

IN RE: PETITION FOR VARIANCE	*	BEFORE THE
E/S Georgia Bell Drive, 20' N of c/l		
Autumn Glow Way	*	ZONING COMMISSIONER
(9303 Georgia Bell Drive)		
11 th Election District	*	OF BALTIMORE COUNTY
5 th Councilmanic District		
	*	Case No. 06-116-A
Richmond American Homes of		
Maryland, Inc.	*	
<i>Petitioner</i>		
* * * * *		

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the Petitioner/legal owner of the subject property, Richmond American Homes of Maryland, Inc. ("Petitioner"), by Mark Boastfield, Vice President of Land Acquisition, through its attorney, David H. Karceski, Esquire. Petitioner seeks relief from Section 259.9.B.4.E of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of forty-nine (49) feet in lieu of the required fifty (50) feet for a single-family detached dwelling, and an amendment to the last approved Final Development Plan for Forge Landing for Lot 113, only, accordingly. The subject property and requested relief are more particularly described on the site plan submitted and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested relief were Mark W. Burrell on behalf of Petitioner and David Martin, a landscape architect with George William Stephens, Jr. and Associates, Inc., the consultant who prepared the site plan. David H. Karceski, Esquire, entered his appearance as attorney for Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject lot is located on the east side of Georgia Bell Drive, north of its connection to Autumn Glow Way in the residential subdivision

ORDER RECEIVED FOR FILING
Date 11/14/15
By [Signature]

known as Forge Landing in Perry Hall. The property, comprised of .216 acres, more or less, and zoned DR3.5-H is proposed for development with a single-family dwelling. The Forge Landing subdivision previously obtained development plan approval and zoning relief in Case Nos. XI-829 and 00-252-A. Due to the irregular shape of the property, environmental constraints associated therewith, and the limited access points to the development, the subject lot has a narrow rear yard and the proposed dwelling will be located within the fifty (50) foot rear setback. Thus, variance relief is requested to approve a rear yard setback of forty-nine (49) feet in lieu of the required fifty (50) feet.

Based upon the testimony and evidence offered, I am persuaded to grant the requested relief. In my judgment, Petitioner has presented sufficient testimony and evidence to satisfy the requirements of B.C.Z.R., Section 307. The property is unique by virtue of its irregular shape and the environmental constraints associated with it, and strict compliance with the applicable zoning regulations would result in a practical difficulty and unreasonable hardship. There is no evidence that the grant of the relief would be detrimental to the health, safety, or general welfare of the surrounding locale. It should also be noted that there were no adverse Zoning Advisory Committee comments, and no one appeared in opposition to the request.

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 14th day of November 2005, that the Petition for Variance seeking relief from B.C.Z.R., Section 259.9.B.4.E to permit a rear yard setback of forty-nine (49) feet in lieu of the required fifty (50) feet, and an amendment to the last approved Final Development Plan for Forge Landing, Lot

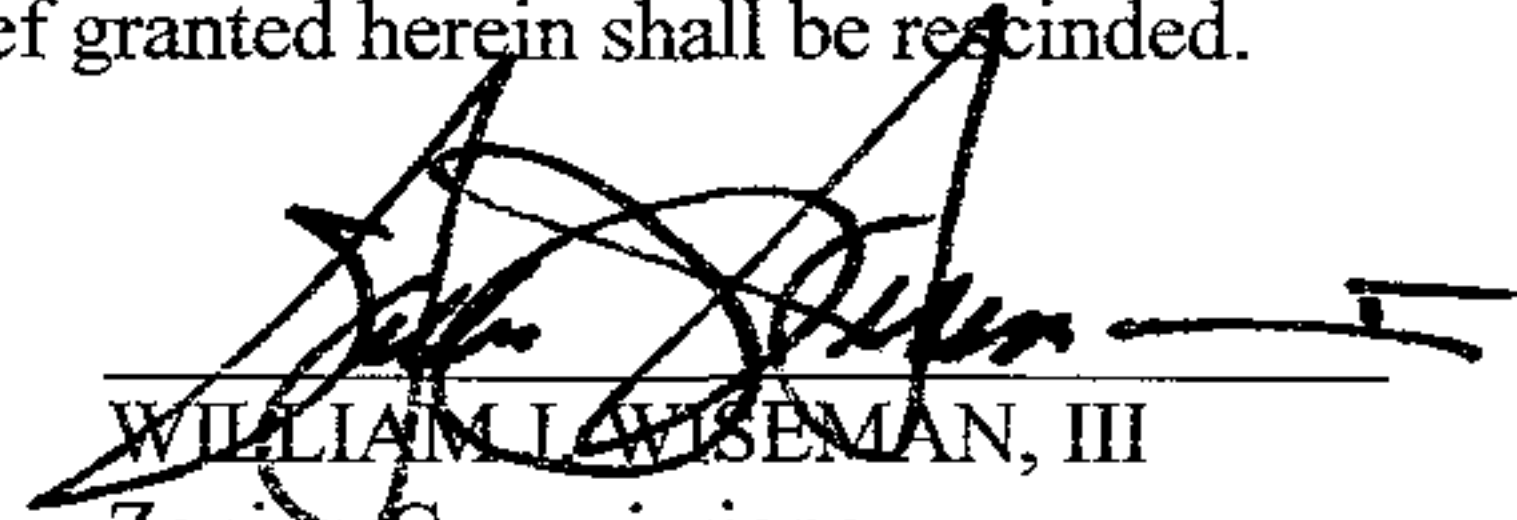
ORDER RECEIVED FOR FILING

Date

By

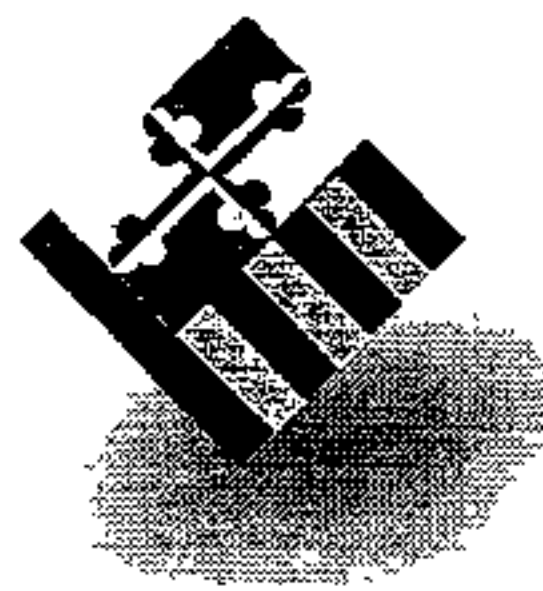
113, only, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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.



WILLIAM L. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 11/14/15
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 14, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

David H. Karceski, Esquire
Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
E/S Georgia Bell Drive, 20' N of the c/l Autumn Glow Way
(9303 Georgia Bell Drive)
11th Election District – 5th Council District
Richmond American Homes of Maryland, Inc. - Petitioners
Case No. 06-116-A

Dear Mr. Karceski:

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", written over a horizontal line.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Messrs. Mark Boastfield and Mark Burrell, Richmond American Homes
6200 Old Dobbin Lane, Suite 190, Columbia, Md. 21045-5820
Mr. David Martin, G.W. Stephens, Jr. & Associates, Inc.
1020 Cromwell Bridge Road, Towson, Md. 21286
People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9303 Georgia Bell Drive

which is presently zoned DR 3.5-H

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)

259.9.B.4.E of the Baltimore County Zoning Regulations to allow
a rear yard setback of 49 feet in lieu of the required 50 feet,
and to amend the FDP "Plat Five Forge Landing - PH3", Lot 113
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

To be determined at hearing.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

David H. Karceski

Name - Type or Print

Signature

Venable LLP

Company

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

Legal Owner(s):

Richmond American Homes of Maryland, Inc.

Name - Type or Print

Signature

Mark Boastfield, Vice President of Land Acquisition

Name - Type or Print

Signature

6200 Old Dobbin Lane, Suite 190

Address Telephone No.

Columbia, MD 21045-5820 410-312-2834

City State Zip Code

Representative to be Contacted:

David H. Karceski

Name

210 Allegheny Avenue 410-494-6200

Address Telephone No.

Towson, Maryland 21204

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By D.T. Date 8/25/05

ORDER RECEIVED FOR FILING

Date 8/25/05
By REU 8/15/05

Case No. 06-116-A

FROM THE OFFICE OF

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND PLANNERS • LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD • TOWSON, MARYLAND 21286-3396

Description to Accompany Petition for Zoning Variance
#9303 Georgia Bell Drive
LOT 113 "Plat Five FORGE LANDING – PH3"
Plat Book S.M. 77 folio 170

August 16, 2005

Beginning for the Description of Lot 113 at a point on the easternmost side Georgia Bell Drive, variable width, at the common corner between Lot 112 and Lot 113, all shown on the Plat entitled "Plat Five FORGE LANDING – PH3", dated January 17, 2005, recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 77 folio 170, said point of beginning being distant North 44 degrees 47 minutes 10 seconds East 31.60 feet measured from the centerline intersection of said Georgia Bell Drive, 50 feet wide, and Autumn Glow Way, 50 feet wide, both shown on said Plat, running thence leaving said point of beginning, binding on part of said easternmost side of Georgia Bell Drive and binding on the perimeter of said Lot 113 now being described, the two following courses,

- 1) reversing the bearing shown on said Plat, North 07 degrees 30 minutes 03 seconds West 13.36 feet to the point designated 1122 on said Plat and
- 2) Northeasterly by a tangent curve to the right having a radius of 215.32 feet for a distance of 110.29 feet, said curve being subtended by a chord bearing North 07 degrees 10 minutes 20 seconds East 109.08 feet, running thence leaving said easternmost side of said Georgia Bell Drive, binding on the division line between said Lot 113 and Lot 38 shown on said Plat and continuing to bind on the perimeter of said Lot 113 now being described,
- 3) by a non-radial line South 69 degrees 48 minutes 59 seconds East 80.14 feet to the point designated 783 on said Plat, running thence binding on part of the western outline of said Plat, continuing to bind on the perimeter of said Lot 113, now being described,
- 4) South 08 degrees 56 minutes 24 seconds East 79.16 feet to the common corner of said Lot 113 and Lot 112, shown on said Plat, running thence binding on the division line between said Lot 113 and Lot 112 and continuing to bind on the perimeter of said Lot 113, now being described,
- 5) reversing the bearing shown on said Plat, South 81 degrees 03 minutes 36 seconds West 100.62 feet to the point of beginning.

Containing 9, 412 square feet of 0.216 acres of land more or less.

The above bearings are based on NAD 83/91 Maryland Coordinate System.

Being Lot 113 shown on the Plat entitled "Plat Five FORGE LANDING – PH3", dated January 17, 2005, recorded among the Land Records of Baltimore County, Maryland in Plat Book S.M. 77 folio 170. Also know as #9303 Georgia Bell Drive and located in the 11th Election District, 5th Councilmanic District.

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



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: #06-116-A

9303 Georgia Bell Drive
E/side of Georgia Bell Drive, 20 feet north of centerline of Autumn Glow Way
11th Election District
5th Councilmanic District

Legal Owner(s): Richmond American Homes of Maryland, Inc., Mark Boastfield, V.P.

Variance: to allow a rear yard setback of 49 feet in lieu of the required 50 feet and to amend the Final Development Plan "Plat Five Forge Landing - PH3, Lot 113 only."

Hearing: Wednesday, October 19, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

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.

JT/10/613 Oct 4 69703

CERTIFICATE OF PUBLICATION

10/6/, 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 10/4/, 2005.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 409404

DATE 8/14/05

ACCOUNT 0010066150

AMOUNT \$

115.00

RECEIVED FROM: VENABLE

FOR: ITEM # 116 06-116-A

9303 GEORGIA BELL DR. BY D. THOMPSON

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAYEE RECEIPT

ISSUED DATE TIME
8/24/2005 02:00:00 PM
TO WHOM MAILED FROM
SWEET N SWEET, LLC
DEPT. 11500 ARTHUR WASHINGTON
ST. NO. 14400
CREDIT TO 0115.00
\$115.00
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 06-116-A

Petitioner/Developer: RICHMOND AMERICAN

HOUSES OF MD INC MARK BOATFIELD
V.P.

Date of Hearing/Closing: OCT 19, 2005

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}

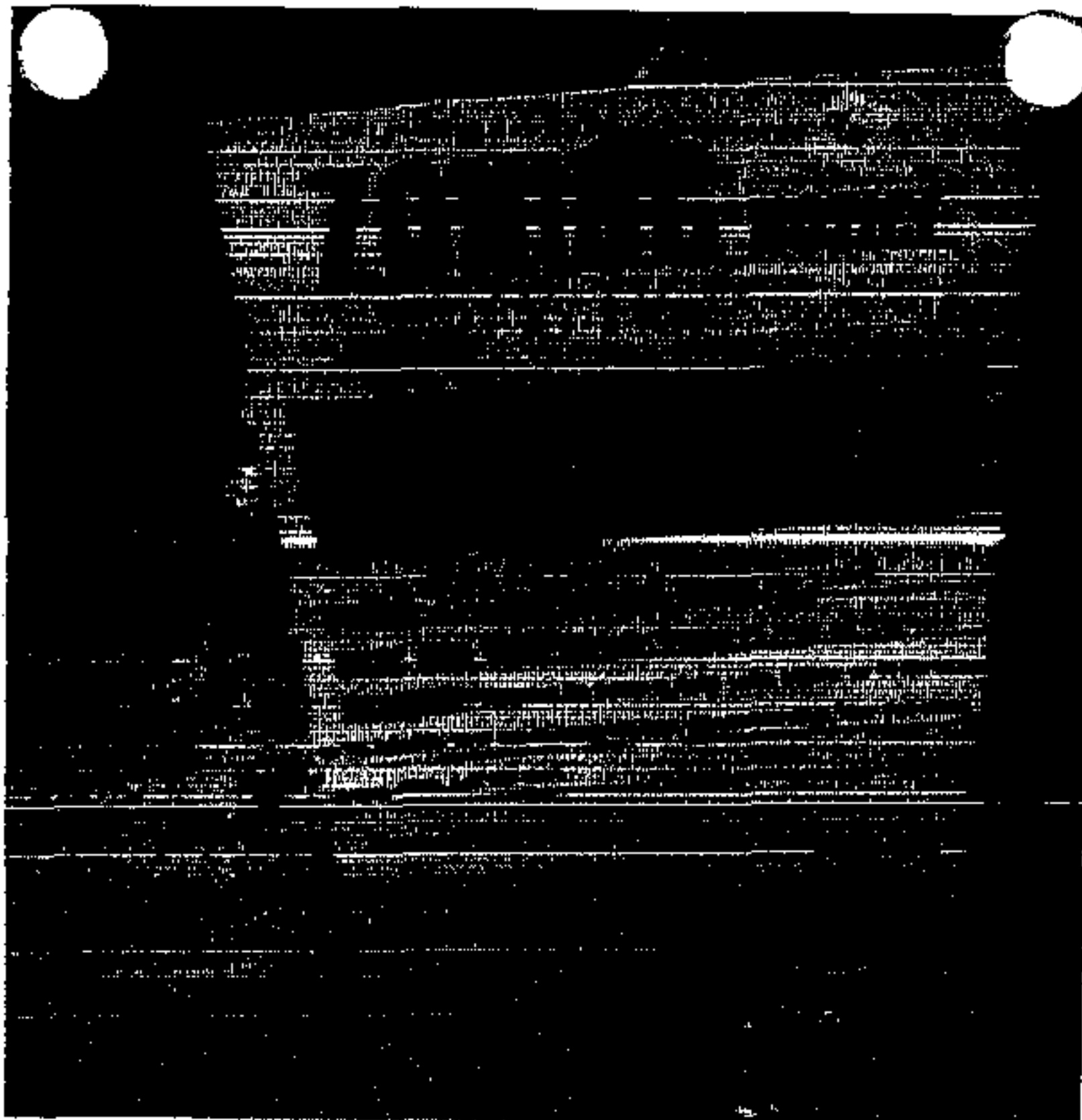
Ladies and Gentlemen:

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: _____

9303 GEORGIA BELL DRIVE

The sign(s) were posted on 10-3-05
(Month, Day, Year)

Sincerely,



Robert Black 10-3-05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

9303 GEORGIA BELL DR.

RE: PETITION FOR VARIANCE * BEFORE THE
9303 Georgia Bell Drive; E/side Georgia
Bell Drive, 20' N c/line Autumn Glow Way * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts
Legal Owners:Richmond American Homes * FOR
of MD, Inc, Mark Boastfield, Vice-President
Petitioner(s) * BALTIMORE COUNTY
* 06-116-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 8th day of September, 2005, a copy of the foregoing Entry of Appearance was mailed to, David Karceski, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204 , Attorney for Petitioner(s).

RECEIVED

SEP 08 2005

Per...*[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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: 06-116-A
Petitioner: Richmond American Homes of Maryland
Address or Location: 9303 Georgia Bell Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell
Address: Venable, LLP
210 Allegheny Avenue
Towson, Maryland 21204
Telephone Number: (410) 494-6200

TO: PATUXENT PUBLISHING COMPANY
Tuesday, October 4, 2005 Issue - Jeffersonian

Please forward billing to:

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

410-494-6200

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: 06-116-A

9303 Georgia Bell Drive

E/side of Georgia Bell Drive, 20 feet north of centerline of Autumn Glow Way

11th Election District – 5th Councilmanic District

Legal Owners: Richmond American Homes of Maryland, Inc., Mark Boastfield, V.P.

Variance to allow a rear yard setback of 49 feet in lieu of the required 50 feet and to amend the Final Development Plan "Plat Five Forge Landing – PH3, Lot 113 only.

Hearing: Wednesday, October 19, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204



WILLIAM J WISEMAN 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.



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

September 9, 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: 06-116-A

9303 Georgia Bell Drive
E/side of Georgia Bell Drive, 20 feet north of centerline of Autumn Glow Way
11th Election District – 5th Councilmanic District
Legal Owners: Richmond American Homes of Maryland, Inc., Mark Boastfield, V.P.

Variance to allow a rear yard setback of 49 feet in lieu of the required 50 feet and to amend the Final Development Plan "Plat Five Forge Landing – PH3, Lot 113 only.

Hearing: Wednesday, October 19, 2005 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: David Karceski, 210 Allegheny Avenue, Towson 21204
Mark Boastfield, 6200 Old Dobbin Lane, Ste. 190, Columbia 21045-5820

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, OCTOBER 4, 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.**



**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*

October 17, 2005

David H. Karceski
Venable, LLP.
210 Allegheny Avenue
Towson, Maryland 21204

Dear Mr. Karceski:

RE: Case Number: 06-116-A, 9303 Georgia Bell Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 25, 2005.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Richmond American Homes of MD, Inc. Mark Boastfield 6200 Old Dobbin Lane, Ste. 190
Columbia 21045

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

BW
10/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 14, 2005

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

RECEIVED

SEP 16 2005

SUBJECT: 9303 Georgia Bell Drive

INFORMATION:

ZONING COMMISSIONER

Item Number: 6-116

Petitioner: Mark Boastfield and Richmond America Homes

Zoning: DR 3.5H

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

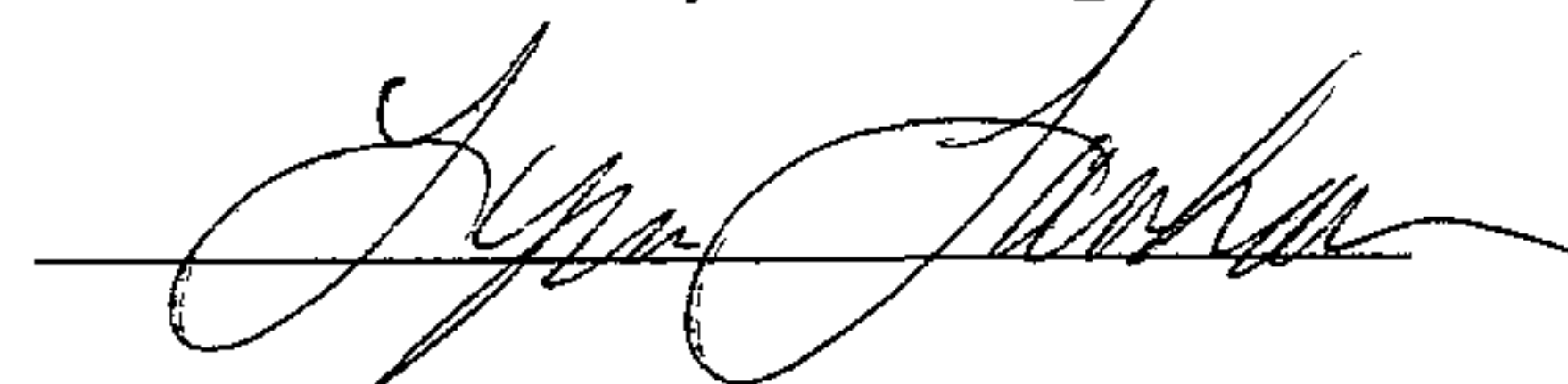
The Office of Planning does not oppose the petitioner's request to permit a rear yard setback of 49 feet in lieu of the required 50 feet, and to amend the FDP "plat five Forge Landing-PH3", lot 113.

For further information concerning the matters stated here in, please contact Kevin Gambrill at 410-887-3480.

Prepared by:



Division Chief:



AFK/LL: CM

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



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

Maryland Department of Transportation

Date: 9.6.05

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

RE: Baltimore County
Item No. 116 DT

Dear Ms. Matthews:

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

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

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 12, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 19, 2005
Item Nos. 116, 117, 118, 119, 120, 122,
123, and 125

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- 09122005.doc

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

September 8, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **September 12, 2005**

Item No. **116** 125

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.

Lieutenant J.D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File

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



CASE NAME 9303 Georgia Bell Drive
CASE NUMBER 06-116-A
DATE 10/19/05

CASE NAME 9303 Georgia Bell Drive
CASE NUMBER 06-116-A
DATE 10/19/05
BT

[illegible]

Case No.:

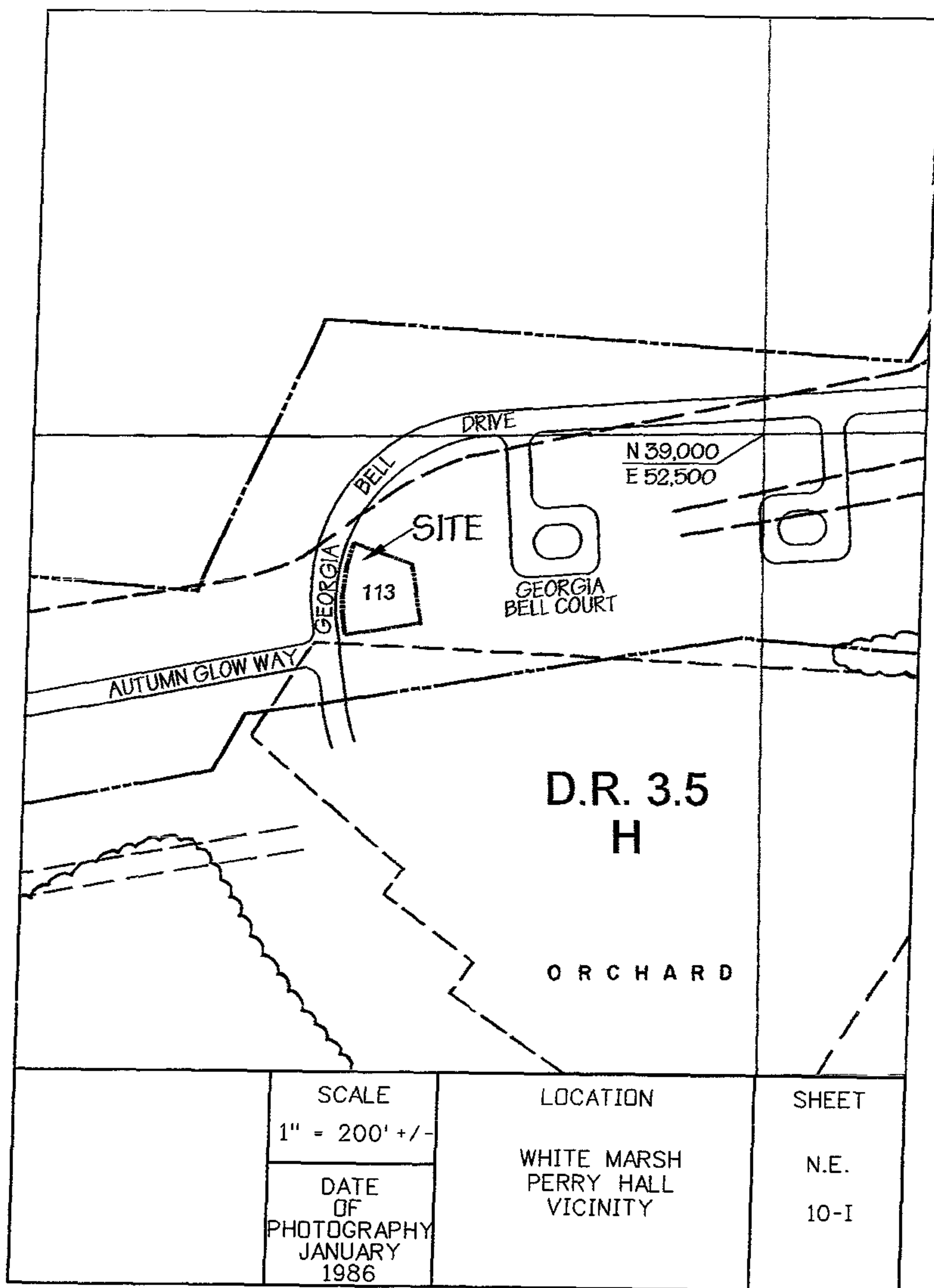
06-116 A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



06-116-A

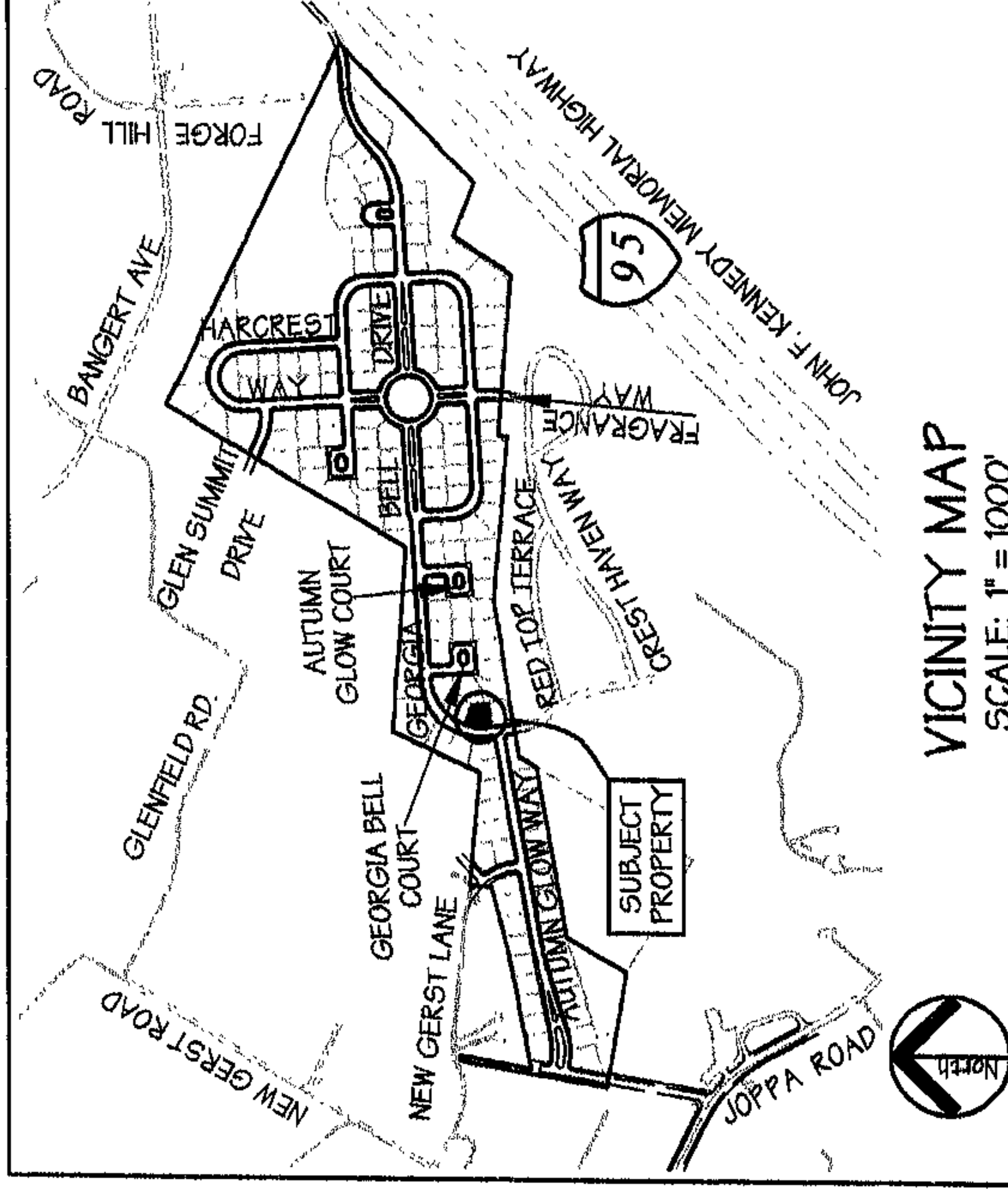
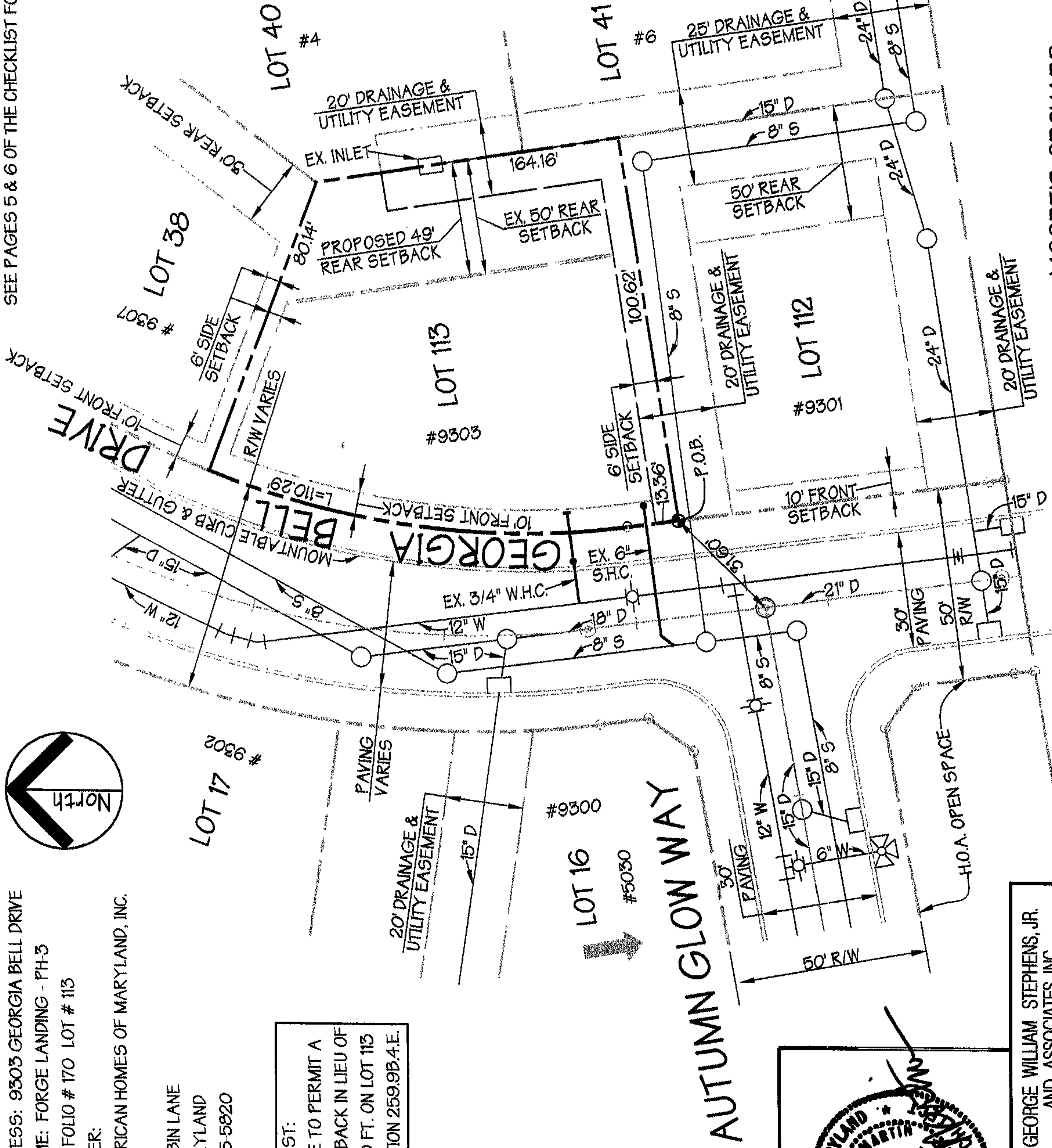
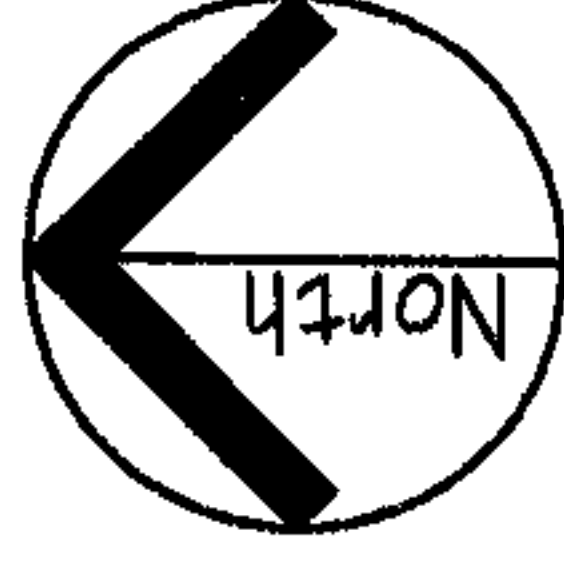
PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE

☐ SPECIAL HEARING

PROPERTY ADDRESS: 9303 GEORGIA BELL DRIVE
SUBDIVISION NAME: FORCE LANDING - PH-3
PLAT BOOK # 77 FOLIO # 170 LOT # 113
OWNER/DEVELOPER:
RICHMOND AMERICAN HOMES OF MARYLAND, INC.
STE 190
6200 OLD DOBBIN LANE
COLUMBIA, MARYLAND
21045-5820
410-312-2834

VARIANCE REQUEST:
ZONING VARIANCE TO PERMIT A
49 FT. REAR SETBACK IN LIEU OF
THE REQUIRED 50 FT. ON LOT 113
PER B.C.Z.R. SECTION 259.9B.4.E.



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT	11				
COUNCILMANIC DISTRICT	5				
TAX MAP	72	GRID	12	PARCEL	1056
1" = 200' SCALE MAP #	NE 10 1				
ZONING	DR.35H				
LOT SIZE	216	ACREAGE	9408.96	SQUARE FEET	
SEWER	☒	PUBLIC	☒	PRIVATE	☐
WATER	☒				☐
CHESAPEAKE BAY	☐	YES	☐	NO	☒
CRITICAL AREA	☐				☒
100 YEAR FLOOD PLAIN	☐				☒
HISTORIC PROPERTY/ BUILDING	☐				☒
PRIOR ZONING HEARING	NONE				

MOORE'S ORCHARD
S.M. 73/129

ZONING OFFICE USE ONLY

REVIEWED BY

ITEM #

CASE #

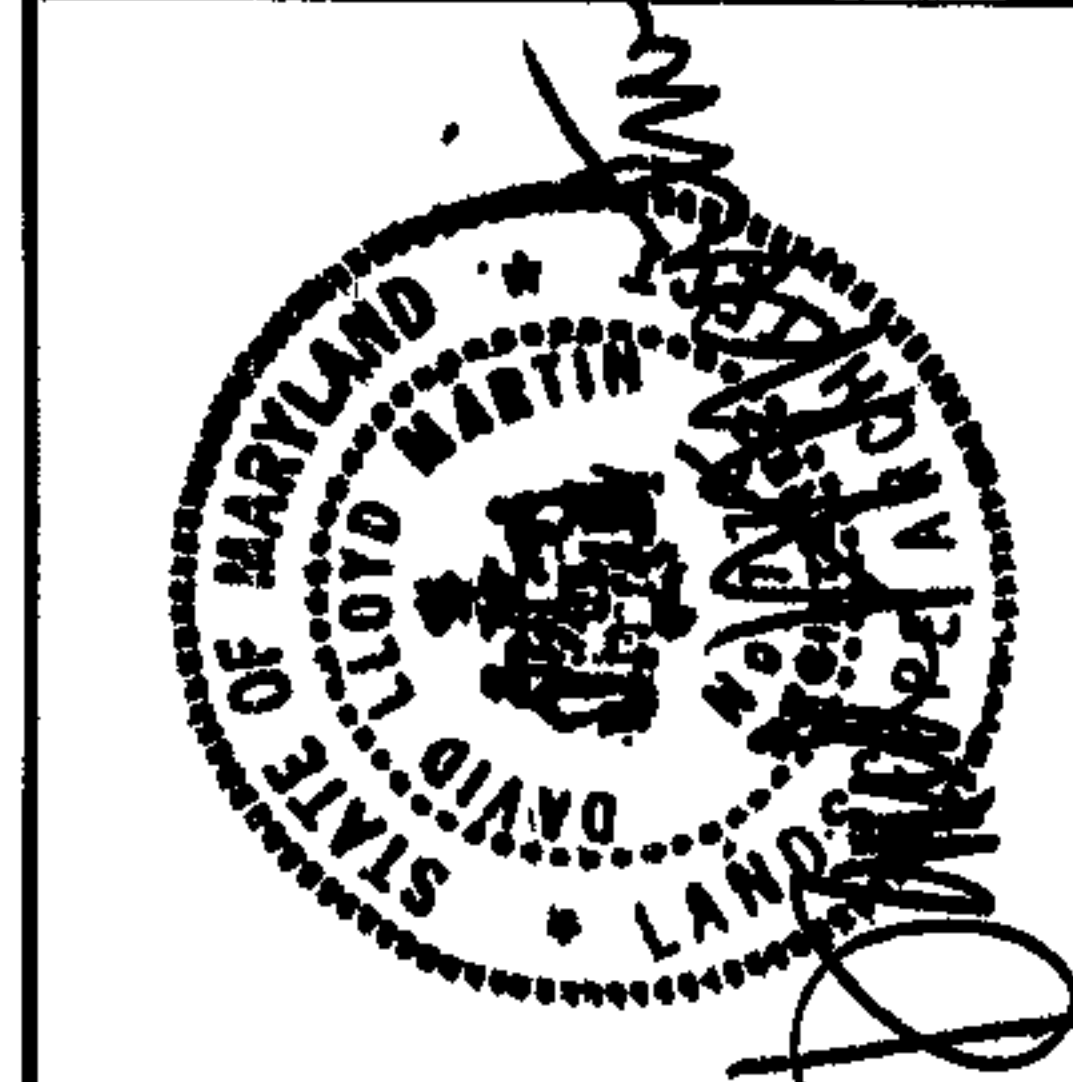
PREPARED BY: J.L.P.

SCALE OF DRAWING: 1" = 30'

D.T.

116

06-116-A



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