

ZONING CASE HISTORY DATABASE (1939 - PRESENT)

GIS Attribute Table ID
(SEARCH ON THIS FIELD):

Case Type Prefix: Case Year: Case Number Case Type Suffix:

Existing Use:

20070049

2007

0049

SPH

Residential

Legal Owners/Petitioner
(SEARCH ON THIS FIELD):

Bernard Ruocco - Forge Road, Inc.

House/St. Number: House/Street Number Range: House/St. No. Prefix Dir.: Pre. Type: Street Name (SEARCH ON THIS FIELD): Suf. Type: Dir.: Suite/Apt./Unit Number:

4205

FORGE

RD

Property Description (SEARCH ON THIS FIELD):

West side of Forge Road, at the distance of 220 feet +/- from the centerline of Belair Road.

Existing Zoning Classification BM/DR - 3.5

Area: 8.28 acres +/-

Election District: 11th

Councilmanic District 5th

Critical Area: No

Floodplain: No

Historic Area: No

Related (Prior and Future) Cases:

Violation Cases:

Concurrent Cases:

Tax Account ID:

Deed Liber #:

Deed Folio #:

Miscellaneous Notes

1.)

1.)

/

6/15/2015 - Case Closed Due To Inactivity.

2.)

2.)

/

3.)

3.)

/

Contract Purchaser:

Attorney:

Petition Reviewer: JRF

Petition Reviewer 2:

Petition Filing Date:

Day of Week:

Hearing Date:

Hearing Time:

Hearing Location:

Tuesday

10/03/2006

10:00 AM

County Courts Building, 401 Bosley Avenue, Room 407, Towson 21204

Closing Date:

Commissioner Hearing Continued Fro

Commissioner Hearing Rescheduled From

Formal Request For Hearing

Case Number

2007 0049

SPH

Petition Type # 1:

SPECIAL HEARING

Petition Request # 1

To allow three panhandle lots sharing a single driveway in a DR - 3.5 zone, regulated by Sections 259.9.C.1.a and 259.9.C.1.b of the BCZR.

Petition Type # 2:

Petition Request # 2:

Petition Type # 3:

Petition Request # 3:

Petition Type # 4:

Petition Request # 4:

200 Foot
Scale Map
Reference:

Existing Use:

Residential

Proposed Use:

Existing Zoning Classification

BM/DR - 3.5

Requested Zoning Classification:

Existing District:

Requested District:

North/South Coordinate:

East/West Coordinate:

Census Tract:

1000 Foot
Scale Map
Reference:

Commissioner Case Number 2007 0049 ,SPH
Zon. Comm. or Dep. Zon. Comm W. Carl Richards, Jr.
Commissioner Order Dat 06/15/2015
Commissioner Decision Case Closed Due To Inactivity
Commissioner Order Restrictions NO

Circuit Court Case Number
Circuit Court Filing Date:
Circuit Court Decision Date:
Circuit Court Decision:

MD Court of Special Appeals Filing Date
MD Court of Special Appeals Decision Date:
MD Court of Special Appeals Decision

Board of Appeals Case Number
Appeal to Board of Appeals?: NO
Appellant:
Board of App. Description
Board of Appeals Filing Date
Date Case Sent To Board:
Board of Appeals Hearing Date:
Board of Appeals Decision Date:
Board of Appeals Decision

MD Court of Appeals Filing Date
MD Court of Appeals Decision Date:
MD Court of Appeals Decision:

U.S. Supreme Court Filing Date
U.S. Supreme Court Decision Date:
U.S. Supreme Court Decision

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[Scanned
Image](#)

From: Patricia Zook
To: Matthews, Kristen
Subject: Case 07-049-SPH - heard on Tues Oct 3

Hi Kristen -

This case is continued to allow the Petitioner to amend the petition. It must be readvertised and reposted. Please reschedule per the Petitioner and Arnold Jablon.

The file will be returned to your office for safekeeping.

Thanks.

case continued to allow
Pet to amend Petition

must be readvertised
and reposted

- reschedule per
Petitioner
A. Jablon

10/4/06

Robert Janner
4226 A Chapel Rd
Perry Hall MD
21128

Case 07-049-SPH
4205 Forge Rd
heard 10-3-06

Ask Bill to
dismiss case for
inactivity in the
form of a letter.

Janner wants a
copy of the signed
order

10/3/06 07-049-SPH

Nature of
Arnold Jablon

Just involved - exposed to huber

- request continue

- relief - not applicable

- need to amend petition -

agree to report / readvertise

X ~~huber~~ - may not have been posted -
properly

- new Pet

huber - of continuance
need report / re

- send new

Dietrich - 4219 Forge Rd.

- concern about access
driveway



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4205 Forge Road
which is presently zoned BM & DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve 259.9.C.1.a
& 259.9.C.1.b DC2R

Three panhandle lots sharing a single driveway in a DR 3.5 Zone. regulated by section 5!

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:

Name - Type or Print NA
Signature NA
Address NA Telephone No. NA
City NA State NA Zip Code NA

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s): Forge Road, Inc.

Bernard Ruocco
Name - Type or Print _____
Signature [Signature]
Name - Type or Print _____
Signature _____
9 Pebble Lane 410-308-7777
Address Telephone No.
Lutherville MD 21093
City State Zip Code

Representative to be Contacted:

Joseph Larson
Name _____
105 W. Chesapeake Ave. 410-823-3535
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JP Date 8-7-06

Case No. 07-049-JPH



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 4205 Forge Road
which is presently zoned BM & DR 3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Three panhandle lots sharing a single driveway in a DR 3.5 Zone.

*regulated by Sections 259.9.c.1.a
+ 259.9.c.1.b, BCZR.*

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.

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Contract Purchaser/Lessee:

Name - Type or Print NA
Signature NA
Address NA Telephone No. NA
City NA State NA Zip Code NA

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s): Forge Road, Inc.

Bernard Ruocco

Name - Type or Print Signature
Signature 9 Pebble Lane 410-308-7777
Address Lutherville MD 21093
City State Zip Code

Representative to be Contacted:

Joseph Larson
Name 105 W. Chesapeake Ave. 410-823-3535
Address Towson MD 21204
City State Zip Code

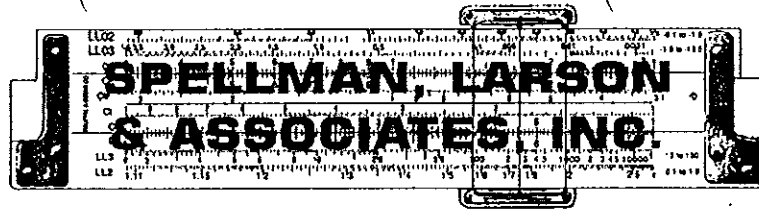
OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 07-049-JPH

Reviewed By JP Date 8-7-06



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

Legal Description
Zoning Petition for Special Hearing
Forge Road Inc. Property

Beginning for the same at a point on the west side of Forge Road said point being 220 feet more or less southerly from the center line of Belair Road and thus continuing for lines of division the following courses and distances, South 40 degrees 15 minutes 55 seconds West 41.12 feet, South 49 degrees 44 minutes 05 seconds East 209.82 feet; South 40 degrees 15 minutes 55 seconds West 217.58 feet, South 49 degrees 31 seconds 02 seconds East 1382.75 feet, North 43 degrees 21 minutes 08 seconds East 252.09 feet, North 49 degrees 31 minutes 02 seconds West 1565.19 feet, North 73 degrees 08 minutes 04 seconds East 9.32 feet to a point on the West side of Forge Road and continuing along the West side of Forge Road by a curve to the right with a radius of 270.0 feet and a length of 55.7 feet to the place of beginning.

Containing 8.28 acres of land more or less.

049

**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: 07-049-JPH
Petitioner: FORGE ROAD INC.
Address or Location: 4205 FORGE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: BERNARD QUOCCO
Address: FORGE RD. INC.
9 PEBBLE LANE
Telephone Number: 410-308-7777

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 3082

DATE 8-7-06 ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED FROM: Sosilmon, Larson & Assoc. Inc.

FOR: 1205 Forge Rd. Item # 049
Pat. for Special Lighting

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

9410 RECEIPT
BUSINESS ACTUAL TIME 0004
07/07/2006 07/07/2006 07/07/2006 4
RES #004 BALANCE 00000000
CHECKED BY 00000000 07/07/2006 DFLW
Dept 3 000 00000000 VERIFICATION
OR NO. 00000000
Receipt For \$65.00
\$65.00 00 \$0.00 00
Baltimore County, Maryland

CASHIER'S VALIDATION



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

August 23, 2006

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: 07-049-SPH

4205 Forge Road

W/side of Forge Road, at the distance of 220 feet +/- from the centerline of Belair Road

11th Election District – 5th Councilmanic District

Legal Owners: Forge Road, Inc., Bernard Ruocco

Special Hearing to allow three panhandle lots sharing a single driveway in a DR 3.5 zone, regulated by Sections 259.9.C.1.a and 259.9.C.1.b of the BCZR.

Hearing: Tuesday, October 3, 2006 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: Bernard Ruocco, Forge Road, Inc., 9 Pebble Lane, Lutherville 21093
Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 18, 2006.**
- (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
Tuesday, September 19, 2006 Issue - Jeffersonian

Please forward billing to:
Bernard Ruocco
Forge Road, Inc.
9 Pebble Lane
Lutherville, MD 21093

410-308-7777

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CASE NUMBER: 07-049-SPH

4205 Forge Road

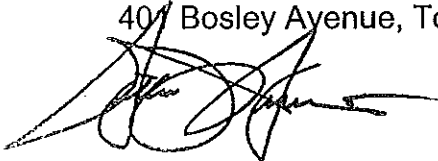
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
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Case: # D7-049-SPH

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W/side of Forge Road, at the distance of 220 feet +/- from the centerline of Belair Road

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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) 887-3868.

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

JT 9/691 Sept. 19

109797

CERTIFICATE OF PUBLICATION

9/21, 2006

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 9/19, 2006.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTTEN MATTHEWS

DATE: 9/18/06

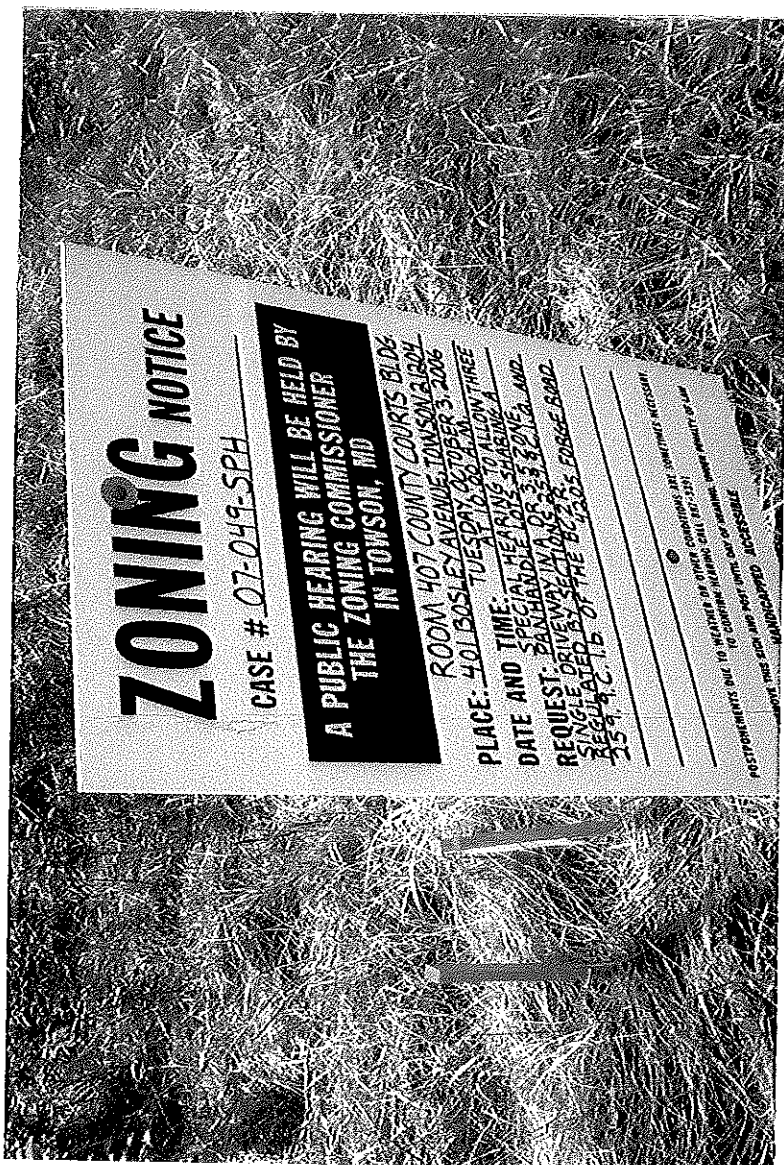
Case Number: 07-049-SPH

Petitioner/Developer: BERNARD RUOCCO~JOSPEH LARSON~ROB HOFFMAN ESQ. OF VENABLE

Date of Hearing (Closing): 10/03/06

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: 4205 FORGE ROAD

The sign(s) were posted on: 9/17/06



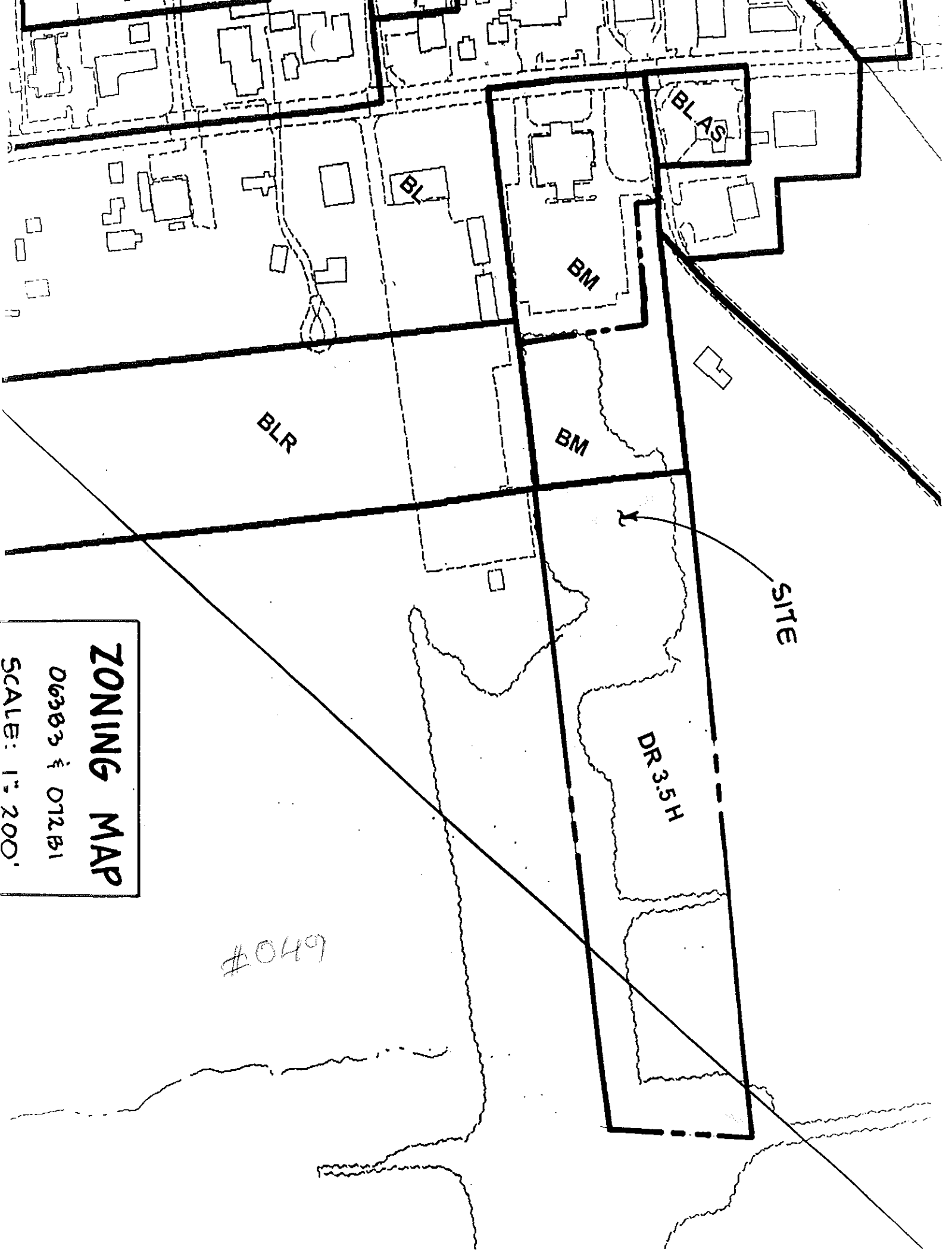
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley Maryland 21030
(City, State, Zip Code of Sign Poster)

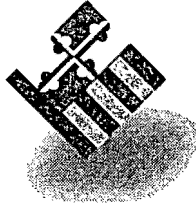
410-666-5366
(Telephone Number of Sign Poster)



ZONING MAP

06303 & 012B1

SCALE: 1" = 200'



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

September 27, 2006

Forge Road, Inc.
Bernard Ruocco
9 Pebble Lane
Lutherville, MD 21093

Dear Mr. Ruocco:

RE: Case Number: 07-049-SPH, 4205 Forge Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 7, 2006.

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:amf

Enclosures

c: People's Counsel
Joseph Larson 105 W. Chesapeake Avenue Towson 21204

Jim 10/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2006

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

RECEIVED

SEP - 7 2006

SUBJECT: 4205 Forge Road

INFORMATION:

Item Number: 7-049

Petitioner: Bernard Ruocco

Zoning: BM & DR 3.5H

Requested Action: Special Hearing

ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The petitioner is seeking approval from the zoning commissioner to allow three panhandle lots to share a single driveway in a DR 3.5 zone. It is important to note that the zoning shown on the site plan and on the petition is incorrectly listed as D.R. 3.5. This zoning shall show that the subject property is partially zoned within the Honeygo Overlay District of Baltimore County, or DR 3.5H. Sections 259.9.C.1.a and 259.9.C.1.b are listed on the petition as those sections where zoning relief is being requested. These sections state that panhandle lots are not permitted (in the Honeygo Overlay District) unless;

- a. *The underlying zoning of the land is D.R.1;*
- b. *No more than two lots share a driveway*

Proposed lot numbers 1 and a portion of proposed lot number 2 on the site plan are part of an existing lot of record (**Tax Map 63, Grid 22, Parcel 654**). While parcel 654 has fee simple access off of Forge Road and functions as a panhandle lot, the key distinction is that this parcel was created *prior to* the adoption of the Honeygo Overlay District. Proposed lot 2 and lot 3 shown on the site plan would create two (2) panhandle lots within a DR 3.5H zone, which is inconsistent with the current zoning regulations. Therefore, the Office of Planning recommends the petitioner's request be **denied**.

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

Prepared by:

Division Chief:
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 30, 2006

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

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INFORMATION:

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Requested Action: Special Hearing

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Prepared by:

Division Chief:
AFK/LL: CM

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 18, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For August 21, 2006
Item No. 049

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

If this request is granted we recommend that driveway be made to conform to the following county standard panhandle requirements.

- 16 foot-wide paved driveway.
- A 30 x 70 tee turnaround and the end of the use-in-common portion of the driveway.
- Trash and mail pads at Forge Road.

DAK:CEN:clw

cc: File

ZAC-ITEM NO 049-08162006.doc

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



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

Maryland Department of Transportation

Date: 8-15-01

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

RE: Baltimore County
Item No. 049 JRF

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

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

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

August 17, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: August 14, 2006

Item No.: 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055 and 056.

Pursuant to your request, the referenced plan(s) have been reviewed by the Fire Marshal's Office 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
Fire Marshal's Office
410-887-4880
MS-1102F

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



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
4205 Forge Road; W/S Forge Road, *
220' c/line Belair Road * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts *
Legal Owner(s): Forge Road, Inc * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-049-SPH

* * * * *

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 21st day of August, 2006, a copy of the foregoing Entry of Appearance was mailed to, Joseph Larson, 105 W. Chesapeake Avenue, Towson, MD 2104, Representative for Petitioner(s).

RECEIVED

AUG 21 2006

PET. Max

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME BLVD RD. INC.
CASE NUMBER 7-049 SPH
DATE 10/3/06

[illegible]

CASE NAME 07-049
CASE NUMBER _____
DATE 10/3/06

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Click here for a plain text ADA compliant screen.



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 11 Account Number - 1119012990

Owner Information

Owner Name: FORGE ROAD LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 9 PEBBLE LN Deed Reference: 1) /23772/ 528
LUTHERVILLE TIMONIUM MD 21093-3367 2)

Location & Structure Information

Premises Address
BELAIR RD

Legal Description
5.93 AC RER 800FT
SER BELIAR RD
235FT SW OF FORGE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
63	22	456						3	

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		5.93 AC	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2006	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	59,300	59,300		
Improvements:	0	0		
Total:	59,300	59,300	59,300	59,300
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
FORGE ROAD INC	05/02/2006	\$0
Type: NOT ARMS-LENGTH	Deed1: /23772/ 528	Deed2:
Seller: SCHIMUNEK PERRY HALL LLC	Date: 11/03/2005	Price: \$270,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /22841/ 718	Deed2:
Seller: SCHIMUNEK FUNERAL HOME INC	Date: 03/03/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14337/ 480	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

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Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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[View Map](#)
[New Search](#)
[Ground Rent](#)

Account Identifier: District - 11 Account Number - 2300007324

Owner Information

Owner Name: FORGE ROAD LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 9 PEBBLE LN Deed Reference: 1) /23772/ 528
LUTHERVILLE TIMONIUM MD 21093-3367 2)

Location & Structure Information

Premises Address
BELAIR RD

Legal Description

2.347 AC
SER BELAIR RD
SW COR FORGE RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
63	22	654						1	

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		2.35 AC	06

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value As Of 01/01/2004	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	236,200	236,200		
Improvements:	0	0		
Total:	236,200	236,200	236,200	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller:	Date:	Price:
FORGE ROAD INC	05/02/2006	\$0
Type: NOT ARMS-LENGTH	Deed1: /23772/ 528	Deed2:
Seller: SCHIMUNEK PERRY HALL LLC	Date: 11/03/2005	Price: \$270,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /22841/ 718	Deed2:
Seller: SCHIMUNEK FUNERAL HOME INC	Date: 03/03/2000	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /14337/ 480	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2006	07/01/2007
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

* NONE *

1. THERE ARE NO ARCHAEOPAL SITES, HAZARDOUS MATERIAL PILES, UNBARRERED SPECIES HABITATS, CRITICAL AREAS OR AIRBORNE BUILDINGS ON THE SITE.
2. THE SUBJECT PROPERTY HAS NO PREVIOUS TOXIC WASTE HISTORY.
3. THERE ARE NO STORAGE BODIES OF WATER, OR SPRINGS OR OR ASSOCIATED TO THE SUBJECT SITE.
4. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESTERFIELD SANITARIUM AREA.
5. THERE ARE NO UNDEGROUND STORAGE TANKS ON THE SUBJECT SITE.
6. ALL PROPOSED SIGNAGE WILL COMPLY WITH SECTIONS 450 & 259.3.07 OF THE BCZC.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.
8. THERE ARE NO WELLS OR SEPTIC DISPOSAL SYSTEMS ON OR WITHIN 100 FT. OF THE SUBJECT PROPERTY.

BELAIR ROAD

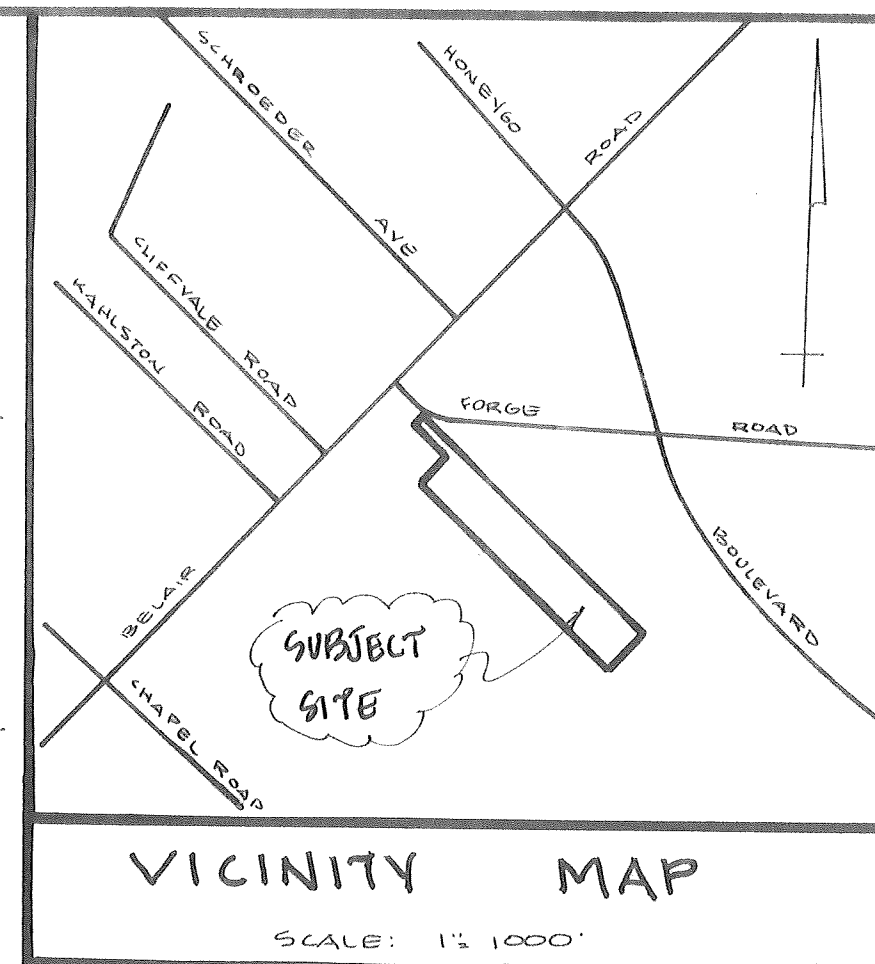


THIS PLAT ACCOMPANIES A ZONING PETITION
FOR SPECIAL HEARING TO ALLOW 3
PANHANDLE LOTS SHARING A SINGLE
DRIVEWAY IN A DR 3.5 ZONE

#2007-049-SPH

#049

SITE DATA
 AP 063B3 7 072B1
 ING 011 7 DR 3.5
 JIC DIST 5TH
 NIT NO 23,000.0 7324
 FERENCE 1101.2 49.4
 22847.7 71.8
 0R3.5 654AC4-
 BM 1.194AC4.
 BUD SEWER - PUBLIC
 EXIST WATER - PUBLIC
 63122 654 7 456
 VA CANT
 RESIDENTIAL & COMMERCIAL



FORGE ROAD INC.
9 PEBBLE LANE
LUTY - TIMONIUM MD 21093

[illegible]

**SPELLMAN, LARSON
&
ASSOCIATES, INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 623-3535

FORGE ROAD INC. PROPERTY
4205 FORGE ROAD
TAY MAP 03 PARCELS 054 & 450

11 th ELECTION DISTRICT			BALTIMORE CO., MD		
SCALE 1" = 60'		DES. BY:			
DATE: MAY 18, 2006		DRN. BY: F.S.R.		SHT. ____ OF ____	

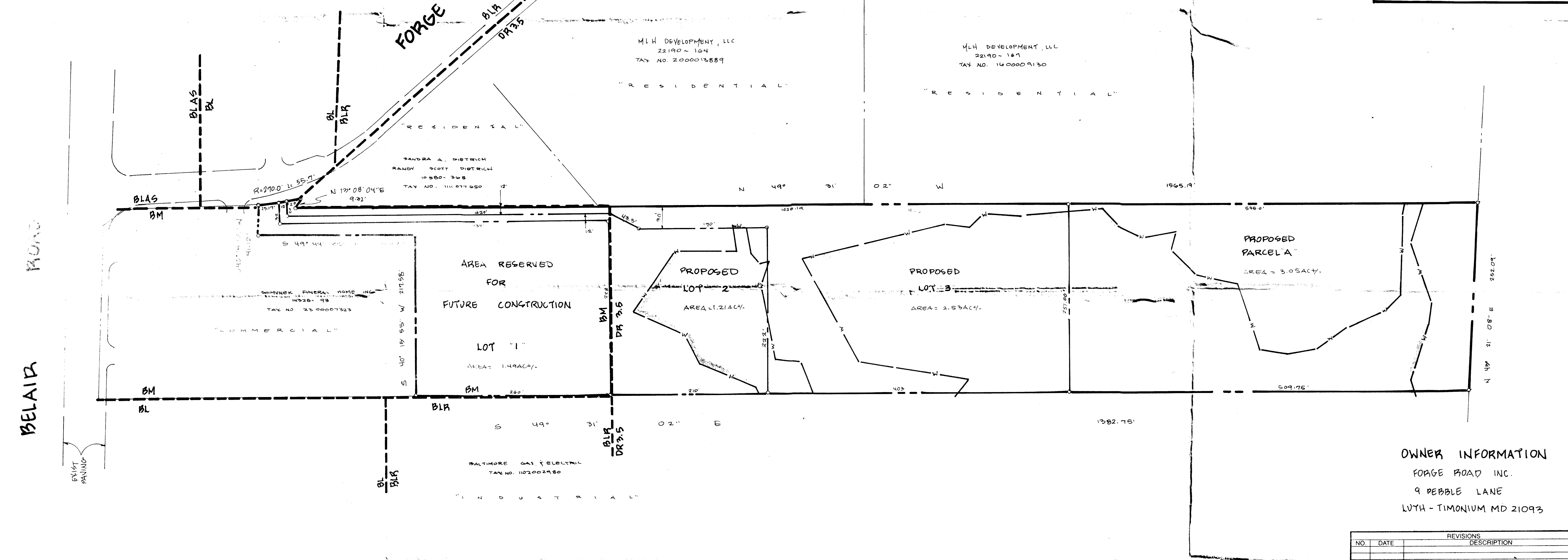
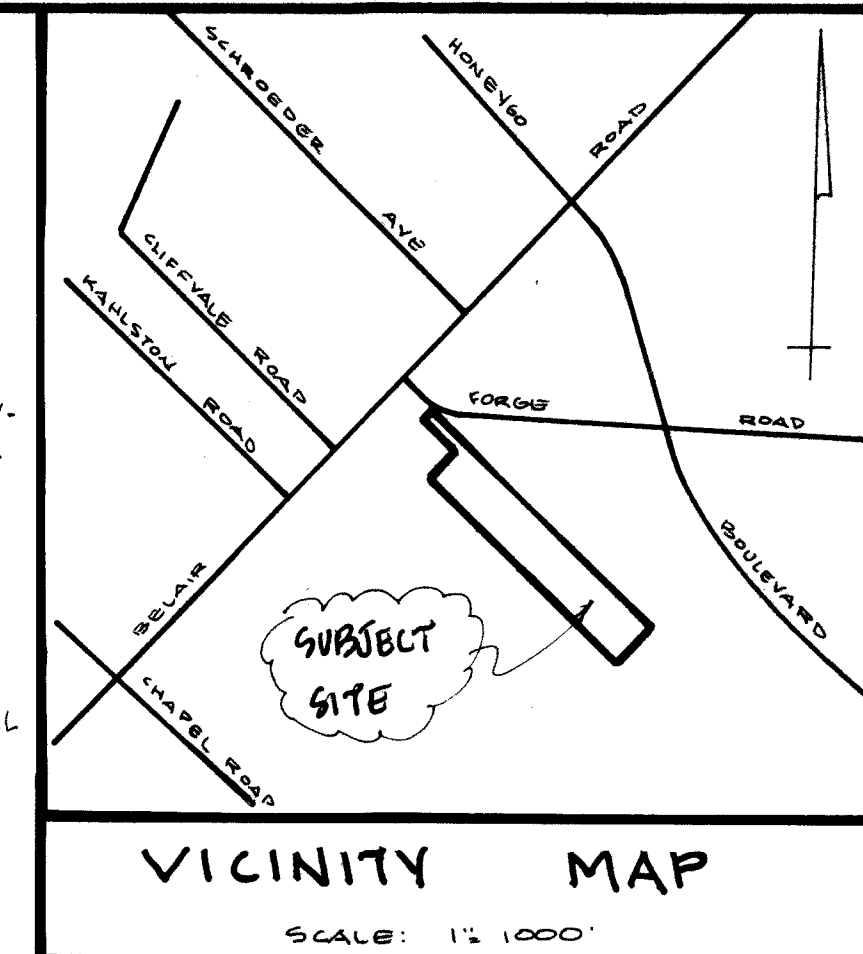
205026

GENERAL NOTES

1. THERE ARE NO ARCHEOLOGICAL SITES, HAZARDOUS MATERIAL SITES, ENDANGERED SPECIES HABITATS, CRITICAL AREAS OR HISTORIC BUILDINGS ON THE SITE.
2. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING HISTORY.
3. THERE ARE NO STREAMS, BODIES OF WATER, OR SPRINGS ADJACENT TO THE SUBJECT SITE.
4. THE SUBJECT SITE DOES NOT LIE WITHIN THE NEIGHBORHOOD HISTORICAL AREA.
5. THERE ARE NO UNDERGROUND STORAGE TANKS AT THE SUBJECT SITE.
6. THE SUBJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
7. THERE ARE NO WELLS OR SEPTIC DISPOSAL SYSTEMS ON OR WITHIN 100 FT. OF THE SUBJECT PROPERTY.

SITE DATA

ZONING MAP 06383 § 072B1
 EXIST. ZONING BM § DR 3.5
 COUNCILMANIC DIST 5TH
 TAX ACCOUNT NO. 2300007324
 DEED REFERENCE 22847-718
 SITE AREA DR3.5 6.54AC4.
 UTILITIES EXIST SEWER - PUBLIC
 EXIST WATER - PUBLIC
 TAX MAP GRID/PARCEL 63/22/654 § 456
 EXIST. USE VACANT
 PROPOSED USE RESIDENTIAL & COMMERCIAL



OWNER INFORMATION

FORGE ROAD INC.
 9 PEBBLE LANE
 LUTH - TIMONIUM MD 21093

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
 SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
 PHONE: 823-3535

PLAT TO ACCOMPANY ZONING HEARING

FORGE ROAD INC. PROPERTY
 4205 FORGE ROAD
 TAX MAP 63 PARCELS 654 § 456

11th ELECTION DISTRICT BALTIMORE CO., MD

SCALE 1" = 100' DES. BY DATE MAY 10, 2000 DRN BY: J.S.A. SHT. OF

ZONING PETITION

THIS PLAT ACCOMPANIES A ZONING PETITION FOR SPECIAL HEARING TO ALLOW 3 PANHANDLE LOTS SHARING A SINGLE DRIVEWAY IN A DR 3.5 ZONE

#049

XL-1043

08-89-11?