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IN RE: PETITIONS FOR SPECIAL

HEARING AND VARIANCE

E & W/S Oella Avenue, North of Frederick Road

(Oella Granite Hill - Site 1)

1st Election District

1st Council District

* BEFORE THE ZONING

* COMMISSIONER FOR

* BALTIMORE COUNTY

* Case No. 06-046-SPHA

Granite Hill, LLC, Legal Owner *
Goodier Builders, Inc., Contract Purchasers

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner of Baltimore County as a Petition for Special Hearing and Petition for Variance filed by Petitioner Goodier Builders, Inc., contract purchaser of the subject property, which is located on the east and west sides of Oella Avenue, north of Frederick Road. Granite Hill, LLC, legal owner, also joined in the petitions. Specifically, Petitioner has requested approval of a Petition for Special Hearing for a waiver, under the applicable sections of the Baltimore County Code, to allow for the reconstruction and paving of an existing parking area within a riverine floodplain.

Petitioner has also requested variances from the following sections of the Baltimore County Zoning Regulations (BCZR) and Comprehensive Manual of Development Policies (CMDP): BCZR Section 504.2 and CMDP Section V.B.11.a. to permit a panhandle strip with a width as narrow as 2 feet in lieu of the required 12 feet and a length of up to 820 feet in lieu of the maximum permitted 300 feet for Lot Numbers 1-5, and 7; BCZR Section 504.2 and CMDP Section V.B.10 to permit a window to street line setback as close as 0 feet in lieu of the required 25 feet for Lot Numbers 13-15;

BCZR Section 504.2 and CMDP Section V.B.9 to permit a building to street right-of-way setback of 0 feet in lieu of the required 25 feet for Lot Numbers 13-15; BCZR Section 504.2 and CMDP Section V.B.7 to permit a private yard space of 300 square feet in lieu of the required 500 square feet for Lot Numbers 1, 2, and 4; BCZR Section 504.2 and CMDP Section V.B.6.c to permit a window to window setback of 6 feet in lieu of the required 40 feet for Lot Numbers 2, and 4-16; BCZR Section 504.2 and CMDP Section V.B.6.b to permit a window to property line setback of 3 feet in lieu of the required 15 feet for Lot Numbers 1, 2, and 4-16; BCZR Section 504.2 and CMDP Section V.B.6.a to permit a window to street right-of-way setback of 0 feet in lieu of the required 25 feet for Lot Numbers 11-15; BCZR Section 504.2 and CMDP Section V.B.5.a to permit a window to tract boundary setback of 2 feet in lieu of the required 35 feet for Lot Numbers 1-4, 6, and 11; BCZR Section 504.2 and CMDP Section V.B.5.b to permit a building to tract boundary setback of 2 feet in lieu of the required 30 feet for Lot Numbers 1-4, 6, and 11; BCZR Section 504.2 and CMDP Section V.B.3.b to permit a minimum of 35 feet horizontal separation of building facing elevations in lieu of the required 40 feet for Lot Numbers 2-5, 7, 9, and 10. All of the above references are to the Baltimore County Zoning Regulations and Comprehensive Manual of Development Policies in effect in 1983, when the Oella CRG Plan encompassing this property was approved. The subject property, proposed development, and requested relief are more particularly described on the redlined site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

At the requisite public hearing, Patricia Malone appeared as attorney for Petitioner. Appearing in support of the petitions were Steven Appler, Vice President of

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Goodier Builders, Inc.; Charles Wagandt, President of Granite Hill, LLC; and David Martin of G.W. Stephens, Jr., and Associates, Inc, registered landscape architect, who prepared the site plan in this case. Henry Berger, Vice President of the Greater Oella Community Association, Inc., also attended the hearing to observe.

Testimony and evidence revealed that the subject property is approximately 4.44 acres zoned BM, BL, DR 2, and DR 3.5. Petitioner proposes to develop the property residentially in accordance with the vested Oella CRG Plan, which requires application of the DR 3.5 regulations in effect in 1983. I note that residential development is also consistent with the property's current classification. This irregularly-shaped property is located on the east and west sides of Oella Avenue, north of Frederick Road. Partly because of its configuration and partly because of its topography, the property is fairly isolated from any surrounding properties as is evidenced from the aerial photograph introduced as Petitioner's Exhibit 4. Oella Avenue physically divides the site. In describing the site, Mr. Martin explained that the western portion of the site is constrained by the floodplain resulting from the adjoining Patapsco River. Development of the western part of the site located outside of the floodplain is further constrained by the existence of historic structures along the Oella Avenue frontage. These structures, shown on Lots 12-14, are listed on the Maryland Historical Trust's ("MHT") Inventory of Historic Properties as BA-2085 and BA-2086. See Petitioner's Exhibit 3 for photographs of the existing structures. Baltimore County requires that such historic structures be "preserved."

The portion of the site east of Oella Avenue is physically constrained by the steep slopes existing on and bordering the property. As with the western portion of the site, the

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eastern part is also constrained by several existing historic structures, shown on Lots 5, 6, 10, 15, and 16, two of which are listed on the MHT's Inventory as BA-2083 and BA-2084. At the hearing, Petitioner introduced a photograph array, as Petitioner's Exhibit 2, reflecting the existing conditions of the property, including some showing the setting and condition of the historic structures. *See also* Petitioner's Exhibit 3.

Petitioner's Exhibit 3, and to restore them. The restoration of the historic structures, including adding an addition to the structure on Lot 12, will result in five homes.

Petitioner also plans to construct eleven new single-family homes on the property with the smaller historic structures on Lots 5, 6, and 10 being incorporated into the new homes. As indicated on Petitioner's Exhibit 1, Petitioner proposes a total of sixteen homes in conjunction with this project with an additional remaining lot as noted on Petitioner's Exhibit 1. Architectural renderings of the proposed homes were introduced as Petitioner's Exhibit 6A.

With respect to the requested relief, Petitioner filed a Petition for Special Hearing, seeking a waiver to allow for the reconstruction and paving of an existing parking area within a riverine floodplain. The Zoning Commissioner is permitted to grant such waivers under the following sections: BCZR Section 500.6; Section 517.2 (510.2), Building Code; and BCC Sections 32-4-107, 32-4-414, and 32-8-301 (formerly BCZR Sections 500.6, and BCC Sections 22-43 and 22-98).

As Mr. Wagandt explained, this area has been used for parking for many years, acting mostly as overflow parking for visitors to Ellicott City's Main Street. Photographs showing the current condition and use of this parking area were introduced into evidence

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as Petitioner's Exhibit 5A and 5B. This parking area is now proposed to be reconstructed and paved to allow for parking for the future residents and their guests. Paving in this area will also allow the residents of Lots 11 and 12 access to their garages.

My review of the file indicates that the waiver request has been reviewed and approved by Baltimore County's Department of Public Works. A copy of Inter-Office Correspondence from Edward Adams, Director of the Department of Public Works, dated August 12, 2005, wherein Mr. Adams discusses the above special hearing request and recommends approval of the relief, was introduced as Petitioner's Exhibit 5. In this memorandum, Mr. Adams suggests that, if I do grant the requested waiver, the relief should be conditioned on Petitioner erecting signs in this parking area notifying the public that the parking spaces are located in an area subject to flooding. At the hearing, Mr. Appler, on behalf of Petitioner, confirmed that Goodier Builders would be willing to post the requested signs.

Having considered all of the evidence and testimony on this issue, I am persuaded to grant the Petition for Special Hearing and the requested waiver. In my judgment, Petitioner has satisfied the requirements for such relief as set out in Section 32-4-107 of the Baltimore County Code. The waiver is justified in light of the circumstances involved in this case, the waiver is within the scope, purpose, and intent of Title 4 of the BCC, and I find that all other county laws and regulations have been met. At Mr. Adams' request, I will, however, condition this relief on Petitioner's posting the lower parking lot with signage to warn the public of the potential for flooding.

Moving on to the Petition for Variances, the Zoning Commissioner is permitted to grant variances, pursuant to BCZR Section 307, upon finding that special circumstances

exist with respect to the property and that requiring strict compliance with the regulations would result in a practical difficulty for the petitioner. As outlined above, Petitioner has requested a series of variances to allow for sixteen homes on the site, plus one additional lot as referenced on Petitioner's Exhibit 1. I will not outline the list of variances again in their entirety, but will summarize the requested relief as seeking variances from certain setback requirements regarding the relation of the homes to each other and the relation of the homes to either the property line or to Oella Avenue or its right-of-way, and variances from certain lot requirements, such as private yard space and frontage along a public road. Having heard the testimony and considered the requests, I find that sufficient evidence and justification exists to grant the requested variances.

I applaud Petitioner's efforts to preserve and restore the existing historic structures and to create a development that will complement such structures. In designing this project, Petitioner was constrained by some very difficult physical constraints, including steep slopes, floodplain, a public road dividing the property, and its duty and desire to retain and integrate the existing historic structures into the design. Based on the evidence and testimony outlined above, I find that the property is, in fact, quite unique, and I find that a practical difficulty will result if the variances are not granted. Therefore, I will grant the requested variances.

Pursuant to the Zoning Regulations of Baltimore County, the advertising and posting of the property, and public hearing held thereon, for the reasons set forth above, the Petition for Special Hearing and Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore

County this _______ day of September, 2005, that the Petition for Variance, seeking relief

as shown on the redlined Plan to Accompany Special Hearing and Zoning Variance Request, entered into evidence as Petitioner's Exhibit 1, from: (1) BCZR Section 504.2 and CMDP Section V.B.11.a. to permit a panhandle strip with a width as narrow as 2 feet in lieu of the required 12 feet and a length of up to 820 feet in lieu of the maximum permitted 300 feet for Lot Numbers 1-5, and 7; (2) BCZR Section 504.2 and CMDP Section V.B.10 to permit a window to street line setback as close as 0 feet in lieu of the required 25 feet for Lot Numbers 13-15; (3) BCZR Section 504.2 and CMDP Section V.B.9 to permit a building to street right-of-way setback of 0 feet in lieu of the required 25 feet for Lot Numbers 13-15; (4) BCZR Section 504.2 and CMDP Section V.B.7 to permit a private yard space of 300 square feet in lieu of the required 500 square feet for Lot Numbers 1, 2, and 4; (5) BCZR Section 504.2 and CMDP Section V.B.6.c to permit a window to window setback of 6 feet in lieu of the required 40 feet for Lot Numbers 2, and 4-16; (6) BCZR Section 504.2 and CMDP Section V.B.6.b to permit a window to property line setback of 3 feet in lieu of the required 15 feet for Lot Numbers 1, 2, and 4-16; (7) BCZR Section 504.2 and CMDP Section V.B.6.a to permit a window to street right-of-way setback of 0 feet in lieu of the required 25 feet for Lot Numbers 11-15; (8) BCZR Section 504.2 and CMDP Section V.B.5.a to permit a window to tract boundary setback of 2 feet in lieu of the required 35 feet for Lot Numbers 1-4, 6, and 11; (9) BCZR Section 504.2 and CMDP Section V.B.5.b to permit a building to tract boundary setback of 2 feet in lieu of the required 30 feet for Lot Numbers 1-4, 6, and 11; and (10) BCZR Section 504.2 and CMDP Section V.B.3.b to permit a minimum of 35 feet horizontal separation of building facing elevations in lieu of the required 40 feet for Lot Numbers 2-5, 7, 9, and 10, is hereby GRANTED;

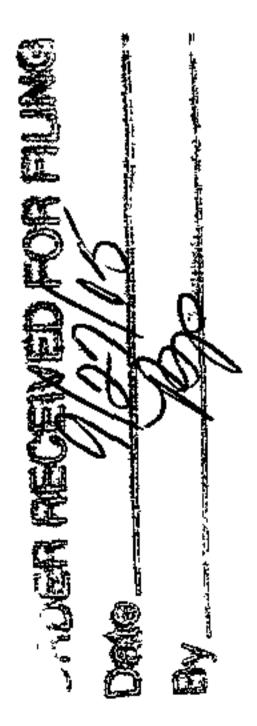
IT IS FURTHER ORDERED that the Petition for Special Hearing, seeking relief pursuant to BCZR Section 500.6; Section 517.2 (510.2), Building Code; and BCC Sections 32-4-107, 32-4-414, and 32-8-301, for a waiver to allow for the reconstruction and paving of an existing parking area within a riverine floodplain, is hereby GRANTED; subject to the following restrictions:

- 1. Petitioner may apply for building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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 relief granted herein shall be rescinded.
- 2. Approval of the waiver for reconstruction and paving of the existing parking area within a riverine floodplain shall be conditioned on Petitioner erecting signs sufficient to notify the public that these parking spaces are located in an area subject to flooding.

When applying for any permits, the site plan submitted shall reference this case and set forth and address the restrictions of this Order.

Zoning Commissioner of

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

September 27, 2005

Patricia A. Malone, Esquire Venable, LLP 210 Allegheny Avenue Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING & VARIANCE

E & W/S Oella Avenue, N of Frederick Road

(Oella Granite Hill – Site 1)

1st Election District – 1st Council District

Granite Hill, LLC, Owners; Goodier Builders, Inc., C.P. - Petitioners

Case No. 06-046-SPHA

Dear Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have 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,

Zoning Commissioner

for Baltimore County

WJW:bjs

cc: Mr. Charles Wagandt, President, Granite Hill, LLC

803 Oella Avenue, Ellicott City, Md. 21043

Mr. Steven Appler, Goodier Builders, Inc.

883 Oella Avenue, Ellicott City, Md. 21043

Mr. David Martin, G. W. Stephens, Jr. & Associates, Inc.

1020 Cromwell Bridge Road, Baltimore, Md. 21286

Mr. Henry Berger, III, Greater Oella Community Assoc.

734 Pleasant Hill Road, Ellicott City, Md./ 21043

Office of Planning; People's Counsel; Case/File



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

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Are, north of Frederick Rd.

which is presently zoned BM, DR2. DR3.5 & BL

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

See Attached

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, 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:	<u>Legal Owner(s):</u>
See Attached Name - Type or Print	See Attached Name - Type or Print
	Henry - The or Link
Signature	Signature
Address Telephone No	Name - Type or Print
City State Zip Code	e Signature
Attorney For Petitioner:	Address Telephone No.
Robert A. Hoffman Name Type or Print	City State Zip Code
Signature Signature	Representative to be Contacted:
Venable LLP Company	Robert A. Hoffman Name
210 Allegheny Avenue	210 Allegheny Avenue 410-494-6200
Address Telephone No. Towson, MD 21204	
City State Zip Code	
	OFFICE USE ONLY
	ESTIMATED LENGTH OF HEARING 10A7
Case No. 66-046-SPG	UNAVAILABLE FOR HEARING
	Reviewed By 807-22-05.
REV \$115198	

Petition for Special Hearing Signature Page

Legal Owner:

Granite Hills, LLC 803 Oella Avenue Ellicott City, Maryland 21044 (410) 465-1700

By: Charles Wegandt, President

Contract Purchaser:

Goodier Builders, Inc. 10705 Charter Drive Suite 320 Columbia, Maryland 21044 (410) 997-7400

By: Steven Appler, Vice President

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Petition for Special Hearing

All references are to the Baltimore County Zoning Regulations (BCZR) and Baltimore County Code (BCC) in effect in 1983.

Special Hearing, pursuant to BCZR Section 500.6 and BCC Sections 22-243 and 22-98, for a waiver to permit reconstruction and paving of an existing parking area within a riverine floodplain.

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By

06-0465P0A

Petition for Wariance

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which is presently zoned BM, DR2, DR3.5 & BL

I/We do solemnly declare and affirm, under the penalties of

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.

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City	State	Zip Code	Signature				
Attorney For Petitione	<u>r:</u>		Address			<u> </u>	Telephone No
Robert A. Hoffman Name - Type or Print Signature	10/1		City Representa	tive to	be Conta	State acted:	Zip Code
Venable LLP			Robert A.	Hoffma	n		
210 Allegheny Avenu	7	94-6200	Name 210 Allegi	heny Av	enue	(410)	
Address Towson, MD	21204	Telephone No.	Address Towson,	MD	21204		Telephone No.
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Petition for Variance Signature Page

Legal Owner:

Granite Hills, LLC 803 Oella Avenue Ellicott City, Maryland 21044 (410) 465-1700

By: Charles Wagandt, President

Contract Purchaser:

Goodier Builders, Inc. 10705 Charter Drive Suite 320 Columbia, Maryland 21044 (410) 997-7400

By: Steven Appler, Vice President

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Date
By

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Petition for Variance

All references are to the Baltimore County Zoning Regulations (BCZR) and Comprehensive Manual of Development Policies (CMDP) in effect in 1983.

- 1. Variance from BCZR Section 504.2 and CMDP Section V.B.11.a. to permit a panhandle strip with a width as narrow as 2 feet in lieu of the required 12 feet and a length of up to 820 feet in lieu of the maximum permitted 300 feet for Lot Numbers 1-5, and 7.
- 2. Variance from BCZR Section 504.2 and CMDP Section V.B.10 to permit a window to street line setback as close as 0 feet in lieu of the required 25 feet for Lot Numbers 13-15.
- 3. Variance from BCZR Section 504.2 and CMDP Section V.B.9 to permit a building to street right-of-way setback of 0 feet in lieu of the required 25 feet for Lot Numbers 13-15.
- 4. Variance from BCZR Section 504.2 and CMDP Section V.B.7 to permit a private yard space of 300 square feet in lieu of the required 500 square feet for Lot Numbers 1, 2, and 4.
- Variance from Section BCZR 504.2 and CMDP Section V.B.6.c to permit a window to window setback of 6 feet in lieu of the required 40 feet for Lot Numbers 2, and 4-16.
- 6. Variance from BCZR Section 504.2 and CMDP Section V.B.6.b to permit a window to property line setback of 3 feet in lieu of the required 15 feet for Lot Numbers 1, 2, and 4-16.
- 7. Variance from BCZR Section 504.2 and CMDP Section V.B.6.a to permit a window to street right-of-way setback of 0 feet in lieu of the required 25 feet for Lot Numbers 11-15.
- 8. Variance from BCZR Section 504.2 and CMDP Section V.B.5.a to permit a window to tract boundary setback of 2 feet in lieu of the required 35 feet for Lot Numbers 1-4, 6, and 11.
- 9. Variance from BCZR Section 504.2 and CMDP Section V.B.5.b to permit a building to tract boundary setback of 2 feet in lieu of the required 30 feet for Lot Numbers 1-4, 6, and 11.
- 10. Variance from BCZR Section 504.2 and CMDP Section V.B.3.b to permit a minimum of 35 feet horizontal separation of building facing elevations in lieu of the required 40 feet for Lot Numbers 2-5, 7, 9, and 10.



ZONING DESCRIPTION

Oella Granite Hill – Site 1 PDM #I-226

Beginning for the description of a 4.44 acre parcel identified as "Site 1" on a vested CRG Plan approved in 1983, at a point at the centerline intersections of Frederick Road 60' wide and Oella Avenue 40' wide thence N 11 degrees 0 minutes 0 seconds W 387.00 feet more or less to a point of beginning at the southwest corner of the subject property thence the following courses:

- 1) N 23° 01′ 17" W, 388.52', thence
- 2) N 05° 16′ 17" W, 53.16′, thence
- 3) N 17° 43′ 43″ E, 81.79′, thence
- 4) N 62° 16′ 17″ W, 95.82′, thence
- 5) S 82° 25′ 52" E, 364.40′, thence
- 6) S 19° 02′ 48″ E, 430.55′, thence
- 7) N58° 43′ 37″ E, 197.93′, thence
- 8) S 23° 35′ 53″ E, 119.25′, thence
- 9) S 59°59′ 07″ W, 178.00′, thence
- 10) S 09° 38′ 58" E, 122.16', thence
- 11) S 49°00′ 53″ E, 25.02′, thence
- 12) S 84° 06′ 25″ W, 16.44′, thence
- 13) N 49° 00′ 53″ W, 30.68,′ thence
- 14) N 09° 38′ 58″ W, 95.04′, thence
- 15) N 78° 04′ 54″ W, 210.87′, thence
- 16) S 66° 29′ 07" W, 41.85', thence
- 17) N 66° 40′ 13″ W, 65.29′, thence
- 18) S 68° 54′ 47" W, 29.00′, back to the point of beginning

Containing 193,503.75 Square Feet or 4.44 Acres of Land more or less.

The above bearings are based on the Maryland State Coordinate System (NAD83/91).

NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.



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NOTICE OF ZOMMG HEARING

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

Case: #06-046-SPHA

East & West sides of Oella Avenue, north of Frederick Road West & East sides of Oella Avenue, north of Frederick Road 1st Election District — 1st Councilmanic District Legal Owner(s): Granite Hills, LLC,

Charles Wegandt, President Contract Purchaser, Goodier Builders, Inc.,

Steven Appler, Vice President

Special Hearing: for a waiver to permit reconstruction and paving of an existing parking area within a riverine flood plain. Variance: to permit a panhandle strip with a width as narrow as 2 feet in lieu of the required 12 feet and a length of up to 820 feet in lieu of the maximum permitted 300 feet for Lot Nos. 1-5, 7 to permit a window to street line setback as close as 0 feet in lieu of the required 25 feet for Lot Nos. 13-15, to permit a building to street right-of-way setback of 0 feet in lieu of the required 25 feet Lot Nos. 13-15, to permit a private yard space of 300 sq. ft. in lieu of the required 500 sq. ft./for Lot Nos. 1, 2 and 4 to permit a window to window setback of 6 feet in lieu of the required 40 ft. for Lot Nos. 2 and 4-16, to permit a window to property line setback of 3 feet in lieu of the required 15 ft. for Lot Nos. 1, 2, and 4-16, to pemit a window to street right-of-way setback of Off in lieu of the required 25 ft. for Lot Nos. 11-15, to permit a window to track boundary setback of 2 ft. in lieu of the required 35 ft. for Lot Nos. 1-4, 6 & 11, to permit a building to tract boundary setback of 2 ft. in lieu of the required 30 ft. for Lot Nos. 1-4, 6 & 11, to permit a minimum of 35 ft. horizontal separation of building facing elevations in lieu of the required 40 ft. for Lot Nos. 2-5, 7, 9 & 10.

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

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baitimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

Commissioner's Office at (410) 887-4386.

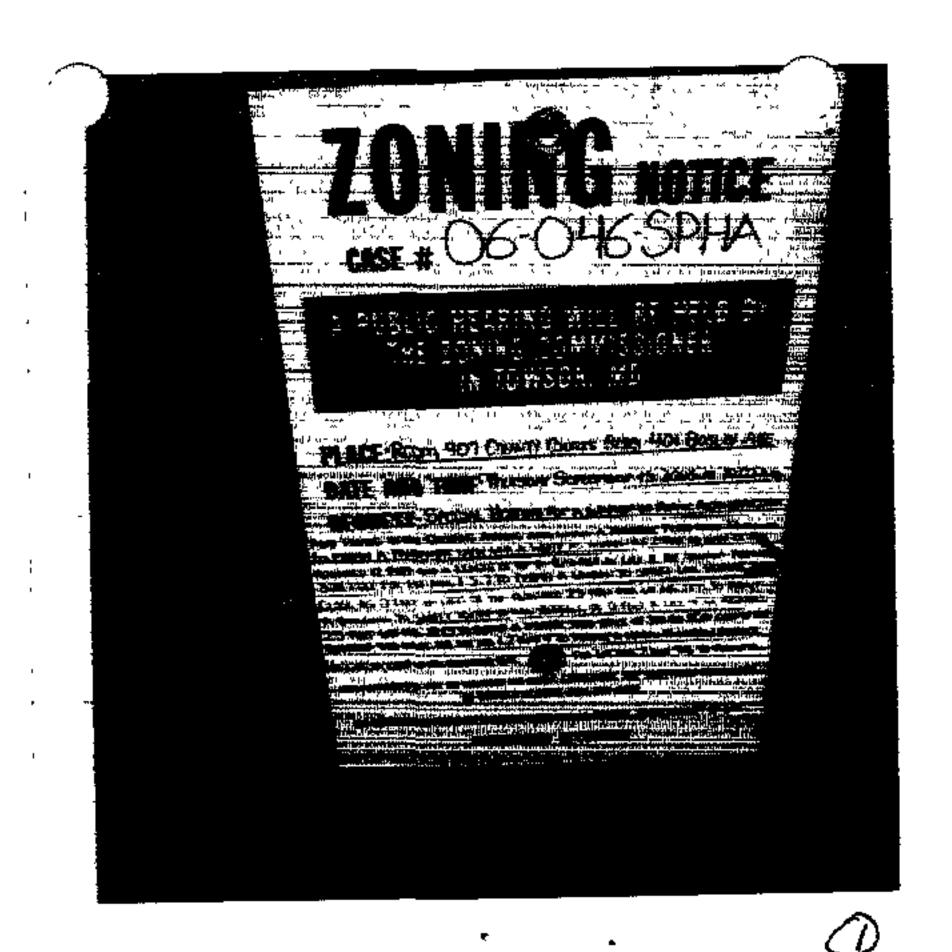
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 8/768 August 30 64862

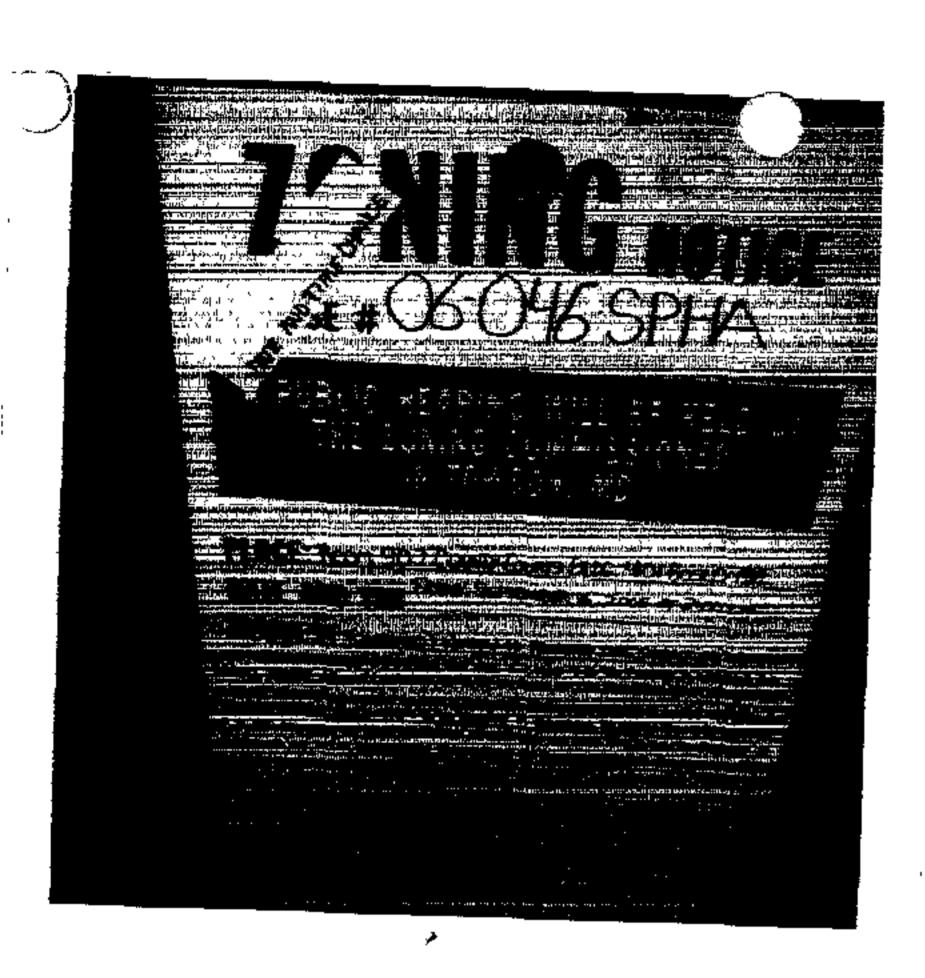
CERTIFICATE OF PUBLICATION

8 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 ofsuccessive weeks, the first publication appearing
on $830,2005$
The Jeffersonian
☐ Arbutus Times ☐ Catonsville Times
Towson Times
☐ Owings Mills Times
□ NE Booster/Reporter
☐ North County News
P Wilkinson_

LEGAL ADVERTISING



OELLA .



OELLA

RECEIVED

SEP

CERTIFICATE OF POSTING

	RE: Case No.: 0 076 - 5PH
	Petitioner/Developer: GOD/ER
	BUILDERS
	Date of Hearing/Closing: OEPT
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews {(410) 887-33	394}
Ladies and Gentlemen:	•
POAD SIDE	S OF OELLA AVE N. OF FREDA
(TTL = -0.1 / .) / . *	0-2000
The sign(s) were posted on	8-29-05 (Month, Day, Year)
The sign(s) were posted on	(Month, Day, Year)
The sign(s) were posted on Local Control Cont	
The sign(s) were posted on ZONG FOR NOTICE CASE # 05-045-SPHA A PUBLIC HEARING WILL SE HELD SY THE ZONING SOLER	(Month, Day, Year) Sincerely, Robert Black 8/30)
CASE # CS-C75-SPHA PUBLIC HEARING WILL BE HELD SY THE JOHNEG COMMISSIONER IN TOWSON, MD	(Month, Day, Year) Sincerely, Robert Black 8/30, (Signature of Sign Poster) (Date)
CASE # CS-C5-SPFA * PUBLIC HEARING WILL BE HELD BY THE JOHING DOMESTICATION	(Month, Day, Year) Sincerely, Robert Black (Signature of Sign Poster) SSG Robert Black
A PUBLIC HEARING WILL BE HELD BY THE POHING DUMMISSIONER IN TOWSON WO	(Month, Day, Year) Sincerely, Robert Black (Signature of Sign Poster) (Date) SSG Robert Black (Print Name)
A PUBLIC HEARING WILL BE HELD BY THE POHING DUMMISSIONER IN TOWSON WO	(Month, Day, Year) Sincerely, (Signature of Sign Poster) (Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road
A PUBLIC HEARING WILL BE HELD BY THE POHING DUMMISSIONER IN TOWSON WO	(Month, Day, Year) Sincerely, Robert Bleed 8/30 (Signature of Sign Poster) (Date) SSG Robert Black (Print Name) 1508 Leslie Road (Address)
A PUBLIC HEARING WILL BE HELD BY THE POHING DUMMISSIONER IN TOWSON WO	(Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222

CERTIFICATE OF POSTING

RE: Case No.: 06-046-5PHA Petitioner/Developer: GODIER_ BUILDERS, STEVEN APPLER, V.7. Date of Hearing/Closing: 9-16-05 (DATE CHANGE ONLY) **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: _ OELLA AVE N. OF FREDRICK (DATE CHANGE) The sign(s) were posted on _____ (Month, Day, Year) Sincerely, (Signature of Sign Poster) SSG Robert Black (Print Name) 1508 Leslie Road (Address) Dundalk, Maryland 21222 (City, State, Zip Code) (410) 282-7940 (Telephone Number)

OELLA

TO: PATUXENT PUBLISHING COMPANY

. Tuesday, August 30, 2005 Issue - Jeffersonian

Please forward billing to:

Amy Dontell 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: 06-046-SPHA

East & West sides of Oella Avenue, north of Frederick Road West & East sides of Oella Avenue, north of Frederick Road 1st Election District – 1st Councilmanic District

Legal Owners: Granite Hills, LLC, Charles Wegandt, President

Contract Purchaser: Goodier Builders, Inc., Steven Appler, Vice President

Special Hearing for a waiver to permit reconstruction and paving of an existing parking area within a riverine flood plain. Variance to permit a panhandle strip with a width as narrow as 2 feet in lieu of the required 12 feet and a length of up to 820 feet in lieu of the maximum permitted 300 feet for Lot Nos. 1-5, 7 to permit a window to street line setback as close as 0 feet in lieu of the required 25 feet for Lot Nos. 13-15, to permit a building to street right-of-way setback of 0 feet in lieu of the required 25 feet Lot Nos. 13-15, to permit a private yard space of 300 sq. ft. in lieu of the required 500 sq. ft. for Lot Nos. 1,2 and 4 to permit a window to window setback of 6 feet in lieu of the required 40 ft. for Lot Nos. 2 and 4-16, to permit a window to property line setback of 3 feet in lieu of the required 15 ft. for Lot Nos. 1,2 and 4-16, to permit a window to street right-of-way setback of 0 ft. in lieu of the required 25 ft. for Lot Nos. 1-15, to permit a window to tract boundary setback of 2 ft. in lieu of the required 35 ft. for Lot Nos. 1-4, 6 & 11, to permit a minimum of 35 ft. horizontal separation of building facing elevations in lieu of the required 40 ft. for Lot Nos. 2-5, 7, 9 &10.

Hearing: Thursday, September 15, 2005 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

WILLIAM J WISEMĀN III

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

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

August 3, 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: 06-046-SPHA

East & West sides of Oella Avenue, north of Frederick Road West & East sides of Oella Avenue, north of Frederick Road 1st Election District – 1st Councilmanic District

Legal Owners: Granite Hills, LLC, Charles Wegandt, President

Contract Purchaser: Goodier Builders, Inc., Steven Appler, Vice President

Special Hearing for a waiver to permit reconstruction and paving of an existing parking area within a riverine flood plain. Variance to permit a panhandle strip with a width as narrow as 2 feet in lieu of the required 12 feet and a length of up to 820 feet in lieu of the maximum permitted 300 feet for Lot Nos. 1-5, 7 to permit a window to street line setback as close as 0 feet in lieu of the required 25 feet for Lot Nos. 13-15, to permit a building to street right-of-way setback of 0 feet in lieu of the required 25 feet Lot Nos. 13-15, to permit a private yard space of 300 sq. ft. in lieu of the required 500 sq. ft. for Lot Nos. 1,2 and 4 to permit a window to window setback of 6 feet in lieu of the required 40 ft. for Lot Nos. 2 and 4-16, to permit a window to property line setback of 3 feet in lieu of the required 15 ft. for Lot Nos. 1,2 and 4-16, to permit a window to street right-of-way setback of 0 ft. in lieu of the required 25 ft. for Lot Nos. 1-15, to permit a window to tract boundary setback of 2 ft. in lieu of the required 35 ft. for Lot Nos. 1-4, 6 & 11, to permit a minimum of 35 ft. horizontal separation of building facing elevations in lieu of the required 40 ft. for Lot Nos. 2-5, 7, 9 &10.

Hearing: Thursday, September 15, 2005 at 10:00 a.m. in Room 407, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204 Charles Wagandt, 803 Oella Avenue, Ellicott City 21044 Steven Appler, 10705 Charter Drive, Ste. 320, Columbia 21044

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



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

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is 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.

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ltem Number or	Case Number:	C_{G}	146.5F	64	
Petitioner:	GRanite	Hills	LLC		
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Revised 2/20/98 - SCJ

06 046 SPUL

Department of Permits and Development Management

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





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

September 5, 2005

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

Dear Mr. Hoffman:

RE: Case Number: 06-046-SPHA

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 22, 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.

U. Very truly yours, U. Carl Richard D.

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Granite Hills, LLC. Charles Wagandt 803 Oella Avenue Ellicott City 21044
Goodier Builders, Inc. Steven Appler 10705 Charter Drive, Ste. 320 Columbia 21044



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

Fire Department



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





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 August 3, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: August 8, 2005

Item No.: 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065 and 066.

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.

Acting Lieutenant Don W. Muddiman Fire Marshal's Office 410-887-48810 MS-1102F

cc: File



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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: August 10, 2005

TO: Timothy M. Kotroco, Director

Department of Permits & Development

Management

FROM: Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting

For August 15, 2005

Item No. 046, 047, 048, 052, 053, 054, 055, 056, 057, 058, 064, 065, and 066

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-08102005.doc

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO:

Timothy Kotroco, Director,

Permits & Development Management

ATTN:

Kristen Matthews

MS 1105

FROM:

Edward Adams, Director,

Public Works

DATE:

August 12, 2005

SUBJECT:

Case No. 06-046 SPH

Special Hearing for reconstruction of paved parking area within a riverine

floodplain

Section 32-8-303 (c) of the Baltimore County Code concerning waivers to the floodplain regulations says, "In considering a waiver action, comments from the state coordinating office and the County Department of Public Works shall be taken into account and maintained with the permit file." This memo is the comment from the Department of Public Works for the subject waiver.

The waiver requests permission to reconstruct existing parking spaces in the riverine floodplain.

This department recommends approval of the waiver, subject to the condition that suitable signs are erected notifying the public that "these parking spaces are located in an area subject to flooding" or similar wording.

ECA/DLT/s

CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources; Dennis Kennedy, Chief, Development Plan Review Bureau; Sheldon Epstein, Chief, Storm Drain Design (attn. Terry Curtis)

1000 11/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: September 6, 2005

SEP 8 2005

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

Zoning Advisory Petition(s): Case(s) 6-046- Special Hearing

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

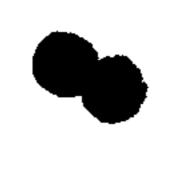
For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By

SUBJECT:

Division Chief:

CM/LL







Robert L. Ehrlich, Jr., Governor State High Way Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 8-2.65

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

RE: Baltimore County

Item No. 644 JRA

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

1. 1. Houlh

Engineering Access Permits Division







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

Robert L. Flanagan Secretary Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 8.30.05

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

RE: Baltimore County

Item No. 76

SPH

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

1. 1. Doch

Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
East and West/side Oella Avenue,
North of Frederick Avenue

1st Election & 1st Councilmanic Districts
Legal Owner(s): Granite Hills, LLC –
Charles Wegandt-President
Contract Purchaser(s): Goodier Builders, Inc
by Steven Appler –Vice President

*

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

* FOR

BALTIMORE COUNTY

06-046-SPHA

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/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 5th day of August, 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

AUG 0 5 200E

Per

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200 Facsimile 410-821-0147 Www.venable.com 8/18/25

(410) 494-6244

aldontell@venable.com

August 18, 2004

Via Hand-Delivery

W. Carl Richards, Jr.
Supervisor, Zoning Review
Department of Permits and Development
Management
County Office Building
111 W. Chesapeake Avenue.
Towson, Maryland 21204

Re: <u>Case No.: 06-046-SPHA</u>

Legal Owner: Granite Hills, LLC

Contract Purchaser: Goodier Builders, Inc.

Dear Mr. Richards:

Enclosed please find 12 copies of the revised "Plat to Accompany Special Hearing and Variance Request" for the above-referenced Zoning Case. I would like to substitute the revised site plans for the plans submitted when the petitions were filed. There are no changes to the requested zoning relief. In addition to the revised plans, I have also enclosed a check in the amount of \$200.00 to cover the revision fee. This Case has been scheduled for Thursday, September 15, 2005, at 10:00, and we would like to keep this hearing date.

If there are any questions, please do not hesitate to contact us.

Very truly yours,

Amy L Dontell

Paralegal

ALD Enclosures

TO1DOCS1/#212347 v1

AUG 18 2005 05-257/ Case No.: 06-046 5PHA

Exhibit Sheet

CONTAINS
PETERHBIT1

Petitioner/Developer

Protestant

No. 1	Site PLAN
No. 2	PHOTO ARRAY Existing Conditions
No. 3	PHOTO'S - EXISTANG (ABINS) (PRIVATE DRIVE TO RUN BETWEE) OTHER LANDMARK SHRUCTURES TO BE RENOVATED
No. 4	ARRAL - OVERLAY
No. 5	PAVED PARKING WITHIN PROERINE DANE THOMAS - POBUL WORKS - APPENAL OF WAIVER 5-83- Convent use of Lot. Overflow from Elicoth Cofg-will actually be reduced
No. 6	6A archotectul TRAWLINGS - ElavATTONS -
No. 7	6B-Governer Ehrliche [etter-approving Heritoge Structure Rehabilitation
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	

DATE	CASE NL	CASE NA
7116/05	IMBER	NAME 06-046
		-SP/JA

CITIZEN'S SIGN-IN SHEET

									HEVRY BERGER I	NAME
								110 bruste Olle	734 PLEASANT HILL ROAD	ADDRESS
								Commet assoc.	ELLICOTY CITY, MD, 21043	CITY, STATE, ZIP
										E- MAIL

CASE NAME 06-C CASE NUMBER DATE 9116 05

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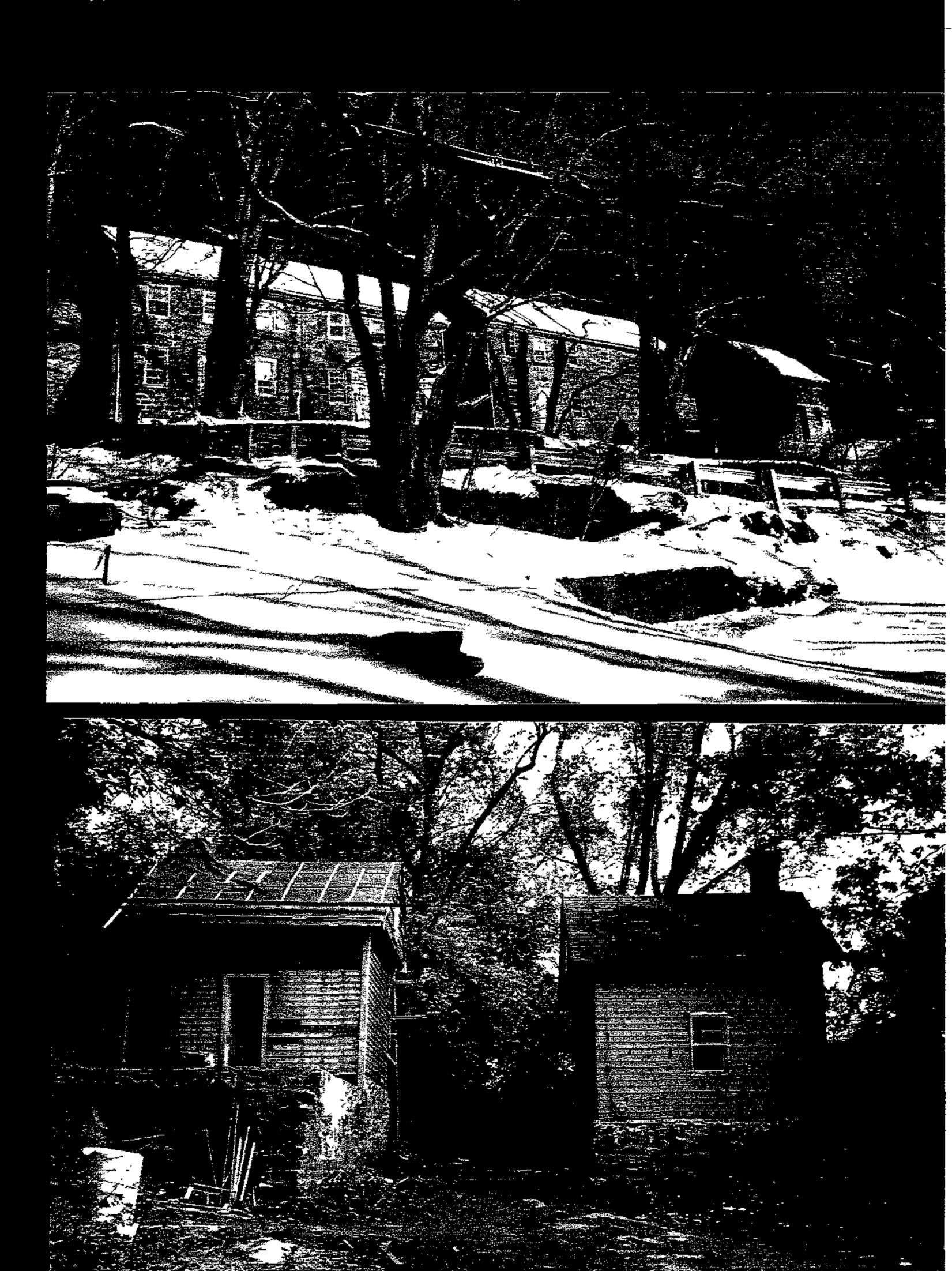


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Branite Hall-pan 2003 15° curve between 1306 + 1209 0 A

407 3/04/03





PETITIONER'S

EXHIBIT NO.



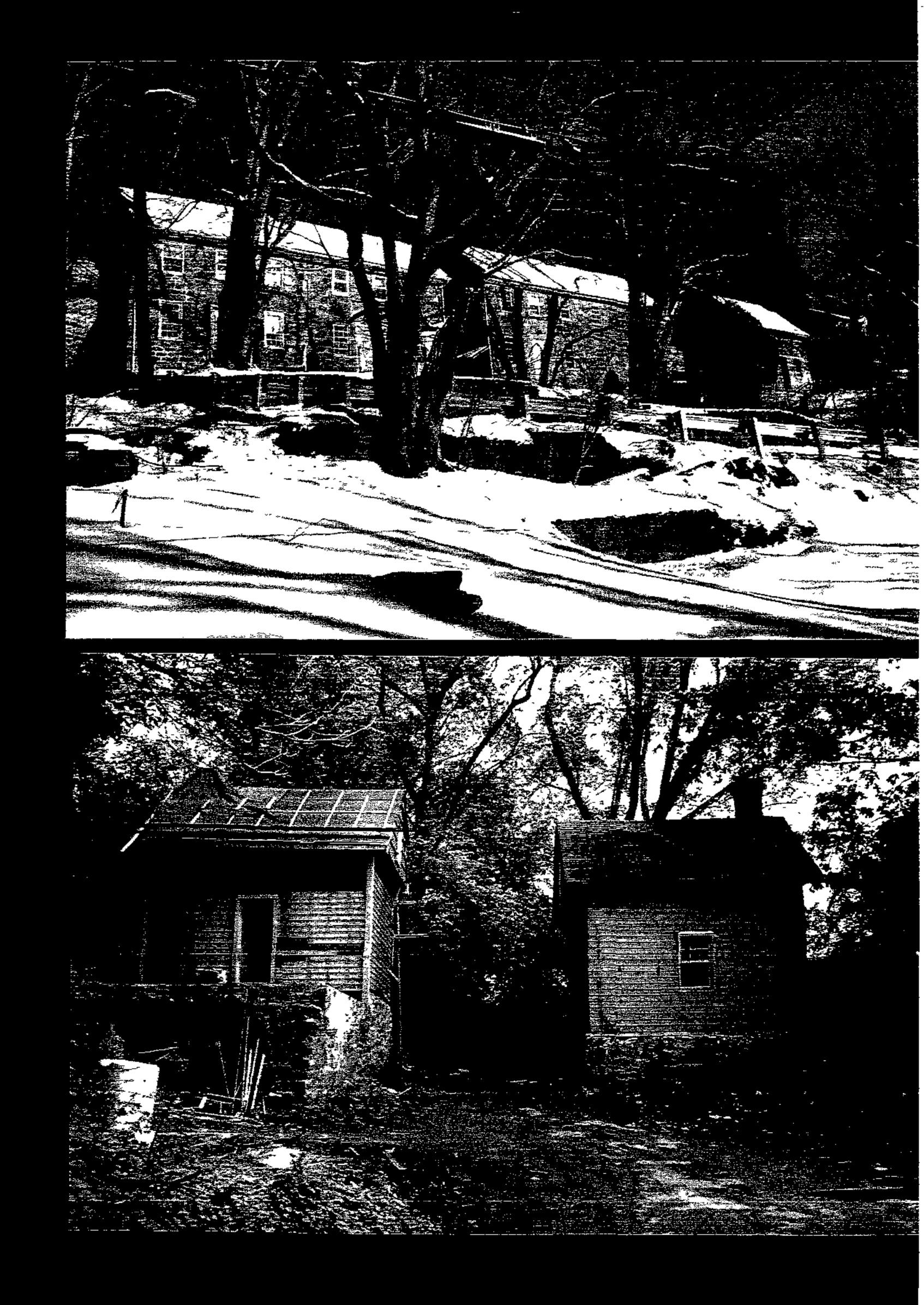




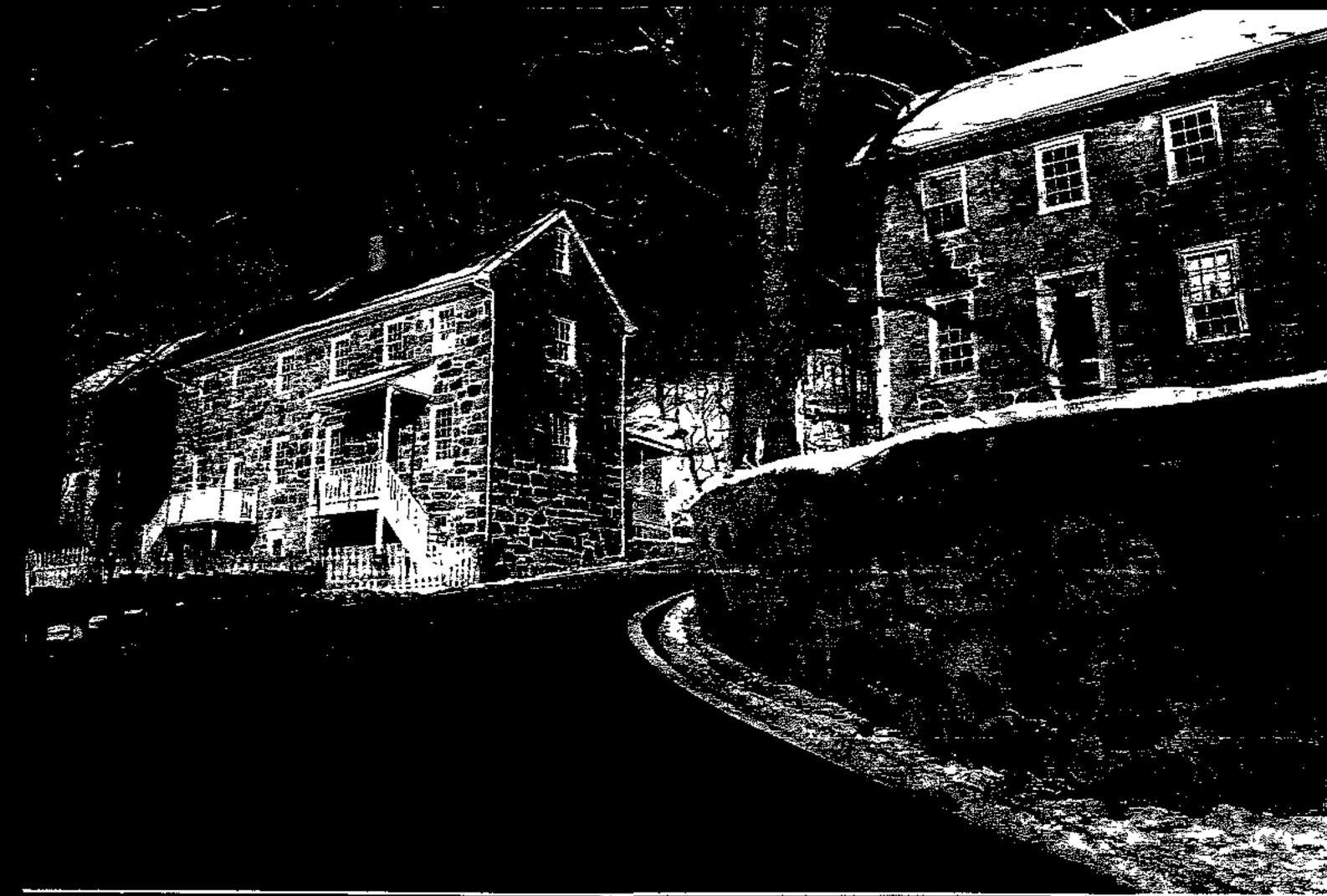








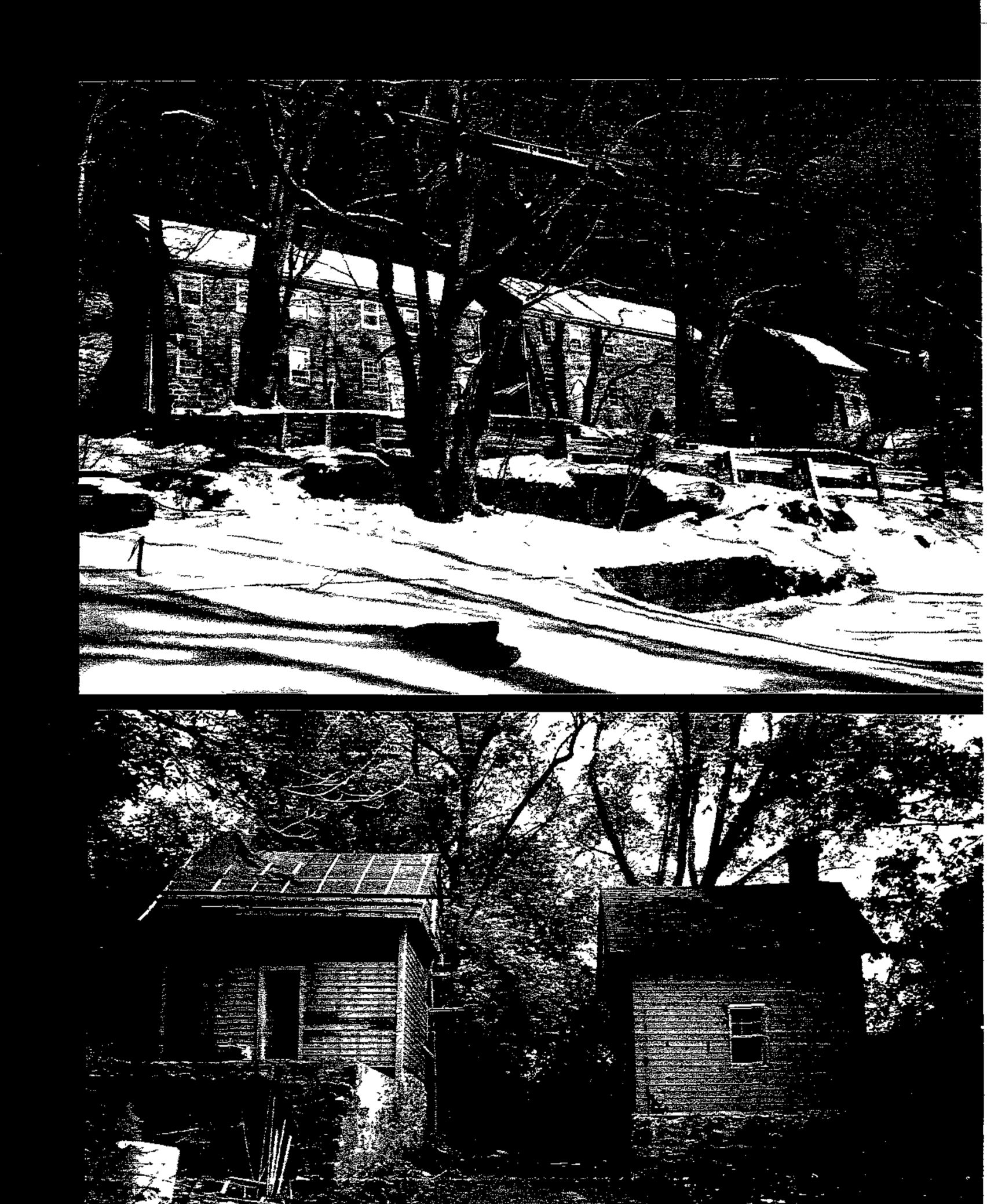






















BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

TO:

Timothy Kotroco, Director,

Permits & Development Management

ATTN:

Kristen Matthews

MS 1105

FROM:

Edward Adams, Director,

Public Works

DATE:

August 12, 2005

SUBJECT:

Case No. 06-046 SPH

Special Hearing for reconstruction of paved parking area within a riverine

floodplain

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ECA/DLT/s

CC: John Joyce, State Coordinating Office, Maryland Department of Natural Resources; Dennis Kennedy, Chief, Development Plan Review Bureau; Sheldon Epstein, Chief, Storm Drain Design (attn. Terry Curtis)

Rob Hoffman

PETITIONER'S

EXHIBIT NO.



Pet 5B Computer Print 275 5-6-95





ROBERT L. EHRLICH, JR. GOVERNOR

STATE HOUSE 100 STATE CIRCLE ANNAPOLIS MARYLAND 21401 (410) 974-3901 TOLL FREE 1-800-811-8336

TTY USERS CALL VIA MD RELAY

August 12, 2005

Mr. Charles Wagandt Oella Company, Inc. 803 Oella Avenue Ellicott City, Maryland 21043

Re:

Granite Hill

1200-1217 Oella Avenue, Ellicott City, Maryland 21043

Maryland Heritage Structure Rehabilitation Tax Credit Program

Dear Mr. Wagandt:

It gives me great pleasure to inform you that 1200-1217 Oella Avenue has been selected to receive a \$368,600.00 Heritage Structure Rehabilitation Tax Credit for fiscal year 2006. Your project was selected from more than 100 other projects from across Maryland using carefully defined selection criteria. These criteria included, but were not limited to, an assurance that the credits would be distributed equitably statewide, the urgency of need for the rehabilitation, and the strategic location of the project. The application of these criteria made for an extremely tight competition this year, and 1200-1217 Oella Avenue is one of only a handful of projects to satisfy our historic preservation goals for the year.

The rehabilitation of 1200-1217 Oella Avenue not only will help revive one of Maryland's precious historic resources, but also assist in returning vitality to the Ellicott City community. Your commitment to and investment in the State's historic neighborhoods is greatly appreciated.

Congratulations on your award, and best wishes for a successful rehabilitation project.

Very truly yours,

Robert L. Ehrlich, Jr.

Governor

cc:

Senator Edward J. Kasemeyer

Delegate Steven J. DeBoy Sr.

Delegate James E. Malone Jr.

6B

FY2006 Commercial Projects Subject to 20 Million Cap Maryland Heritage Structure Rehabilitation Tax Credit Program

Table 1 ALL PROJECTS

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\$3,000,000 00	20910	Montgomery	Silver Spring	2801 Linden Lane	Addorrant and Denninary	7 7	06-25	87	23
\$330,000.00	20772	Prince George's	Upper Mariboro			3	06-13	99	2
				10009 Old Madhan	Melwood F	₹	06-33	100	
Credit Amount	ZIP Code	Comme	0.00	Address of Property	Name of Property		Number	Final Rated Score	Fosition
\$2,230,000.00	Sub-Total								100 miles (100 miles (
\$2,080,000 00	21201	Baltimore City	patitible						
\$150,000.00	21401			704-719 Cathedral Street	Baltimore School for the Arts	Υes	92-90	69	N/A
	×	Annapolio	Annapolis	99 Main Street	99 Main Street	Yes	06-17	75	N/A
Credit Amount	ZIF Code	Const	0	Address of Property	Name of Property	501(c)(3)7	Lacking	Final Rated	Runked. Position
									التميد مينين والمنازية المنافة

This figure represents the point at which the cap for Baltimore City was exhausted. The NESCO project will be offered partial tax credits.

2006 Commercial Projects Subject to 20 Million Cap Maryland Heritage Structure Rehabilitation Tax Credit Program

Table 1 ALL PROJECTS

9		÷ o	10	18	18	18	17	17	17	16	16	10	ò	10	10	10	15	14	1.4	14	1.4	3	13	Ranked
		7.4	7,1	79	72	79	7.3	73	7.7	7/	7.4	/4	14	7.4	7,4	7 70	75	76	76	76	76	77	77	Final Rated Score
78-00	00-77	08.77	06-37	06-61	06-34	06-45	06-63	06-46	06.47	06-24	06-48	UB-44	20-00	06-00	06-90	00 00 00-48	06-83	06-58	06-64	06-78	06-73	06-80	06-65	-5
8	8	8	3	2 2	3	5 6	\$ 8	8	3	8	₹	8	8	8	8	8	8	₹	8	₹	8	ठ	8	501(2)(3)?
Henry Louis Mancken House	723-729 South Broadway	sningto	o Linden Avn		10 South Camoun Street	or Hunter Aven	Hollins		arrett	st Mon	1713 Guilford Avenue	747 Ryan Street	5 Hun	Hershberger's Bakery		1717 Guilford Avenue	Pomfret Plantation	2418 North Calvert Street	Oliver Lyman Tunis Property	John Mehring House	28 South Potomac Street	Primary School 25	Kernan Motor Company	Name of Fraperty
1524 Hollins Street	723-729 South Braodway	637 Washington Boulevard		701 Cathedral Street	1 4 7 7	OT Hur	Hollins		11 West Monument Street	220 West Monument Street	1713 Guilford Avenue	747 Ryan Street	1205 Hunter Avenue	213-215 North Market St.	105 Water Street	1717 Guilford Avenue	27770 Crisfield Marion Rd.	2418 North Calvert Street	2606 Talbot Road	425 West South Street	28 South Potomac Street	511 South Bond Street	120-126 West North Avenue	
Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Baltimore	Frederick	Chestertown	Baltimore	Marion Station	Baltimore	Baltimore	Frederick	Hagerstown	Baltimore	Baltimore	
Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Baltimore City	Frederick	Kent	Baltimore City	Somerset	Baltimore City	Baltimore City	Frederick	Washington	Baltimore City	Baltimore City	C ou o
21223	21231	21230	21217	21201	21223	21202	21223	21223	21201	21201	21202	21230	21202	21701	21620	21202	21838	21218	21216	21701	21740	21231	21201	ZIP Code
0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$200,000.00	\$280,000.00	0	\$400,000.00	0	0	\$40,000.00	\$540,000.00	0	0	Creuit Amount

2006 Commercial Projects Subject to 20 Million Cap Maryland Heritage Structure Rehabilitation Tax Credit Program

Table 1 ALL PROJECTS

	30	30	29		28	27	27	26	25	25	6.7	25	25	24	23	23	23	2	22	22	22	22	21		J	20	20	19	Position
	60	60	61	20	S	63	63	64	65	65	65	200	S.A.	99	67	67	67	0/	67	68	68	68	69	80	60	70	70	71	Final Rated
	06-18	06-75	68-90	20-02	06-30	06-02	06-88	06-79	06-74	06-70	00-00	06.66	116-10	06-31	06-22	06-86	96-68	00-00	08-08	06-39	06-67	06-01	06-59	1 #-OU	06.44	06-30	06-24	06-60	Tracking Number
	3	₹	8	8	1	5	5	Υœs	₹	8	8	8	3	3	\	7	Ϋ́ess	8			8	₹	8	8		3	₹	₹	501(c)(3)?
Transition offer Chip	2	200 High Street	Ruscombe Green	Radcliffe Mill	Jelou piotel	1 100		Schoo	vonGunten Music House	917 South Hanover	842 Tyson Street		nesile Aparun	Association	Main Street	Nathan House & Furniture Store	Marley Neck Rosenwald School	Jacob Utz House	142 North Luzerne Avenue		1	Manor Mill and Miller's House	912 South Charles Street	3702 Elm Avenue		Na Nipolis Charles	Hamilton House	2339 Madison Avenue	Name of Property
16 East Hamilton Street	9	High Street	4901 Springarden Drive	860 High Street	716 North Charles Street	1532 Fleet Street		On Charles Street	37-45 Raltimore Street	917 South Hanover Street	842 Tyson Street	33 North Center Street	1205 North Charles Street	AA ASC MISI	Win at the second	315-317 High Street	7780 Solley Road	166 East Main Street	142 North Luzerne Avenue			2019 Monkton Road	912 South Charles Street	3702 Elm Avenue	1201-1203 N. Charles St.	Canicula	athedral Sh	2339 Madison Avenue	Address of Property
Baltimore	Chestertown		Baltimore	Chestertown	Baltimore	Baltimore	Ballimore	Continentation		Baltimore	Baltimore	Cumberland	Baltimore	Middletown	Callibrade		Glen Burnie	Westminster	Baltimore	Baltimore		Monkton	Baltimore	Baltimore	Baltimore	baitimore		Ratimore	
Baltimore City	Kent	Pattilitors City		Kent	Baltimore City	Baltimore City	Baltimore City	Alliegeny	Carrie City		Baltimore City	Alifegeny	Baltimore City	Frederick	Dorchester		Anno A rundal	Carroll	Baltimore City	Baltimore City	paidiffule County			Baltimore City	Baltimore City	Baltimore City			
21202	21620	6071.7	21020	21620	21201	21231	21218	21502	00217	2 2 2	21201	21502	21201	21769	21613	21000	24000	21157	21224	21202	11111	F 16.00	21230	21211	21201	21201	21217		ZIP Code
0	\$60,000.00	0	\$070,000,00	70 000 0	0	0	0	\$117,170.00	0	•		\$49.800.00	0	\$40,000.00	\$130,000.00	\$30,000.00	# TO,000,00	\$45,000,00	0	0	\$250,000.00	0			0	Ó	0		Changuage

006 Commercial Projects Subject to 20 Million Cap ryland Heritage Structure Rehabilitation Tax Credit Program

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	54 54 54 54 45	Heritage
	77 46 KM 119 06-38 06-91 06-91 06-69 06-69 06-92 06-92 06-84	9 Structu
	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	
	Name of Page 1908 East Baltimo 3306 East Baltimo 246 South Conklir Polish Home Hall Polish Home Building Rombro Building 1908 Eutaw Plat 1908 Eutaw Plat 316 August Stream Bethesda Theam Dundalk Village Dundalk Village 214-216 Marke 114 Mill Street Lilburn	
***************************************	Name of Property 3306 East Baltimore Street 246 South Conkling Street Polish Home Hall Rombro Building Rombro Building 1908 Eutaw Place 1908 Eutaw Place Bethesda Theatre Bundalk Village Center Dundalk Village Center 214-216 Market Street 114 Mill Street	
	3306 East Baltimore Street 246 South Conkling Street 4416 Fairhaven Avenue 22 South Howard 2125 East Pratt Street 1908 Eutaw Place 1908 Eutaw Place 19-83 Shipping Place 19-83 Shipping Place 214-216 Market Street 214-216 Market Street 3899 College Avenue	A Decided A
	Baltimore Baltimore Baltimore Baltimore Baltimore Baltimore Baltimore Baltimore Cambridge Cambridge	
		CO CO CO CO CO CO CO CO CO CO CO CO CO C
	21224 21226 21226 21226 21227 21231 21601 21613 21613 21613 GRAND TOTAL	ZIP Code
	\$16,000 \$950,000 \$400,000 \$130,000 \$70,00 \$19,671,25	Credit Amount

