

IN RE: PETITION FOR VARIANCE
W/S Manor Road, 246' S of the c/l
Meadow Hill Court
(14540 Manor Road)
10th Election District
3rd Council District

Highpoint Homebuilders, Inc.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-437-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, Highpoint Homebuilders, Inc., by Christopher M. Garliss, President. The Petitioners request variance relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a principal building setback of 75' from the centerline of a collector road in lieu of the required 150.' 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 Christopher M. Garliss, property owner, and Bruce E. Doak, the Surveyor 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 on the west side of Manor Road, south of Meadow Hill Court in Monkton. The property contains a gross area of 4.27 acres, more or less, zoned R.C.5 and is improved with a 2½-story dwelling, known as 14540 Manor Road, an accessory barn, and paved driveway. The Petitioners are desirous of subdividing the property to create two lots and are currently proceeding through the minor subdivision process under Case No. 05003M. As proposed, Lot 1 will consist of 2.769 acres and retain the existing dwelling. Proposed Lot 2, which is the subject of the instant request, will contain 1.500 acres and is proposed for development with a single family dwelling to be known as 14560 Manor Road. The new dwelling will be a two-story structure containing

ORDER RECEIVED FOR FILING

Date

By

4/29/05

[Signature]

approximately 3500 to 4000 sq.ft. in area and will be designed to be compatible with other homes in the area. A portion of the existing driveway will be razed and a new driveway built to provide access to the new dwelling, and the existing barn will be razed. As shown on the site plan, forest buffer and forest conservation easement areas to the rear of the site comprise over two-thirds of the property. No septic reserve area may be located within the easement. Thus, the septic reserve area to serve Lot 2 will be located between the proposed dwelling and the easement area, driving the need to move the dwelling forward or closer to the road. It was also indicated that the existing septic system on Lot 1 is failing and will be back-filled and abandoned and a new septic system relocated to the approved area shown on the site plan.

Variance relief is necessitated given the site constraints associated with this property and its unique configuration. In this regard, any principal building constructed in the R.C.5 zone must be setback a minimum of 50 feet from any side property line and 75 feet from the centerline of any road. In addition, a minimum setback of 150 feet is required from any *“collector road.”* A “collector road” is defined as “any street that is intended for travel between neighborhoods or between neighborhoods and other places.” Despite Mr. Doak’s arguments to the contrary, I find that Manor Road is a collector road in that it connects a number of neighborhoods in Baltimore County from Glen Arm to the south to Monkton to the north. Therefore, a 150-foot front setback is required for the proposed dwelling. However, due to the site constraints associated with this property and the location of the septic reserve area, the proposed dwelling will be located 75 feet from Manor Road. Thus, variance relief is necessary.

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. The variance is necessitated given the environmental constraints associated with this property and its unique configuration. Compliance with the regulations is not practical or possible. Moreover, the proposed dwelling will be compatible with the pattern of development in the area. It is also to be noted that the existing dwelling on Lot 1 is located 50 feet from Manor Road, which is consistent with many other homes in the vicinity. Thus, the proposed setback will not be out of character with the neighborhood. There were no adverse comments

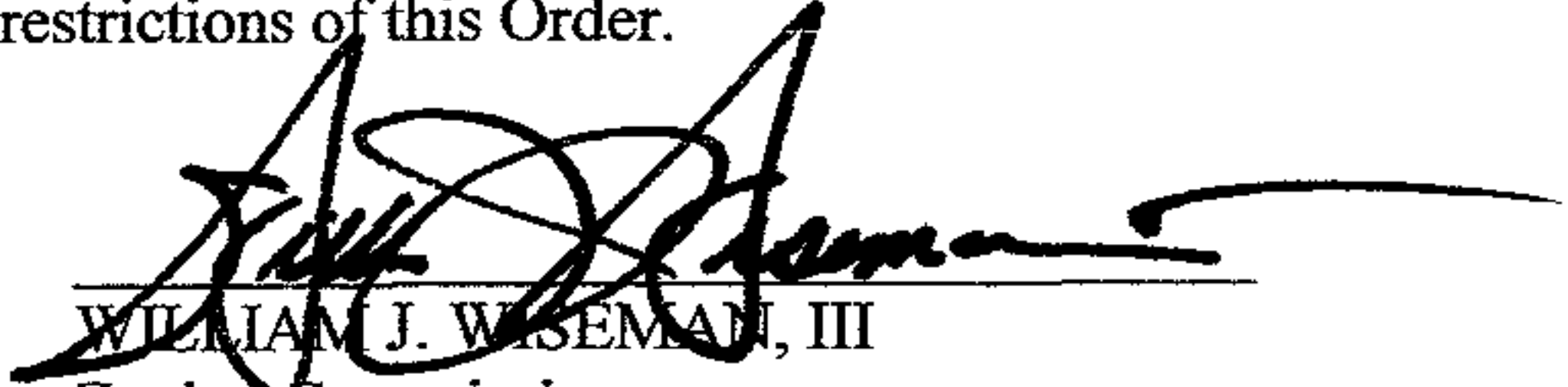
submitted by any County reviewing agency, and no one appeared in opposition to the request. Thus, I find that relief can be granted without detrimental impact to the health, safety or general welfare of the surrounding locale. However, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval as required in accordance with the performance standards set forth in Section 1A04.4.A of the B.C.Z.R., prior to the issuance of any permits.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 29th day of April 2005 that the Petition for Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a principal building setback of 75' from the centerline of a collector road in lieu of the required 150' for a proposed dwelling on Lot 2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval to assure compatibility with the surrounding community. Said drawings shall be consistent with the Zoning Advisory Committee (ZAC) comment submitted by the Office of Planning, dated April 1, 2005, a copy of which is attached hereto.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:bjs


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

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 28, 2005

Mr. Charles M. Garliss
500 Pond View Lake
Hunt Valley, Maryland 21030

RE: PETITION FOR VARIANCE
W/S Manor Road, 246' S of the c/l Meadow Hill Court
(14540 Manor Road)
10th Election District – 3rd Council District
Highpoint Homebuilders, Inc. - Petitioners
Case No. 05-437-A

Dear Mr. Garliss:

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".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Bruce E. Doak, Gerhold Cross & Etzel
326 E. Towsontown Boulevard, Towson, Md. 21286
Office of Planning; People's Counsel; Case File

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



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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 14560 MANOR ROAD

which is presently zoned R.C.S

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

1A04,3.B.2.b - TO ALLOW A PRINCIPAL BUILDING SETBACK OF 75 FEET FROM THE CENTER LINE OF A COLLECTOR ROAD IN LIEU OF THE REQUIRED 150 FEET.

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

ENVIRONMENTAL RESTRICTIONS SUCH AS THE FAILURE (AND CONSEQUENTIAL RELOCATION) OF THE EXISTING SEPTIC SYSTEM ON LOT 1, THE PLACEMENT OF THE PROPOSED SRA ON PROPOSED LOT 2, AND THE LOCATION OF FOREST BUFFER EASEMENT #1 WILL NOT ALLOW THE PROPOSED DWELLING TO ADHERE TO THE CURRENT R.C.S SETBACK RESTRICTIONS.

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

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

CHRISTOPHER M. GARLISS, HIGHPOINT HOME BUILDERS INC.

Name - Type or Print

Signature

Name - Type or Print

Signature

500 POND VIEW LANE

410-665-7467

Address

Telephone No.

HUNT VALLEY

MD

21030

City

State

Zip Code

Representative to be Contacted:

GERHOLD, CROSS & ETZEL, LTD

Name

320 E. TOWSONTOWN BLVD.

410-823-4470

Address

Telephone No.

TOWSON

MD

21286

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 3.4.05

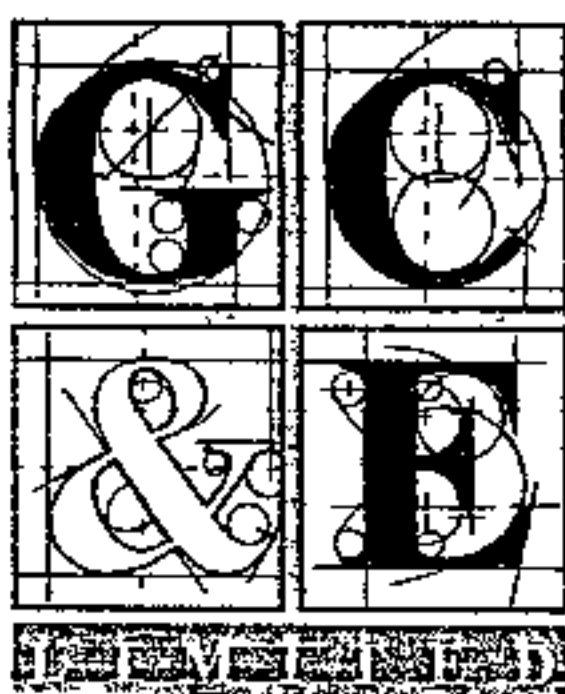
ORDER RECEIVED FOR FILING

Date

By

Case No. 05-437-A

APR 9/15/05



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 11, 2005

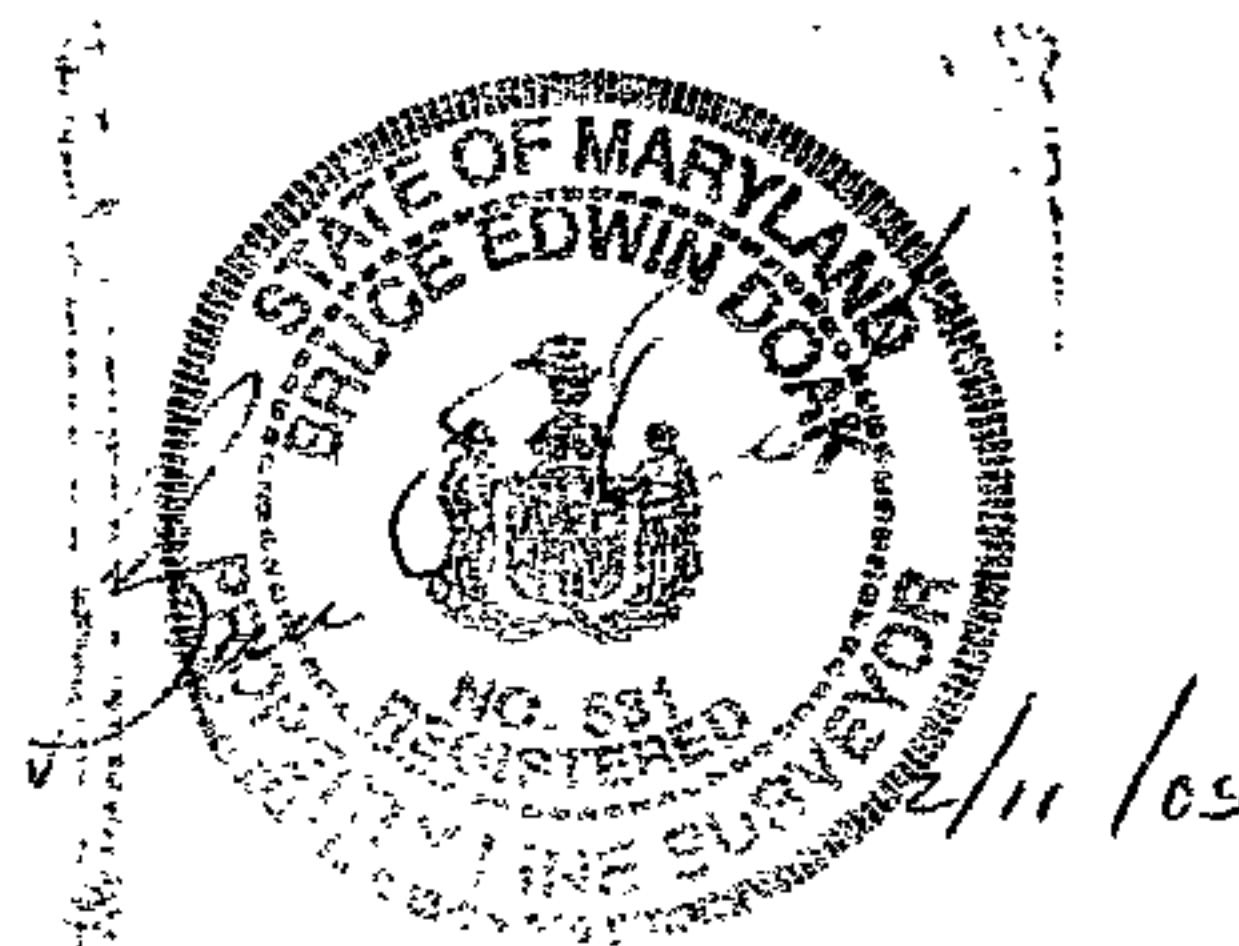
Zoning Description 14540 Manor Road

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

Beginning for the same at a point in the center of Manor Road 700 feet, more or less in a Southerly direction from the intersection of Manor Road and Meadow Hill Court along the centerline of Manor Road, (1) South 01 degrees 17 minutes 07 Seconds East 50.56 feet, (2) South 02 degrees 36 minutes 53 seconds West 246.86 feet, (3) South 04 degrees 27 minutes 53 seconds West 17.32 feet, thence leaving the centerline of Manor Road and running thence (4) South 78 degrees 44 minutes 20 seconds West 624.65 feet, (5) North 21 degrees 47 minutes 01 seconds East 430.41 feet, and (6) North 85 degrees 28 minutes 40 seconds East 465.83 feet to the point of beginning.

Containing 4.27 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.



**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: #05-437-A
14540 Manor Road
W/side of Manor Road;
1,100 feet +/- south of
Meadow Hill Court
10th Election District
3rd Councilmanic District
Legal Owner(s):

Christopher M. Garliss,
Highpoint Home Builders, Inc.
Variance: to allow a principal building setback of 75 feet from the centerline of a collector road in lieu of the required 150 feet.
Hearing: Friday, April 15, 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.

3/445 Mar. 31 44859

CERTIFICATE OF PUBLICATION

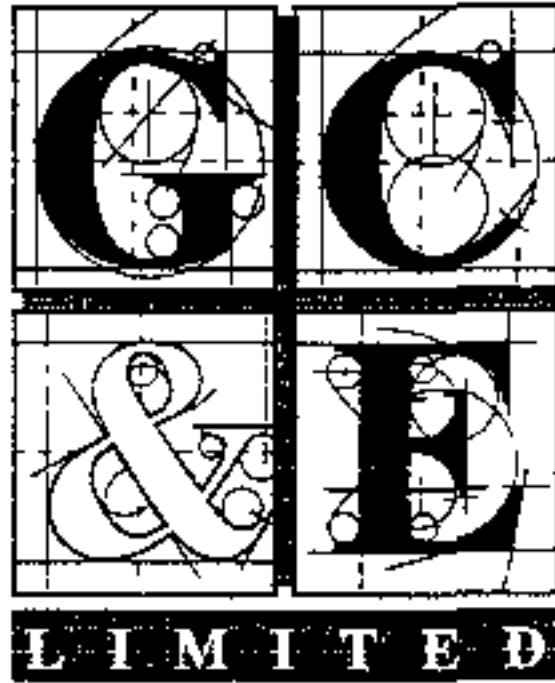
3/31/2005

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 3/31/2005.

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

J. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

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Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone (410) 823-4470 • Fax (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE #05-437-A
PETITIONER/DEVELOPER:
Christopher M. Garliss,
Highpoint Home Builders, Inc.
DATE OF HEARING: April 15, 2005

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

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

(see page 2 for full size print)

LOCATION:
14540 Manor Road

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 3/19/05

ZONING NOTICE

CASE # 05-437-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: 10700 N. J. Highway, Suite 100
10700 N. J. Highway, Suite 100
10700 N. J. Highway, Suite 100

TIME & DATE: 10:00 AM - 11:30 AM

Varies to allow a building to be
back on site on the center line of 10700
N. J. Highway in lieu of the required 100 feet

03/19/2005



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

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

March 11, 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: 05-437-A

14540 Manor Road

W/side of Manor Road, 1,100 feet +/- south of Meadow Hill Court

10th Election District – 3rd Councilmanic District

Legal Owner: Christopher M. Garliss, Highpoint Home Builders, Inc.

Variance to allow a principal building setback of 75 feet from the centerline of a collector road in lieu of the required 150 feet.

Hearing: Friday, April 15, 2005 at 10:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

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

TK:klm

C: Christopher Garliss, 500 Pond View Lane, Hunt Valley 21030
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 31, 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 31, 2005 Issue - Jeffersonian

Please forward billing to:
Christopher Garliss
500 Pond View Lane
Hunt Valley, MD 21030

410-666-7467

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: 05-437-A

14540 Manor Road

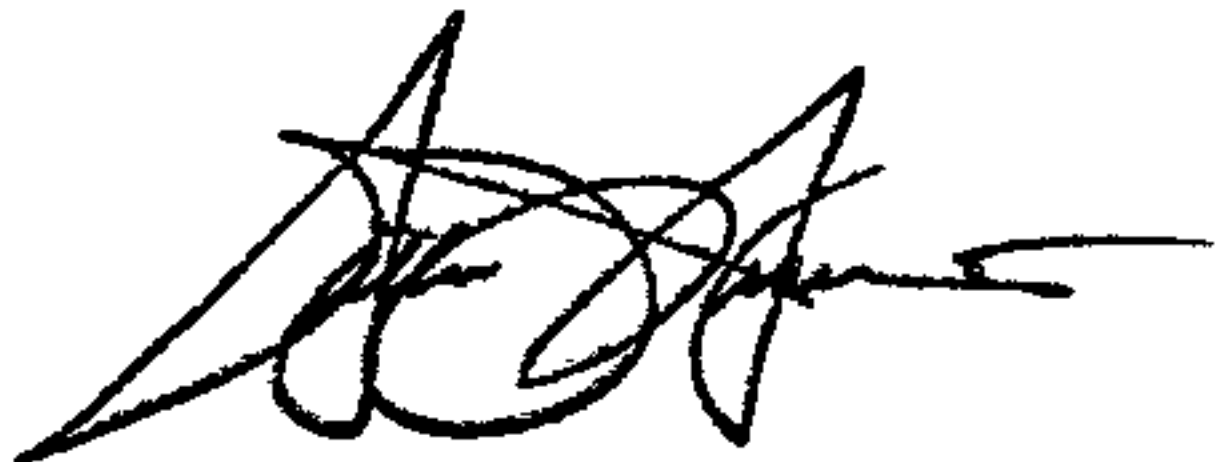
W/side of Manor Road, 1,100 feet +/- south of Meadow Hill Court

10th Election District – 3rd Councilmanic District

Legal Owner: Christopher M. Garliss, Highpoint Home Builders, Inc.

Variance to allow a principal building setback of 75 feet from the centerline of a collector road in lieu of the required 150 feet.

Hearing: Friday, April 15, 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/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: 05-437

Petitioner: Christopher M. Garliss

Address or Location: 14540 Manor Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Christopher M. Garliss

Address: 500 Pond View Lane

Hunt Valley, MD. 21030

Telephone Number: (410) - 666-7467

**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

Christopher M. Garliss
Highpoint Home Builders, Inc.
500 Pond View Lane
Hunt Valley, Maryland 21030

Dear Mr. Garliss:

RE: Case Number: 05-437-A, 14540 Manor Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 4, 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
Gerhold, Cross & Etzel 320 E. Towsontown Blvd Towson 21286

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



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

March 23, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: March 14, 2005

Item No.: 434, 435, 436, 437, 438, 439, 441, 442, 443.

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

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

cc: File

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



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



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

Maryland Department of Transportation

Date: 3.11.05

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

RE: Baltimore County
Item No. 437 JCM

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 Grédlein 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

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
PDM

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

DATE: March 17, 2005

SUBJECT: Zoning Item # 05-437
Address 14540 Manor road

Zoning Advisory Committee Meeting of March 17, 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:

 X 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).

 X 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:

1.) The Forest Buffer Easement and Forest Buffer and Forest Conservation shown on the plan are subject to review by the Environmental Impact Review section of this Department.

Reviewer: Paul Dennis Date: April 13, 2005

bw
4/1/05

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 1, 2005

RECEIVED

APR - 3 2005

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

ZONING COMMISSIONER

SUBJECT: 14540 Manor Road

INFORMATION:

Item Number: 5-437

Petitioner: Christopher M. Garliss

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning 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 (all sides) of the proposed dwelling 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. Orient the front of the proposed dwelling towards Manor Road and 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.

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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 with the Office of Planning at 410-887-3480.

Prepared By:

Martha Cunniff

Division Chief:

John F. Fagan

MAC/LL

4/29/15
Date
By

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 24, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For March 21, 2005
Item Nos. 436, 437, 441, 442, 443,

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

RWB:CEN:cp

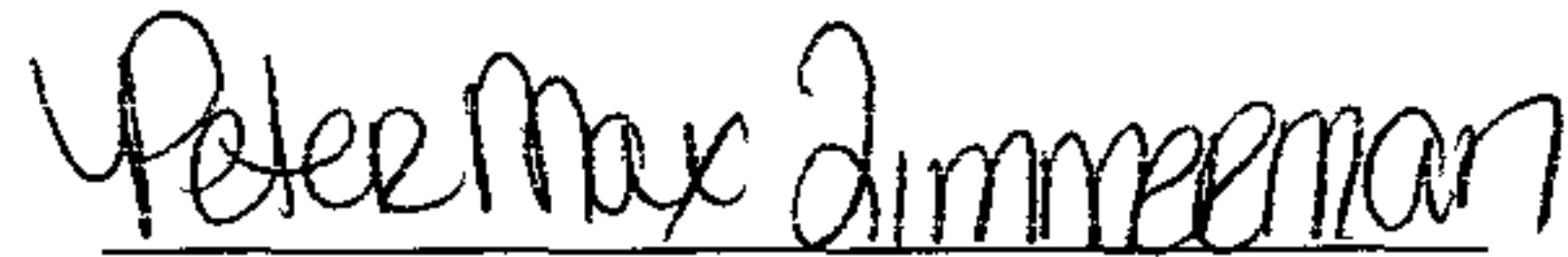
cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
14540 Manor Road; W/side of Manor Road, *
1,100' S Meadow Hill Court * ZONING COMMISSIONER
10th Election & 3rd Councilmanic Districts *
Legal Owner(s): Christopher M. Garliss, * FOR
Highpoint Home Builders *
Petitioner(s) * BALTIMORE COUNTY
* 05-437-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
People's Counsel for Baltimore County



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 22nd day of March, 2005, a copy of the foregoing Entry of Appearance was mailed to, Gerhold, Cross, Etzel, Ltd, 320 E. Towsontown Blvd, Towson, MD 21286, Representative for Petitioner(s).

RECEIVED

Per 



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

DATE _____

E-MAIL

Chris@ArLiss@Comcast.Net

Case No.:

05-437 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	SITE PLAN	
No. 2	OFFICIAL ZONING MAP	
No. 3	AERIAL OVERLAY OF AREA	
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



NE21HD
PC6

PC6

21-D
1/1/86



BALTIMORE COUNTY		LOCATION GREEN GLADE ROAD	SHEET N.E. 21-D
OFFICE OF PLANNING AND ZONING			
OFFICIAL ZONING MAP		SCALE 1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1986
2000 COMPREHENSIVE ZONING MAP ADOPTED BY THE BALTIMORE COUNTY COUNCIL OCTOBER 10, 2000 Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00, <i>James B. Battaglia</i> Chairman, County Council THIS MAP HAS BEEN REVISED IN SELECTED AREAS. TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS BY BUCHART-HORN, INC. BALTIMORE, MD. 21210			

