

IN RE: PETITION FOR VARIANCE
S/S Dolfield Boulevard, 200 ft. W
centerline of Academy Avenue
4th Election District
2nd Councilmanic District
(201 Dolfield Boulevard)

David Grossman & David Shapiro
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-402-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, David Grossman and David Shapiro. The variance request is for property located at 201 Dolfield Boulevard in Baltimore County. The variance request is from Section 1B02.3C.1 (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 15 ft. in lieu of the minimum required 30 ft.

The property was posted with Notice of Hearing on March 10, 2005, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on March 10, 2005 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and

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4/24/05
Ray

shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance.”

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request were David Grossman and David Shapiro, the Petitioners and Geoffrey Schultz of McKee & Associates, the firm that prepared the site plan of the property. Howard Alderman Esq. represented the Petitioners. There were no protestants or citizens attending the hearing. People’s Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Mr. Alderman proffered that the property contains 0.976 acres and is zoned DR 3.5. The property is improved by a single-family dwelling located at the intersection of Dolefield Boulevard and Academy Avenue. The lot is 75 feet wide and 400 feet long. The property is in the process of minor subdivision by which the Petitioners propose to essentially divide the length in half. This would result in two lots of equal size, one that will contain the existing home and the second lot to have a proposed new single-family dwelling. Mr. Alderman noted that given the size and zoning of the subject lot, three lots are allowed but only two are being requested. The proposed home will have its road access and address on Dolefield Boulevard rather than Academy Avenue where the existing home fronts.

The request for variance arises from the location and orientation of the proposed home. See Petitioner’s Exhibit 1. Again, the new lot is 75 feet wide, and given a proposed dwelling of 30 ft. x 50 ft. means that the front yard setback will be 15 feet. The requirement is 30 feet. This assumes

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that the rear yard setback of 30 feet will be met. Mr. Alderman opined that it would be impractical to meet both front and rear yard setbacks since the proposed home would be only 15 feet deep. This would be an inappropriate depth for a home in this neighborhood. All other setbacks are met by the proposed home.

Mr. Alderman noted that a similar pattern of development occurs immediately across Dolefield Boulevard where the property on the north side of the street (811 Academy Avenue) was similarly subdivided that created a new lot in the rear with an address on Dolefield. In order to allow this new home, the owner was granted a similar front yard setback variance in Case No. 97-114-A during the minor subdivision of the lot. Mr. Alderman indicated that in addition to the property across Dolefield Boulevard, the pattern of development in the general neighborhood is quite similar as to size of lot and home.

He noted that in spite of its name, this section of Dolefield Boulevard is a single-lane suburban street approximately 24 feet wide. However, the right-of way-required by the County is 75 feet wide. Mr. Schultz indicated that in his conversation with the County agencies, the County had no intention of actually widening the street in the near future. Consequently, the proposed home is 40 feet from the paved portion of the street, which will be maintained as grass.

Mr. Alderman proffered that the lot was unique from a zoning standpoint because of its long narrow configuration and that there was no land adjacent to the lot, which is available to increase the dimensions of the lot by lot line adjustment.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure. The property is long and narrow which directly relates to the requested variance. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The property is zoned for residential uses and complying with

CASE FILED FOR FILES
4/4/05
Ray

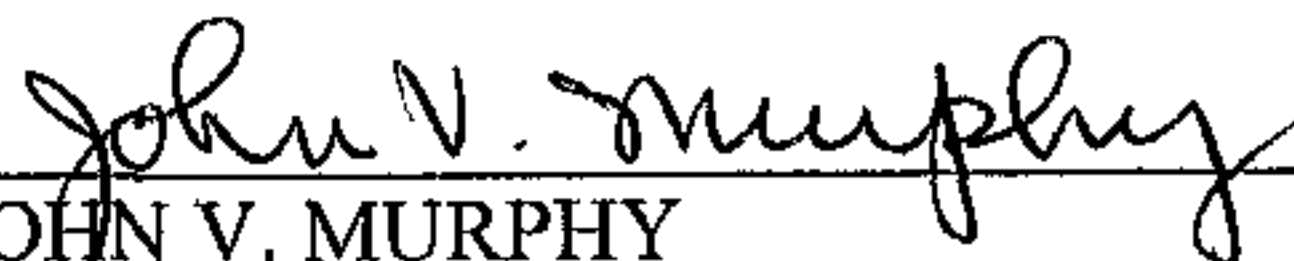
the front yard setback would result in an impractical 15 foot deep home which would not be in keeping with the homes in the neighborhood. By size and zoning 3 lots would be allowed but only two are requested. Consequently, there will be no increase in density beyond that otherwise allowed by the regulations. Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. A similar pattern of development exists across the street, and the proposed size of the lots and home are compatible with the neighborhood.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 4 day of April, 2005, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Section 1B02.3C.1 (Chart) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 15 ft. in lieu of the minimum required 30 ft., be and it is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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 such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

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



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

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Ray

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 4, 2005

Howard Alderman, Esquire
Levin & Gann
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204

Re: Petition for Variance
Case No. 05-402-A
Property: 201 Dolfield Boulevard

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: David Grossman, 5 Holly Court, Owings Mills, MD 21117
David Shapiro, 3517 Barton Oaks Road, Pikesville, MD 21208
Geoffrey Schultz, McKee & Associates, 5 Shawan Road, Hunt Valley, MD 21030

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





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 201 Dolfield Blvd.

which is presently zoned DR-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3C.1 (Chart) To allow a front yard setback of 15 feet in-lieu-of the minimum required 30 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The subject lot is proposed to be subdivided through the Minor Subdivision process, however, the depth of the lot precludes construction of a reasonably size house without the requested relief.

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):

David Grossman
Name - Type or Print _____
Signature David Grossman
David B. Shapiro
Name - Type or Print _____
Signature David B. Shapiro
5 Holly Court (443) 250-8600
Address Telephone No.
Owings Mills, MD 21117
City State Zip Code

Representative to be Contacted:

Geoffrey C. Schultz
McKee and Associates, Inc.
Name _____
5 Shawan Road, Suite 1 (410) 527-1555
Address Telephone No.
Cockeysville, MD 21030
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

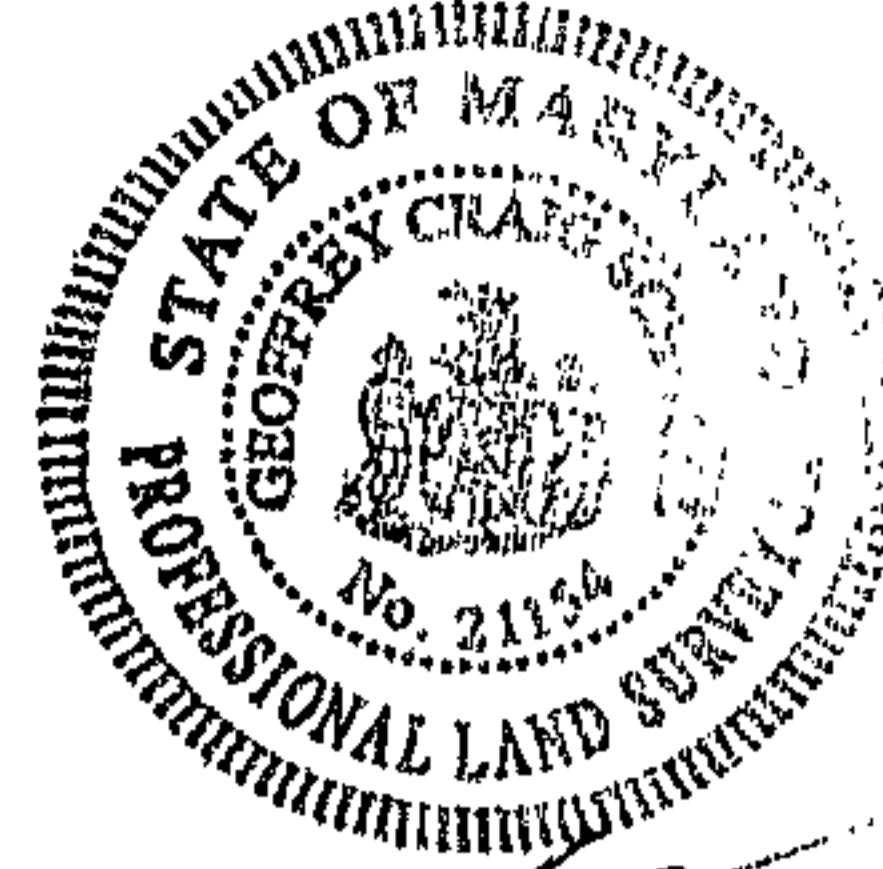
Reviewed By BA Date 2/16/05

Case No. 05-402-A

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McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development



February 10, 2005

**ZONING DESCRIPTION OF
#201 DOLFIELD BOULEVARD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

A handwritten signature in black ink, appearing to be "G. Chapman", written over the seal.

BEGINNING at a point on the south side of Dolfield Boulevard (75 feet wide), said point being 200 feet west of the west side of Academy Avenue (20 feet wide); thence running,

- 1) South 18 degrees 33 minutes East, 75.00 feet,
- 2) South 64 degrees 20 minutes West, 200.00 feet,
- 3) North 18 degrees 33 minutes West, 75.00 feet, and
- 4) North 64 degrees 20 minutes East, 200.00 feet to the place of beginning.

BEING known as proposed Lot 1 on a Minor Subdivision Plan of the "Grossman Property".

BEING also known as #201 Dolfield Boulevard as recorded in Deed Liber 13422, folio 132.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **612610**

Roll out 4/50

DATE 4/11/50 ACCOUNT Roll out 4/50

AMOUNT \$ 65.00

RECEIVED FROM Mrs. J. A. [unclear]

FOR [unclear]

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

IT v 4-403

PAID RECEIPT

BUSINESS RETURN
2/11/50
POSTAGE PAID
NO. 1000
BALTIMORE, MD.

POSTAGE PAID
NO. 1000
BALTIMORE, MD.

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: #05-402-A
201 Dolfield Boulevard
S/side of Dolfield Blvd., 200 feet west of centerline of Academy Avenue
4th Election District
2nd Councilmanic District
Legal Owner(s): David Grossman & David Shapiro
Variance: to permit a front yard setback of 15 feet in lieu of the minimum required 30 feet.
Hearing: Monday, March 28, 2005 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM WISEMAN
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.
(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3391.
3/100 Mar. 10 42027

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

Date: March 10, 2005

RE: Case Number: 05-402-A

Petitioner/Developer: David Grossman and David Shapiro

Date of Hearing/Closing: Monday, March 28, 2005, 10:00 AM

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

201 Dolfield Blvd.

The sign(s) were posted on March 10, 2005

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson
(Printed Name of Sign Poster)

McKee and Associates, Inc.
5 Shawan Road, Suite 1
(Street Address of Sign Poster)

Cockeysville, MD 21030
(City, State, Zip Code of Sign Poster)

(410) 527-1555
(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ



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: 05-402-A

201 Dolfield Boulevard
S/side of Dolfield Blvd., 200 feet west of centerline of Academy Avenue
4th Election District – 2nd Councilmanic District
Legal Owners: David Grossman & David Shapiro

Variance to permit a front yard setback of 15 feet in lieu of the minimum required 30 feet.

Hearing: Monday, March 28, 2005 at 10:00 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: David Grossman, David Shapiro, 5 Holly Court, Owings Mills 21117
Geoffrey Schultz, 5 Shawan Rd., Ste. 1, Cockeysville 21030

- 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:

David Grossman
201 Dolfield Boulevard
Owings Mills, MD 21117

443-250-8600

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: 05-402-A

201 Dolfield Boulevard

S/side of Dolfield Blvd., 200 feet west of centerline of Academy Avenue

4th Election District – 2nd Councilmanic District

Legal Owners: David Grossman & David Shapiro

Variance to permit a front yard setback of 15 feet in lieu of the minimum required 30 feet.

Hearing: Monday, March 28, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM WISEMAN
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

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/neighbor 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: 05-402-A
Petitioner: DAVID GROSSMAN
Address or Location: 201 DOLFIELD BLVD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID GROSSMAN
Address: 201 DOLFIELD BLVD.
OWINGS MILLS MD. 21117
Telephone Number: (443) 250-8600



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

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

March 22, 2005

David Grossman
David B. Shapiro
5 Holly Court
Owings Mills, Maryland 21117

Dear Mr. Grossman and Mr. Shapiro:

RE: Case Number: 05-402-A , 201 Dolfield Blvd.

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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Geoffrey Schultz McKee & Assoc. 5 Shawan Road, Ste. 1 Cockeysville 21030



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





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

State Highway
Administration

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. 402 BPR

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division



TO: Tim Kotroco
FROM: John D. Oltman, Jr ^{Jr}
DATE: March 15, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 22, 2005

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

- 05-395
- 05-397
- 05-398
- 05-400
- 05-402
- 05-404

Reviewers: Sue Farinetti, Dave Lykens

Jan
3/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 25, 2005

RECEIVED

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

FEB 25 2005

ZONING CLERK

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-395 and 5-402

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

Prepared By: Mark Cunningham

Division Chief: Lynn Ferber

MAC/LL

|

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. 402

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

RE: PETITION FOR VARIANCE
201 Dolfield Blvd. S/side Dolfield Blvd.,
200' W c/line Academy Avenue
4th Election & 2nd Councilmanic Districts
Legal Owner(s): David Grossman &
David B. Shapiro

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 05-402-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, Geoffrey C. Schultz, McKee & Associates, Inc, 5 Shawan Road, Suite 1, Cockeysville, MD 21030, Representative for Petitioner(s).

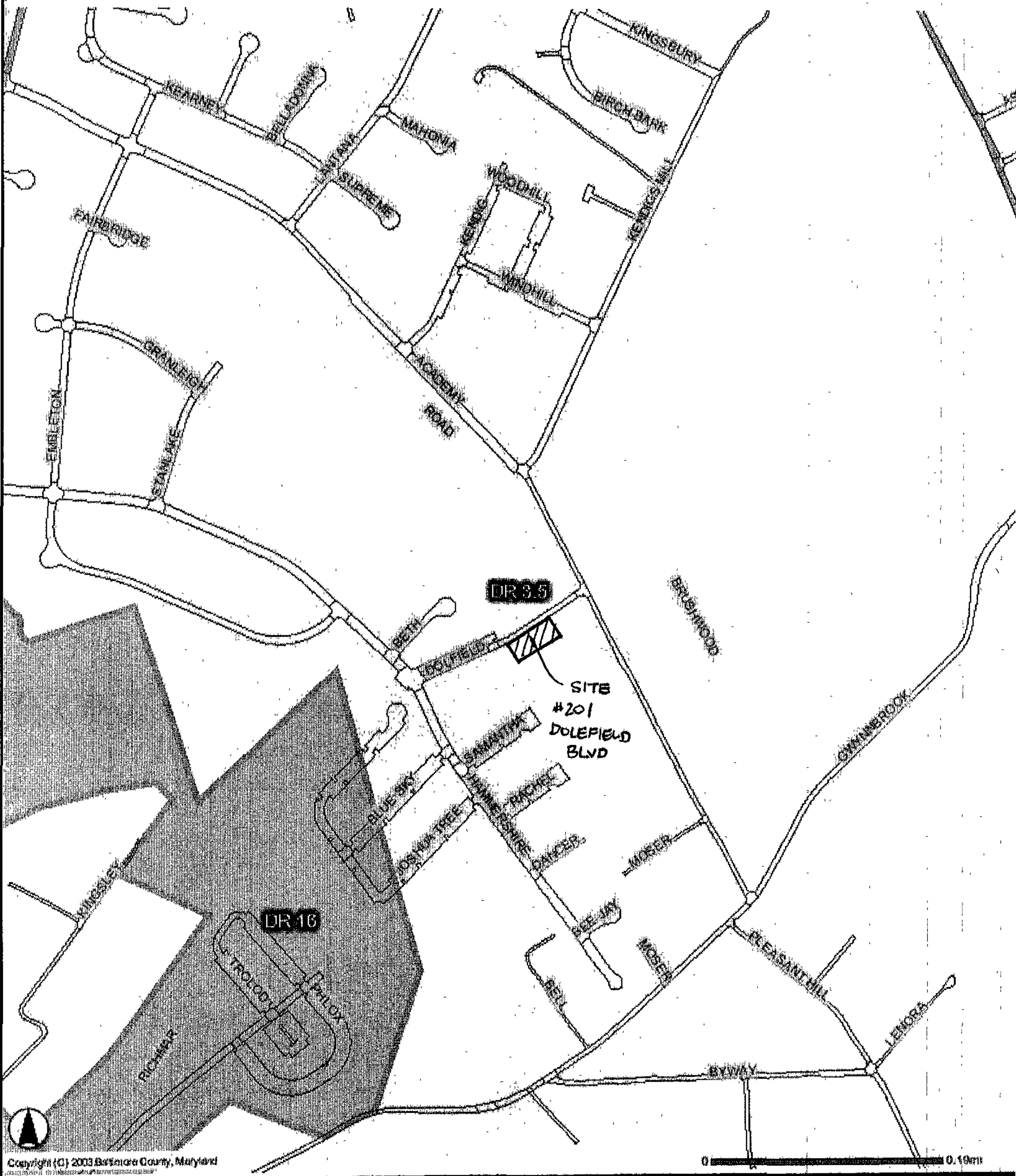
RECEIVED

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Per.....

Baltimore County - My Neighborhood

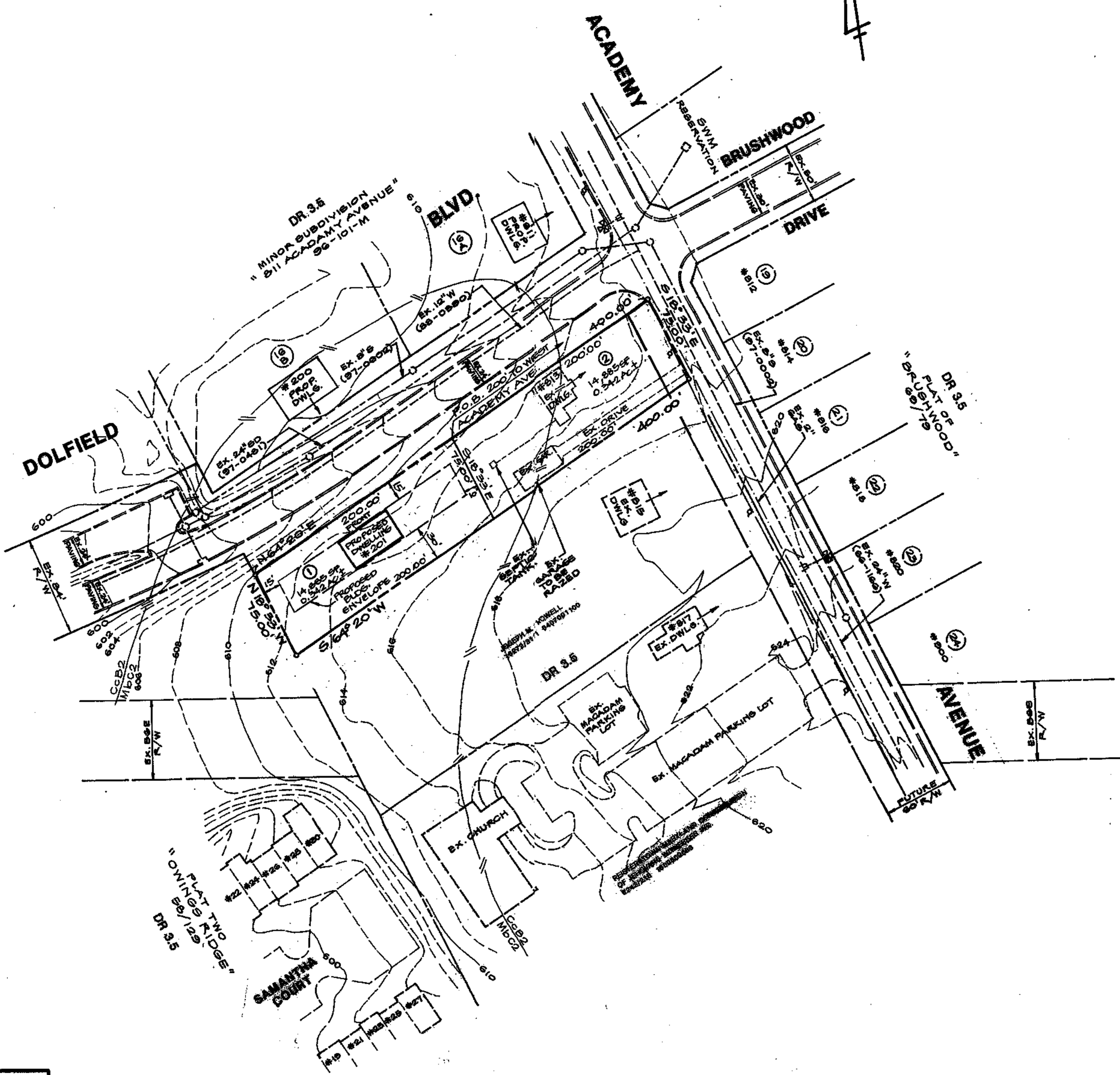
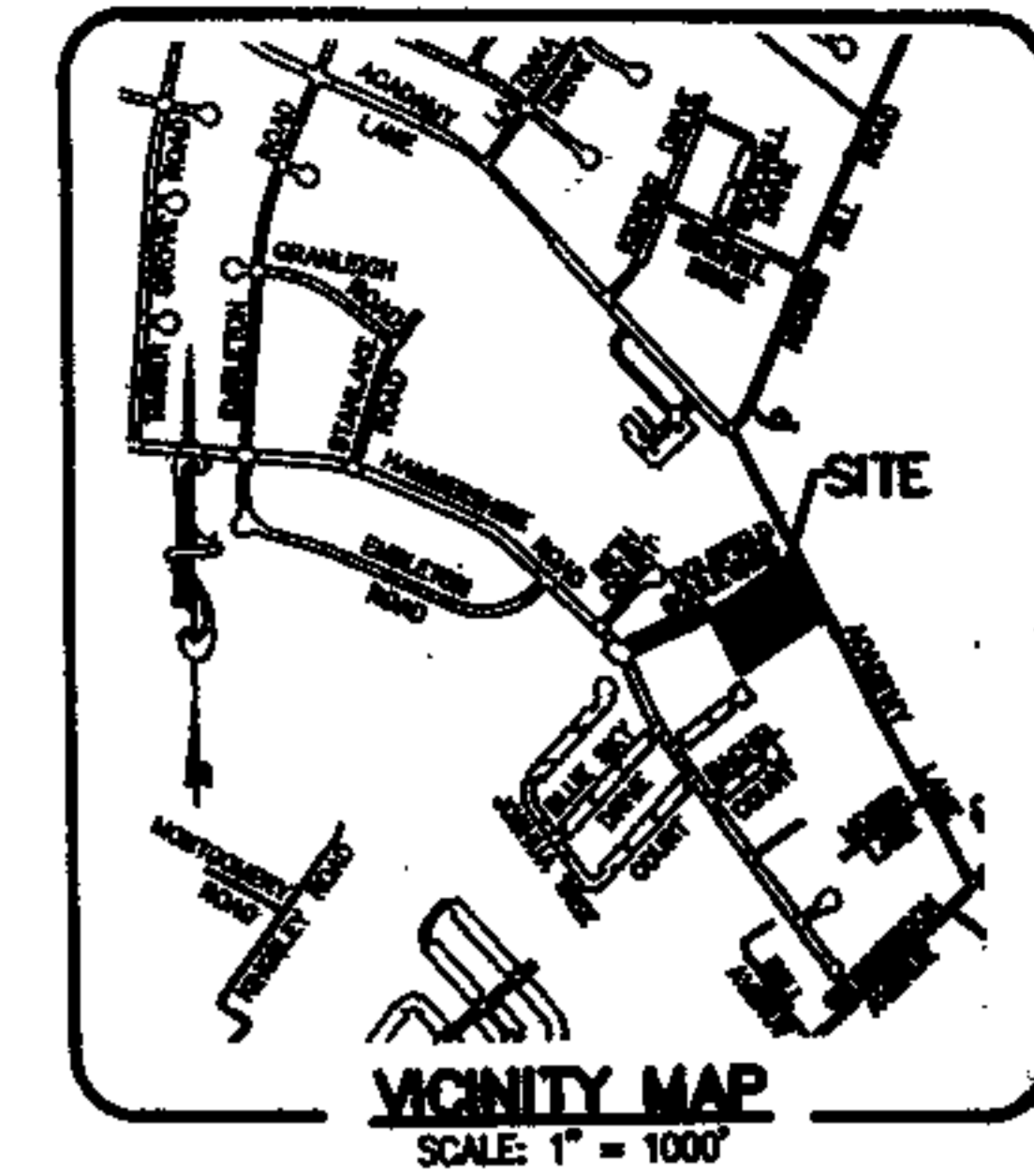


Copyright (C) 2003 Baltimore County, Maryland

#401

GENERAL NOTES

ALL LOTS SHOWN HEREON TO BE SERVED BY A PUBLIC WATER AND PUBLIC SEWER.
 SOIL TYPES TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NUMBER 29.
 THERE ARE NO UNDERGROUND FUEL STORAGE TANKS APPARENT ON THE SITE.
 A.D.T'S: 2 X 12.4 = 25
 LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
 LOTS ARE FOR SALE AND FOR SINGLE-FAMILY DWELLINGS.
 THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 9/5/1924 WITH THE EXCEPTION OF THE ADDITION OF 0.23 ACRES ACQUIRED FROM THE PROPERTY TO THE IMMEDIATE SOUTH BY A LOT-LINE ADJUSTMENT AS APPROVED BY THE BALTIMORE COUNTY DEVELOPMENT REVIEW COMMITTEE AS DRC ITEM NO. 032904F. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT THE PLAN HAS NEVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
 SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
 THERE ARE NO KNOWN PRIOR ZONING CASES FOR THE PROPERTY.
 EXISTING LAND COVER IS LAWN.
 EXISTING SITE USE IS RESIDENTIAL. PROPOSED USE IS SINGLE-FAMILY DWELLINGS.
 MAXIMUM BUILDING HEIGHT PERMITTED FOR PRINCIPAL STRUCTURES IN DR ZONING IS 50 FEET.
 THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCE OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM, WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES, WOULD BE FULL RESPONSIBILITY OF THE DEVELOPER.
 THIS PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
 THIS PROPERTY IS NOT HISTORIC, AND IS NOT LOCATED WITHIN A HISTORIC DISTRICT.
 ISSUANCE OF THE BUILDING PERMIT AND ALL GRADING WILL BE DONE IN ACCORDANCE WITH THE "STANDARD PLAN FOR GRADING AND SEDIMENT CONTROL".
 TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS MATERIALS ON SITE.



SITE DATA

1. EXISTING AREA OF SITE	42,519 S.F. = 0.976 AC.
2. EXISTING ZONING	DR-3.5
3. GROSS AREA	42,519 S.F. = 0.976 AC.
4. NO. OF LOTS ALLOWED (1,224 X 3.5)	3
5. NO. OF LOTS PROPOSED	2
6. HIGHWAY WIDENING AREA	0 S.F. = 0 AC.
7. NET AREA OF LOTS	29,769 S.F. = 0.683 AC.
8. PARKING REQUIRED (2 SPACES PER LOT)	4 SPACES
9. PARKING PROPOSED (2+ SPACES PER LOT)	4+ SPACES
10. 2000 CENSUS TRACT	404201
11. 2000 CENSUS BLOCK GROUP	4042012
12. LAND MANAGEMENT AREA	GROWTH AREA - OWINGS RIDGE
13. COUNCIL DISTRICT	2
14. ELEMENTARY SCHOOL DISTRICT	TIMBER GROVE ES
15. MIDDLE SCHOOL DISTRICT	FRANKLIN MS
16. HIGH SCHOOL DISTRICT	FRANKLIN HS
17. REGIONAL PLANNING DISTRICT	306
18. WATERSHED	GWYNNS FALLS
19. WATER SERVICE AREA	REISTERSTOWN FIFTH ZONE
20. SEWER SHED	67
21. TRANSPORTATION ZONE	0460
22. ZIP CODE	21117
23. 200-SCALE ZONING MAP	NW 14-I

SOILS LIMITATION CHART

Map Symbol	Soil Series	Homesites Limitations	Septic Systems Limitations	Hydric	R ² Value	Capability Unit
Cb2	Chester	Slight	Slight	No	0.32	Ie-4
MbC2	Manor	Moderate slope	Moderate slope	No	0.37	Iie-25

Baltimore County Minor Subdivision
 Project No. _____
 DEVELOPMENT REGULATIONS
 Exempt from Regulations
 Paraphrase, exempt from Sections 26-202 & 26-206
 FPM CERTIFICATION
 Approved Disapproved
 By: _____ Date: _____
 APPROVED, DEPRM
 By: _____ Date: _____

PLAT TO ACCOMPANY
 PETITION FOR ZONING VARIANCE

#201 DOLFIELD BLVD.

BEING A RESUBDIVISION OF
 LOT 14 AND P/O LOT 13 PETITIONER'S
 "MOSER PROPERTY" EXHIBIT NO. 1
 7/155
 2ND COUNCILMANIC DISTRICT
 4TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: FEB. 10 2005

McKEE & ASSOCIATES, INC.
 Engineering - Surveying - Real Estate Development
 SHAWAN PLACE, 5 SHAWAN ROAD COCKEYSVILLE, MARYLAND 21030
 (410) 527-1555

Computed by: J.M.B.
 Drawn by: W.D.G.
 Checked by: G.C.S.
 Job Number: 04-002

G.C.S. 2/10/05
 GEOFFREY C. SCHULTZ DATE
 MARYLAND REG. NO. 21154



DATE	REVISIONS

OWNER INFO
 RANDY GIBSON &
 SANDY E. GIBSON
 5 MOLEY COURT
 OWINGS MILLS, MD 21117
 PHONE NO. 443-1432
 FAX NO. 443-1432
 THE MAP IS SUB. 1 PARCEL 15864