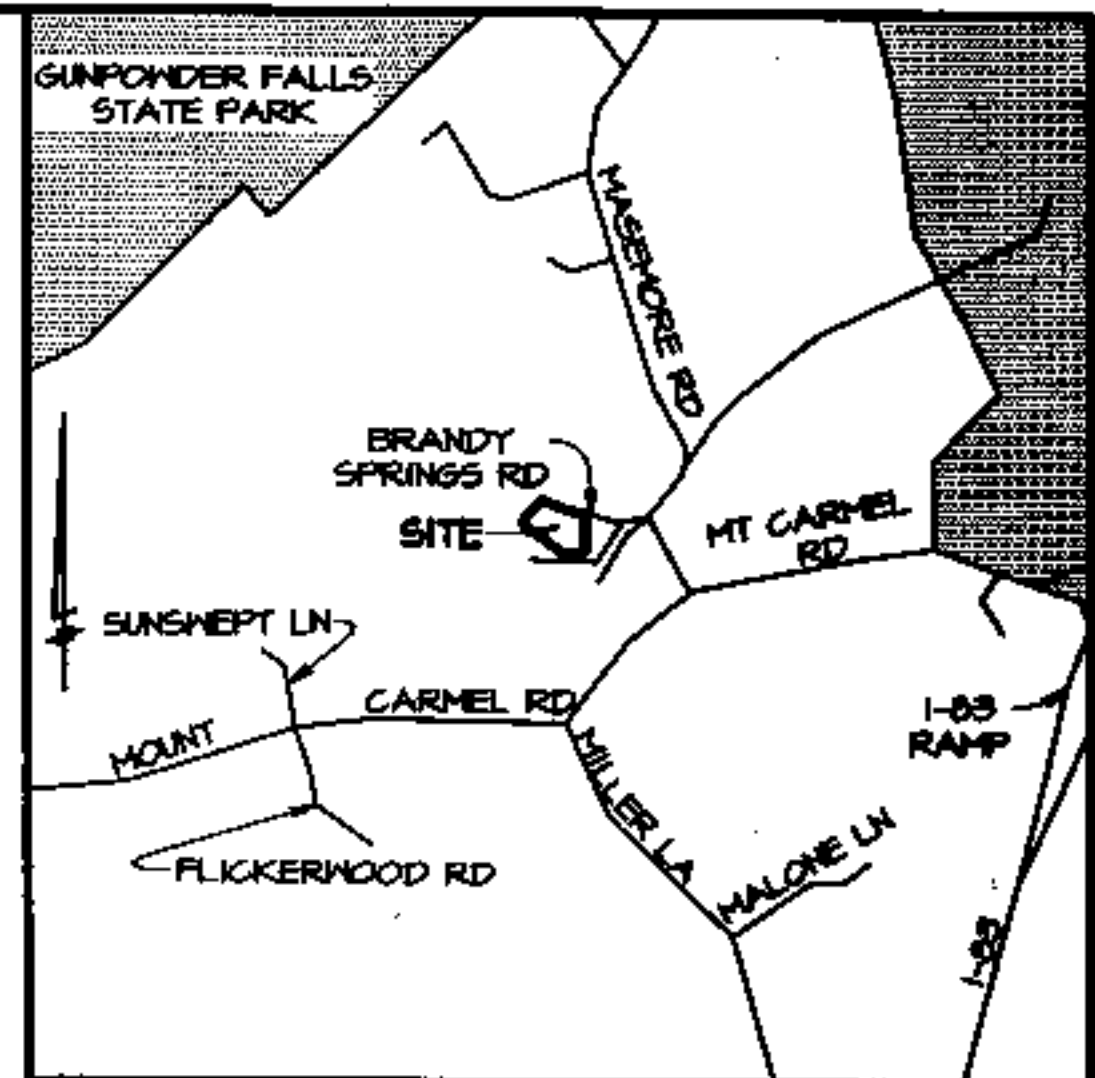
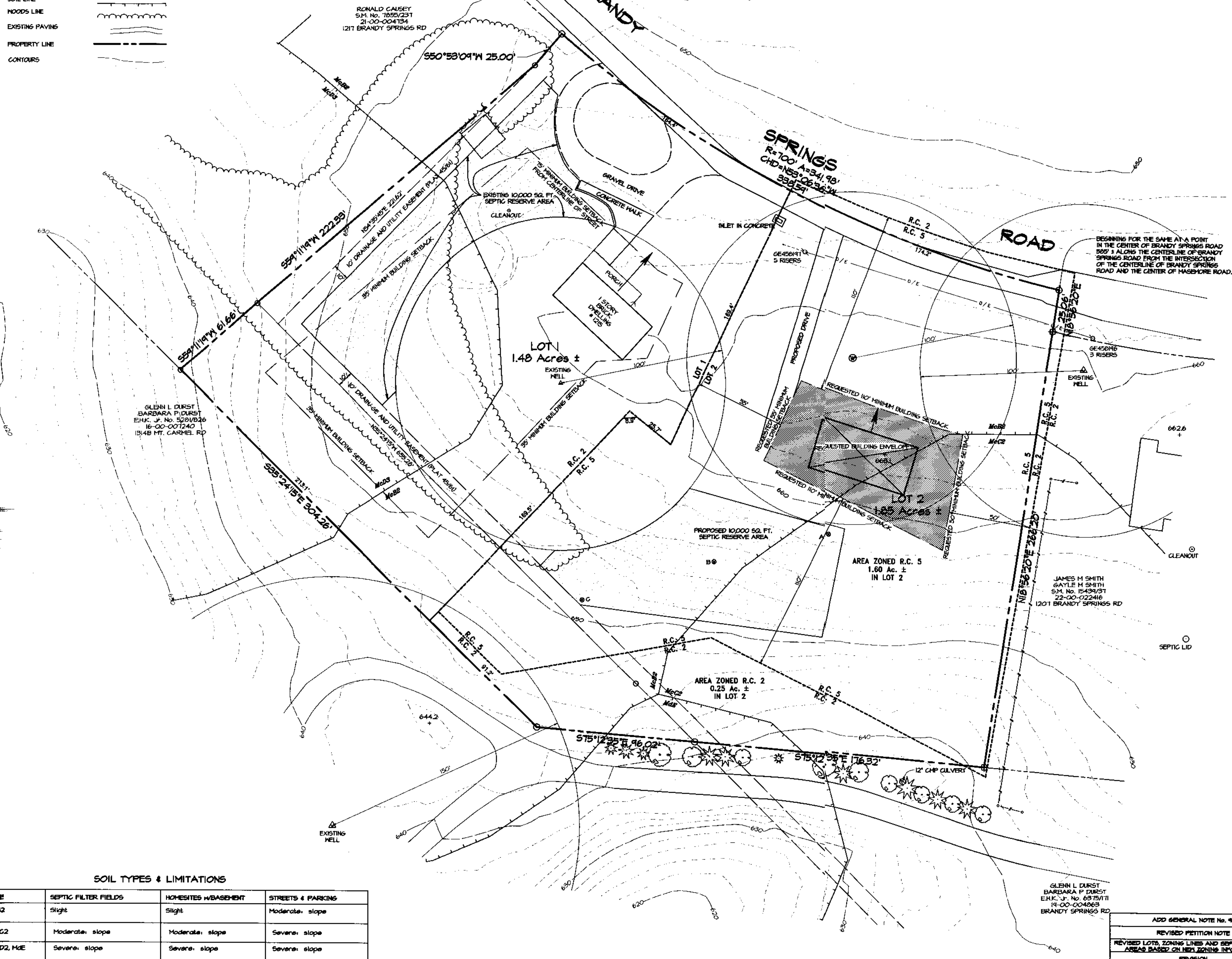
5.05

401



LEGEND

EXISTING WELL	△
EXISTING CLEANOUT	○
PROPOSED PERC TEST	⊙
PROPOSED WELL AREA	⊗
PROPOSED DWELLING	⊠
EXISTING BUILDING	□
SOIL LINE	—
WOODS LINE	—
EXISTING PAVING	—
PROPERTY LINE	—
CONTOURS	—



VICINITY MAP
1" = 2000'

GENERAL NOTES

- THE BOUNDARY SHOWN HEREON IS FROM A DEED RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER E.H.K. J. No. 528 FOLIO 626.
- THE TOPOGRAPHY SHOWN HEREON HAS TAKEN FROM BALTIMORE COUNTY GIS TITLE 21C2.
- THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 4.
- CENSUS TRACT 4070.00 REGIONAL PLANNING DISTRICT 301 WATERSHED LOCH RAVEN SUBWATERSHED FIFTH DISTRICT E.S. SCHOOL DISTRICT ELEMENTARY - FIFTH DISTRICT E.S. MIDDLE - HEREFORD M.S. HIGH - HEREFORD H.S.
- A.D.C. MAP & GRID 1 A-II
- THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- DEVELOPMENT OF LOT 2 IS SUBJECT TO A VARIANCE FROM THE REQUIRED SETBACKS OF 150 FEET FROM A CONTIGUOUS R.C. 2 ZONE.
- THE ZONING LINES SHOWN HEREON ARE A BEST FIT FROM THE BALTIMORE COUNTY OFFICE OF PLANNING ONLINE MAP.
- UPON COMPLETION OF THE ZONING HEARING THIS PROJECT WILL BE PROCESSED AS A MINOR SUBDIVISION.

OWNER

RAYMOND E CAUSEY
1215 BRANDY SPRINGS RD
PARKTON, MARYLAND 21120

PETITION

VARIANCE FROM SECTION 1004.3B.2.2. OF THE BALTIMORE COUNTY ZONING REGULATIONS.

TO PERMIT BUILDING TO R.C.2. ZONE LINE SETBACKS OF 50, 55, AND 110 FEET IN LIEU OF THE REQUIRED 150 FEET.

ZONING HISTORY

88-163-SPH

PETITION FOR SPECIAL HEARING TO APPROVE THE RECONFIGURATION OF FOUR LOTS IN THE R.C.-2 ZONE AND THE TRANSFER OF DENSITY WITHIN THOSE LOTS. APPROVED: JANUARY 6, 1988 AMENDED: MARCH 16, 1988

PETITIONER'S

EXHIBIT NO. 1

05-401-A PLAT TO ACCOMPANY A PETITION FOR VARIANCE CAUSEY PROPERTY

1215 BRANDY SPRINGS ROAD
Deed Ref: S.M. No. 17140 folio 356
Tax Account No.: 18-00-014985
Zoned R.C.-2; Map NW 2TD & NW 28D
Tax Map 21; Grid 18; Parcel 324
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: NOVEMBER 4, 2004

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

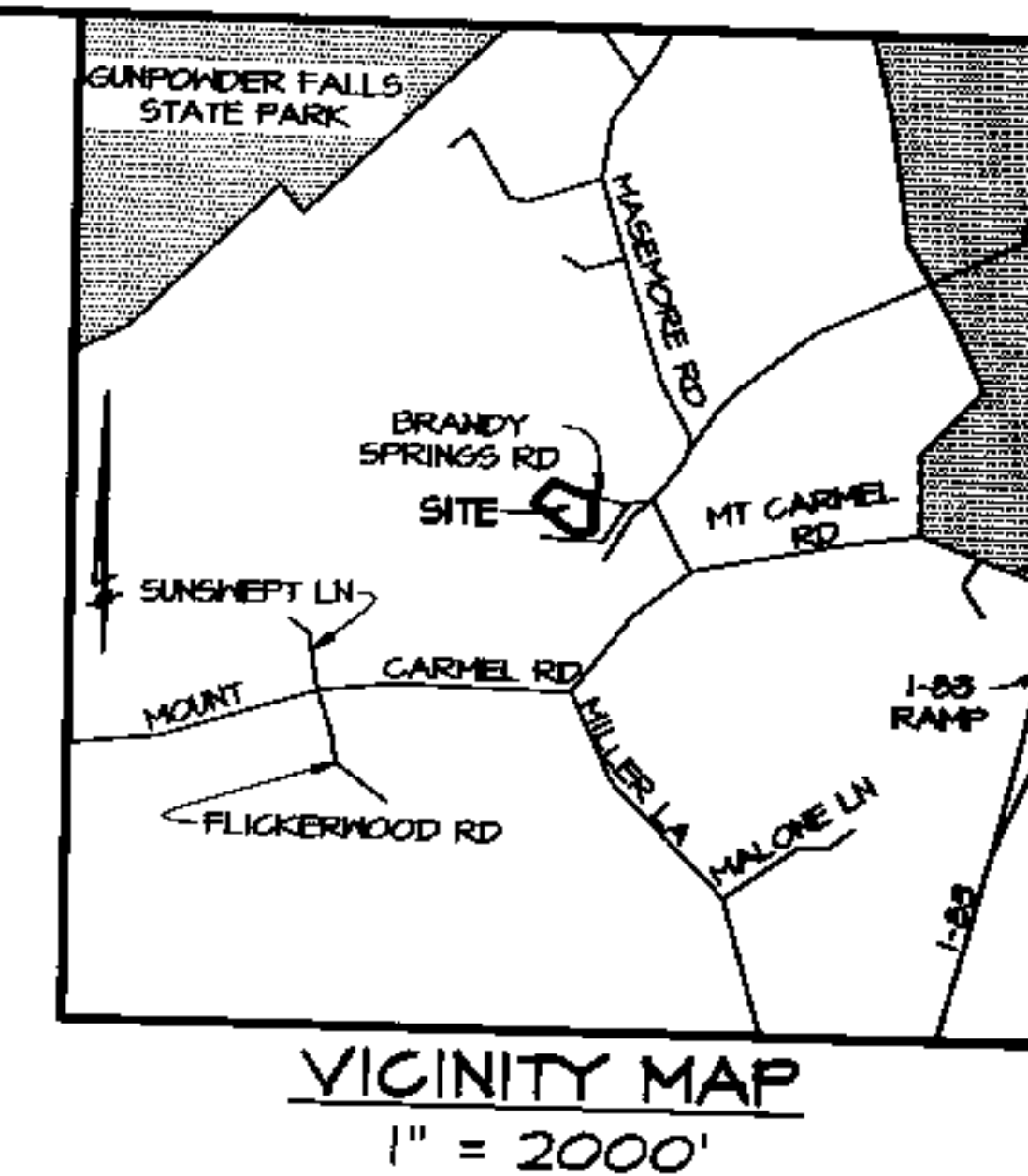
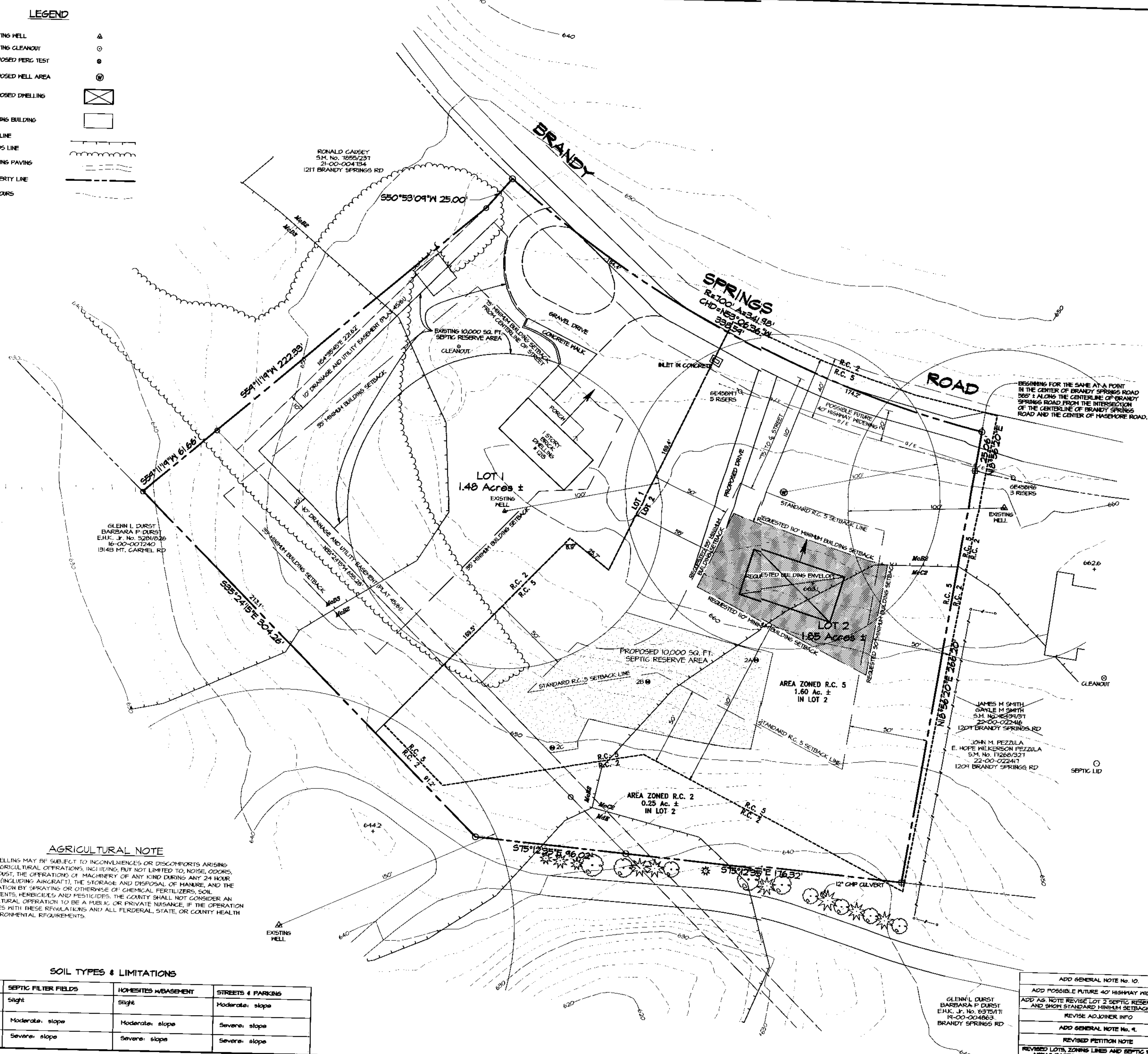
ADD GENERAL NOTE No. 1.	02-10-2008
REVISED PETITION NOTE	02-03-2008
REVISED LOTS, ZONING LINES AND SEPTIC RESERVE AREAS BASED ON NEW ZONING INFORMATION	01-12-2008
REVISION	DATE

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/SEWER	STREETS & PARKING
SB2	Slight	Slight	Moderate slope
SG2	Moderate slope	Moderate slope	Severe slope
SG2, MCE	Severe slope	Severe slope	Severe slope

LEGEND

- EXISTING WELL
- EXISTING CLEANOUT
- PROPOSED PERC TEST
- PROPOSED WELL AREA
- PROPOSED DWELLING
- EXISTING BUILDING
- SOIL LINE
- WOODS LINE
- EXISTING PAVING
- PROPERTY LINE
- CONTOURS



GENERAL NOTES

- THE BOUNDARY SHOWN HEREON IS FROM A DEED RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER E.H.K. J. No. 5281 FOLIO 828.
- THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS FILE 2102.
- THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 4.
- CENSUS TRACT 407000 REGIONAL PLANNING DISTRICT 301 WATERMESH LOCH RAVEN SUBDIVISIONED SCHOOL DISTRICT - FIFTH DISTRICT E.S. J. NONE MIDDLE - HEREFORD M.S. HIGH - HEREFORD H.S. A.D.C. MAP 4 GRID T-11
- THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- DEVELOPMENT OF LOT 2 IS SUBJECT TO A VARIANCE FROM THE REQUIRED SETBACKS OF 150 FEET FROM A CONTIGUOUS R.C. 2 ZONE.
- THE ZONING LINES SHOWN HEREON ARE A BEST FIT FROM THE BALTIMORE COUNTY OFFICE OF PLANNING ONLINE MAP.
- UPON COMPLETION OF THE ZONING HEARING THIS PROJECT WILL BE PROCESSED AS A MINOR SUBDIVISION.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE OFFICE OF PLANNING WILL NEED TO CONDUCT AN ARCHITECTURAL REVIEW OF THE PROPOSED HOUSE.

OWNER

RAYMOND E CAUSEY
1215 BRANDY SPRINGS RD
PARKTON, MARYLAND 21120

PETITION

VARIANCE FROM SECTION 1A04.3B.2.6. OF THE BALTIMORE COUNTY ZONING REGULATIONS.

TO PERMIT BUILDING TO R.C.2. ZONE LINE SETBACKS OF 50, 55, AND 110 FEET IN LIEU OF THE REQUIRED 150 FEET.

ZONING HISTORY

88-163-SPH

PETITION FOR SPECIAL HEARINGS TO APPROVE THE RECONFIGURATION OF FOUR LOTS IN THE R.C. 2 ZONE AND THE TRANSFER OF DENSITY WITHIN THOSE LOTS. APPROVED: JANUARY 6, 1988 AMENDED: MARCH 16, 1988

PETITIONER'S

EXHIBIT NO. 2

05-401-A FLAT TO ACCOMPANY A PETITION FOR VARIANCE CAUSEY PROPERTY

1215 BRANDY SPRINGS ROAD
Deed Ref: S.M. No. 17140 folio 356
Tax Account No.: 18-00-014985
Zoned R.C.- 2; Map NW 27D & NW 28D
Tax Map 21; Grid 18; Parcel 324
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: NOVEMBER 4, 2004

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

SOIL TYPES & LIMITATIONS

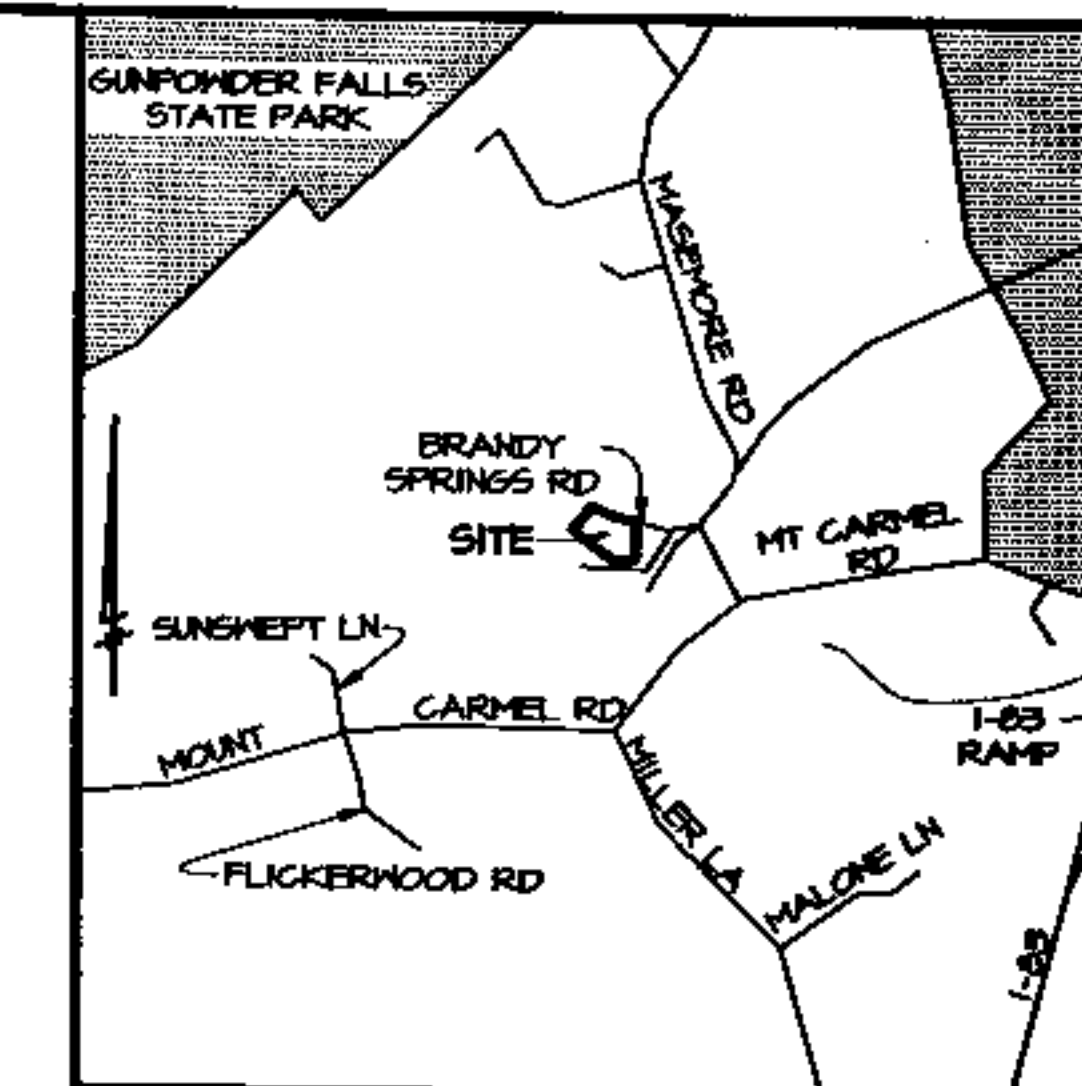
SEPTIC FILTER FIELDS	HOMESITE W/ABSEMENT	STREETS & PARKING
Slight	Slight	Moderate: slope
Moderate: slope	Moderate: slope	Severe: slope
Severe: slope	Severe: slope	Severe: slope

ADD GENERAL NOTE No. 10.	04-12-2008
ADD POSSIBLE FUTURE 40' HIGHWAY WIDENING	04-11-2008
ADD AS. NOTE REVISE LOT 2 SEPTIC RESERVE AREA AND SHOWN STANDARD MINIMUM SETBACK LINE.	04-11-2008
REVISE ADJOINER INFO	09-30-2009
ADD GENERAL NOTE No. 4.	02-10-2008
REVISED PETITION NOTE	02-08-2008
REVISED LOTS, ZONING LINES AND SEPTIC RESERVE AREAS BASED ON NEW ZONING INFORMATION	01-12-2008
REVISION	DATE

COMPUTED:	DRAWN: M.A.	CHECKED: S.A.L.	FILE: X:\Causey\tonaplan.pro
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LEGEND

EXISTING WELL	Δ
EXISTING CLEANOUT	○
PROPOSED PERC TEST	●
PROPOSED WELL AREA	⊗
PROPOSED DWELLING	⊠
EXISTING BUILDING	□
SOIL LINE	—
MOODS LINE	—
EXISTING PAVING	—
PROPERTY LINE	—
CONTOURS	—



VICINITY MAP
1" = 2000'

GENERAL NOTES

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- THE TOPOGRAPHY SHOWN HEREON HAS TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 4.
- THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 4.
- CENSUS TRACT 407000 REGIONAL PLANNING DISTRICT 501 NONE
- WATERSHED LOCH RAVEN SUBWATERSHED
- SCHOOL DISTRICT: ELEMENTARY - FIFTH DISTRICT E.S. MIDDLE - HEREFORD H.S., HIGH - HEREFORD H.S.
- A.D.C. MAP & GRID 7-A-11
- THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- DEVELOPMENT OF LOT 2 IS SUBJECT TO A VARIANCE FROM THE REQUIRED SETBACKS OF 150 FEET FROM A CONTIGUOUS R.C. 2 ZONE.
- THE ZONING LINES SHOWN HEREON ARE A BEST FIT FROM THE BALTIMORE COUNTY OFFICE OF PLANNING ONLINE MAP.
- UPON COMPLETION OF THE ZONING HEARING THIS PROJECT WILL BE PROCESSED AS A MINOR SUBDIVISION.

OWNER

RAYMOND E CAUSEY
1215 BRANDY SPRINGS RD
PARKTON, MARYLAND 21120

PETITION

VARIANCE FROM SECTION 10A.4.3B.2.2. OF THE BALTIMORE COUNTY ZONING REGULATIONS.
TO PERMIT BUILDING TO R.C.2. ZONE LINE SETBACKS OF 30, 55, AND 110 FEET IN LIEU OF THE REQUIRED 150 FEET.

ZONING HISTORY

88-163-SPH

PETITION FOR SPECIAL HEARING TO APPROVE THE RECONFIGURATION OF FOUR LOTS IN THE R.C.-2 ZONE AND THE TRANSFER OF DENSITY WITHIN THOSE LOTS.
APPROVED: JANUARY 6, 1988
AMENDED: MARCH 16, 1988

PETITIONER'S

EXHIBIT NO. 3
Photos A-M

PLAN TO ACCOMPANY PHOTOGRAPHS

05-401-A PLAT TO ACCOMPANY A PETITION FOR VARIANCE CAUSEY PROPERTY

1215 BRANDY SPRINGS ROAD
Deed Ref: S.M. No. 17140 folio 356
Tax Account No.: 18-00-014985
Zoned R.C.-2; Map NW 2TD & NW 2BD
Tax Map 21; Grid 18; Parcel 324
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: NOVEMBER 4, 2004

GERHOLD, CROSS & ETZEL, LTD. REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

AGRICULTURAL NOTE

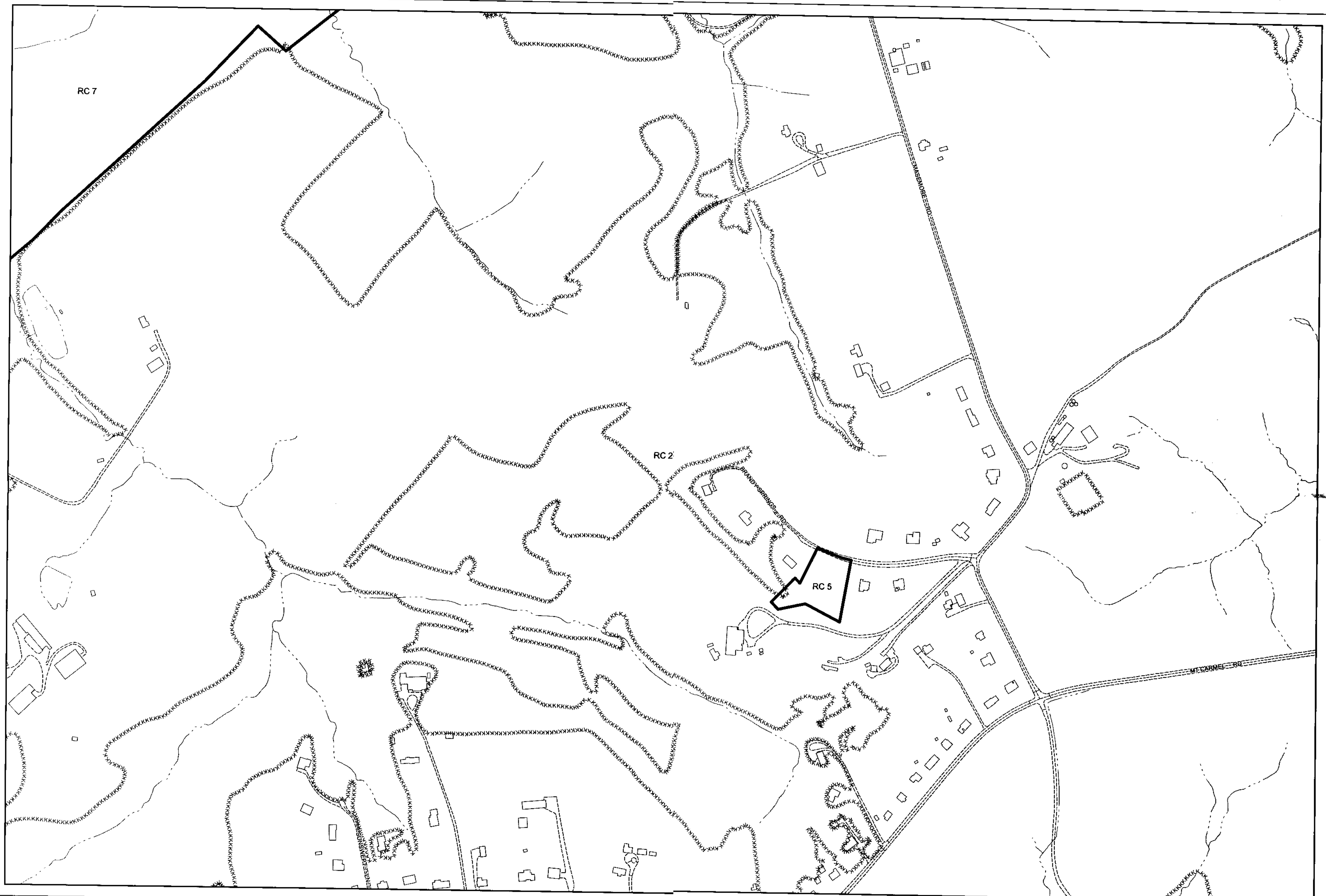
ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURES, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

SOIL TYPES & LIMITATIONS

	SEPTIC FILTER FIELDS	HOMESTES W/BASEMENT	STREETS & PARKING
1	Slight	Slight	Moderate: slope
2	Moderate: slope	Moderate: slope	Severe: slope
2, MCE	Severe: slope	Severe: slope	Severe: slope

ADD AS. NOTE REVISE LOT 2 SEPTIC RESERVE AREA AND SHOW STANDARD MINIMUM SETBACK LINE	04-11-2008
REVISE ADJONER INFO	08-30-2009
ADD GENERAL NOTE No. 1.	02-10-2009
REVISED PETITION NOTE	02-08-2009
REVISED LOTS, ZONING LINES AND SEPTIC RESERVE AREAS BASED ON NEW ZONING INFORMATION	01-13-2009
REVISION	DATE

COMPUTED: DRAWN: M.A. CHECKED: S.A.L. FILE: X:\Causey\zonaplan.pro



Plan Sheet: 021C2

Note:
Section 32-3-202 of the Baltimore County, 2003 Code establishes the zoning geodatabase. This map represents the actions of the Baltimore County Council on August 31, 2004 (Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04) effective September 3, 2004.

Legend

- Zoning
- Streams
- Roads
- Vegetation
- Buildings

Baltimore County Office of Planning and Zoning Official Zoning Map

021A1	021B1	021C1	022A1	022B1
021A2	021B2	021C2	022A2	022B2
021A3	021B3	021C3	022A3	022B3

Scale

1" = 200'

0 100 200 400
Feet

PETITIONER'S

EXHIBIT NO. 5

Data Sources:
Planimetric Data - Baltimore County
OT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004