IN RE: **PETITION FOR VARIANCE** N/S Hillstead Drive, 2,535' W Falls Road **(806 Hillstead Drive)** 3rd Election District 2nd Council District Stapf Group, LLC *Petitioner*	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY **Case No. 07-087-A**

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Stapf Group, LLC by and through its attorney, Douglas L. Burgess, Esquire and Nolan, Plumhoff & Williams, Chtd. As filed, variance relief is requested from Section 1A01.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single-family dwelling with a height of 43.5 feet in lieu of the maximum allowed 35 feet and to amend the Final Development Plan of Hillstead, Plat "A", Lot 11. However, subsequent to the hearing the petition was amended to lower the height request to 38.5 feet. That is, the Petitioner now requests a building height of 38.5 feet in lieu of the required 35 feet. The subject property and requested relief are more particularly described on the site plan and building elevations which were accepted into evidence and marked as Petitioner's Exhibits 1, 6, 7 respectively.

Appearing at the requisite public hearing in support of the request were Charles Q. Stapf, Jr., Managing Member of the Stapf Group, LLC, the developer/builder of the dwelling, and their attorney, Douglas L. Burgess, Esquire. Also present was James D. Grammer, an expert in land planning and zoning with the engineering firm of McKee & Associates, Inc., the consultant who prepared the site plan and topographic survey exhibits, and Jerome L. Glazer, who resides in the Hillstead community. Appearing as Protestants in this matter was Nancy Horst with the Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc.

ORDER RECEIVED FOR FILING
Date 11-14-07
By

(RRLRAI)[1], Dr. Charles Park, an adjacent neighbor and his attorney, Francis X. Borgerding, Jr., Esquire. Testimony and evidence offered revealed that the subject property is an irregular, rectangular shaped parcel located at the north end of a 321-foot panhandle driveway that bisects Lot 10 (Dr. Park) and Lot 13 (Diana Trout) on the north side of Hillside Drive near Falls Road in Lutherville. The property is also known as Lot 11 of the Hillstead Subdivision and contains a gross area of 2.758 acres, more or less, zoned R.C.5 and is proposed for development with a single-family dwelling and will be served by well and private septic systems. As depicted in building elevation drawings submitted into evidence as Petitioner's Exhibit 6, the proposed dwelling will be a large, 2 ½-story structure of approximately 10,600 square feet that will feature a central (main) building with a wing on its west side leading to an attached garage. The architectural style and design with its hip roof and dormers featuring a combination of stone and brick and simulated slate roof is consistent with the character of development in the neighborhood[2] and in the opinion of Messrs. Stapf and Glazer will not adversely impact the surrounding locale. Mr. Grammer testified that due to the topography of the property which slopes or falls dramatically to the north or rear of the lot is environmentally restricted since there is a springhead and hydric soils on the rear portion of the lot as well as a septic reserve area preventing the footprint of the proposed home to be relocated further back on the lot. Accordingly, it is necessary to raise the roof pitch, not only to architecturally contrast between the main portion of the home and its other roof heights, but also to match the ridgeline of the homes with other existing homes at a higher elevation. As depicted on Petitioner's Exhibit 3 (topographic survey), there is a 250-foot separation between the front of the proposed home and the rear of Dr. Park's home and the first floor elevation of the proposed home is approximately

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[1] Ms. Horst has an interest in zoning and development hearings material to RRLRAI. The association's jurisdiction ends on the south side of Beltway I-695. The subject property is north of I-695. Counsel for Petitioner properly objected to Ms. Horst's testimony on behalf of the association, however, testimony was received from her in her individual capacity.

[2] This finding is in accord with the Architectural Review Committee for the Hillstead Development. Petitioner's Exhibit 9 shows that the plans and placement of the home were approved as compliant with the committee's covenants. A contrasting opinion, however, exists with other members of the community who signed Protestants petition (Protestants Exhibit 1).

ORDER RECEIVED FOR FILING
Date 11-14-06
By

34 to 35 feet lower in height than that of Dr. Park's first floor elevation. Variance relief is requested as set forth above so that the central portion of the home which measures approximately 33 feet in length (see Petitioner's Exhibit 6) can be constructed at a height of 38.5 feet in lieu of the maximum allowed 35 feet. In this regard, Attorney Burgess argues that the subject height regulations date back to the 70's and are somewhat dated given the architectural preferences by today's standards. Moreover, he points to the disparity in the zoning regulations which allow for a 50-foot height restriction in the DR zones on the other side of Falls Road. He further points out to what he refers to as a rather insignificant 650 square feet of the roof area above 35 feet out of the total roof area of 9,200 square feet. Furthermore, he argued the landscaping plan prepared by Pinehurst Landscape Company submitted as Petitioner's Exhibit 8 (note later revised and submitted as exhibits 10 and 11) would buffer and screen his client's property from the other lots that share the panhandle driveway, particularly Dr. Park's house.

As noted above, Dr. Park and Ms. Horst are opposed to the requested relief. While acknowledging the Stapf Group, LLC as a high-end reputable builder, they believe the proposed dwelling to be bit of a mic-mansion and believe that the structure is some 2,500 to 3,500 square foot larger than other homes in the area. Mr. Glazer, a builder himself and an active member of the community, disagrees. Mr. Glazer finds the 650 square foot portion of the hip roof extending above the required 35-foot height limit is not only aesthetically pleasing but appropriate in this instance and not out of character with other homes in the area. Dr. Park, who used to see a barn previously located on Lot 11 from the rear view of his property, has concerns in this regard. In short, he believes that the Petitioner is trying to take advantage of the County system and points out that any practical difficulty or hardship is of a self-inflicted nature. His counsel argues that the requirements of Section 307 of the B.C.Z.R. cannot be met as there are no special circumstances or conditions that are peculiar to the land or structure which is the subject of the request. He advocates strict adherence to *Cromwell v. Ward*, 102 Md. App. 691 (1995).

After due consideration of the testimony and evidence presented and the continued efforts undertaken by the parties to reach a compromised resolution, I am persuaded to grant the

ORDER RECEIVED FOR FILING
Date 11-14-06
By

requested relief. Based on my review of the site plan, the elevations of the respective homes and the photographs as well as testimony, I find that the subject property is constrained which creates a unique condition bringing about a practical difficulty in B.C.Z.R. Sections 1A04.3.A and 300.1 were strictly adhered to. I also find that the required finite location of the dwelling on ground that is geographically lower or subservient to those surrounding it warrants the variation in building heights. It is not only aesthetically pleasing, but is appropriate in this instance and within the spirit and intent of the zoning regulations and will not be out of character with other homes in the area. Moreover, in this area it is important that the structures be well proportioned in order to match the character of the neighborhood and the height of the building will be screened from Lots 10 and 13 by virtue of landscape buffering. Thus, I am persuaded that relief can be granted without detrimental impact to adjacent properties or surrounding locale. There were no adverse comments submitted by any County reviewing agency; however, the Office of Planning, while they did not appear at the hearing, did want to be certain that the architectural elevations be in keeping with the drawings prepared by Stapf Custom Homes (see Petitioner's Exhibit 6) and that a landscape plan should be prepared to provide for screening of the panhandle lots, front to rear orientation (see Petitioner's Exhibit 10 and 11). Thus, as a condition of approval I will incorporate a restriction related to the Planning Office comment.

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 2006 that the Petition for Variance seeking relief from Section 1A04.3.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single-family dwelling with a height of 38.5 feet in lieu of the maximum allowed 35 feet 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

ORDER RECEIVED FOR FILING
Date 11-14-06
By

filed and this Order is reversed, the relief granted herein shall be rescinded.

2) The proposed development of lot 11 Final Development Plan of Hillstead, Plat "A" shall be in keeping with the style of architecture shown on the architectural elevations prepared by Stapf Group LLC (Petitioner's Exhibit 6) and the initial landscaping of the lot be consistent with the revised landscape plan by Pinehurst Nursery and also the landscape specifications prepared by Stapf Group LLC (Petitioner's Exhibit 10 and 11).

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

WJW:dlw

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

Approved as to form:

Douglas L. Burgess, legal counsel
for the Petitioner

Francis X. Borgerding, Jr., legal counsel
for the Protestant

ORDER RECEIVED FOR FILING
Date 11-14-06
By D.J.S.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 806 Hillstead Drive

which is presently zoned RC 5

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

1A04.3A (Height and area regulations for RC5 zone) to permit a building height of 43.5 feet in lieu of the required 35 feet, and to amend the final development plan of Hillstead, Plat "A", lot 11.

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

due to the location and topography of the existing lot and other reasons to be presented at the hearing on this matter, strict compliance with the regulations would result in practical difficulty and unreasonable hardship. The proposed variance is consistent with the spirit and intent of the regulations.

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

Legal Owner(s):

Stapf Group, LLC

Name - Type or Print

Signature By: Charles Q. Stapf, Jr.
AUTHORIZED PERSON

Name - Type or Print

Signature AUTHORIZED PERSON

P.O. Box 964 — (410) 515-3278
Address — Telephone No.

Abingdon — MD — 21009
City — State — Zip Code

Attorney For Petitioner:

Douglas L. Burgess, Esquire
Name - Type or Print

Signature

Nolan, Plumhoff & Williams, Chtd.
Company

502 Washington Ave., Ste 700 (410) 823-7857
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Douglas L. Burgess, Esquire
Name

502 Washington Ave., Ste 700 (410) 823-7857
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL **Date** 8/25/06

ORDER RECEIVED FOR FILING
Date 8-25-06
By

Case No. 07 087 A

REV 8/15/98

McKEE & ASSOCIATES, INC.
Engineering • Surveying • Environmental Planning
Real Estate Development

ZONING DESCRIPTION
806 HILLSTEAD DRIVE
3RD ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING at a point on the North side of Hillstead Drive, 40 feet wide, said point being situated 2535' westerly from the centerline of Falls Road (MD Rte 25). Being Lot 11 as shown on Plat A, Hillstead, recorded in Baltimore County Plat Book S.M. 58, page 42 and containing 120,138 sf or 2.758 acres of land, more or less.

Being known as #806 Hillstead Drive and lying in the 3rd Election District, 2nd Councilmanic District.

087

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

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: # 07-087-A
806 Hillstead Drive
N/side of Hillstead Drive, 2535 feet west of Falls Road
3rd Election District — 2nd Councilmanic District
Legal Owner(s): Stapf Group, LLC, Charles Q. Stapf, Jr.

Variance: to permit a building height of 43.5 feet in lieu of the allowed 35 feet and to amend the final development plan of Hillstead, Plat "A", lot 11 only.

Hearing: Thursday, October 26, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley 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 10/660 Oct. 10 112306

CERTIFICATE OF PUBLICATION

10/12, 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 10/10, 2006.

- [X] The Jeffersonian
- [ ] Arbutus Times
- [ ] Catonsville Times
- [ ] Towson Times
- [ ] Owings Mills Times
- [ ] NE Booster/Reporter
- [ ] North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JL 081 No. 6075

DATE 8/25/06 ACCOUNT 001 006 6150

AMOUNT $ 130.00

RECEIVED FROM: Nolan Dashiell

FOR: Re-Variance amended FDP
806 Hilltop Dr.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible]
8/25/2006 [illegible]
[illegible]
[illegible]
Dept [illegible]
[illegible]
Dept fee [illegible]
[illegible]
Baltimore County, Maryland

CASHIER'S VALIDATION

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

RECEIVED
OCT 12 2006
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

DATE: Oct. 12, 2006

TO: Baltimore County, PDM

RE : Case No. : 07-087-A
806 Hillstead Drive

MAI :Job No. : 06-078

ATTENTION:Mrs. Kristen Matthews

(X) We are submitting ( ) We are returning ( ) We are forwarding

( ) Herewith ( ) Under separate cover

No.	Description
1	Certificate Of Posting
3	Photos

(X) For processing ( ) For your use ( ) For your review

( ) Please call when ready ( ) Please return to this office ( ) In accordance with your request

Remarks:

For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.

cc:

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030
Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits &
Development Management
111 W. Chesapeake Avenue, Rm. 111
Towson, MD 21204

Date: Oct.12 , 2006
MAI Job No. :06-078

Attention: Mrs. Kristen Matthews

RE: Case Number: PDM NO. 07-087-A
Petitioner/Developer: Stapf Group, LLC, Charles Q. Stapf, Jr.

Date of Hearing/Closing: Oct. 26, 2006

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 806 Hillstead Drive_____

The sign(s) were posted on _____ Oct. 11 , 2006
(Month, Day, Year)

(Signature of Sign Poster)

William D. Gulick, Jr.
(Printed Name of Sign Poster)

SEE
ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY

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

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

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

Revised 3/1/01 - SCJ

RECEIVED
OCT 12 2006
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

ZONING NOTICE

CASE # 07-087-A

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

PLACE: COUNTY COURTS BUILDING ROOM 407
401 BOSLEY AVENUE
TOWSON, MD 21204

DATE AND TIME: THURSDAY
OCT. 26, 2006 @ 9:00 AM

REQUEST: VARIANCE

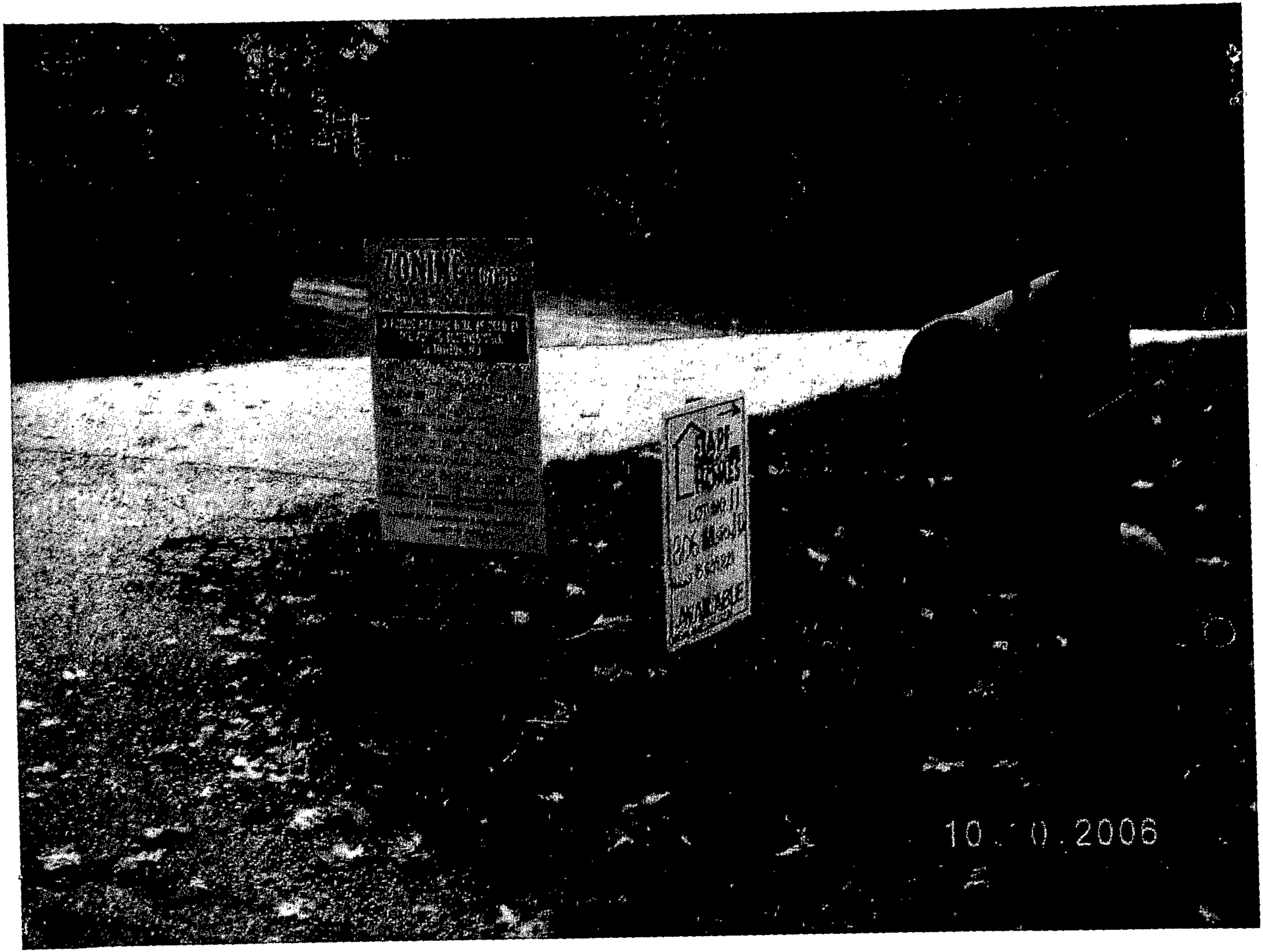
TO PERMIT A BUILDING HEIGHT OF 43.5 FEET IN LIEU OF THE ALLOWED 35 FEET AND TO AMEND THE FINAL DEVELOPMENT PLAN OF HILLSTEAD, PLAT "A" LOT 11 ONLY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

10 AUG 2008


ZONING
MAP OF HOMES
LOT NO. 11
BLK. 11
SECTOR
BUILDABLE
10 . 10 . 2006

RE: PETITION FOR VARIANCE 806 Hillstead Drive; N/S Hillstead Drive, 2535' W Falls Road 3rd Election & 2nd Councilmanic Districts Legal Owner(s): Stapf Group, LLC by Charles Q. Stapf, Jr, Authorized Person Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-087-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 6th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, Douglas Burgess, Esquire, Nolan, Plumhoff & Williams, Chtd., 502 Washington Avenue, Suite 700, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
SEP 06 2006
Per

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

September 19, 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: 07-087-A
806 Hillstead Drive
N/side of Hillstead Drive, 2535 feet west of Falls Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Stapf Group, LLC, Charles Q. Stapf, Jr.

Variance to permit a building height of 43.5 feet in lieu of the allowed 35 feet and to amend the final development plan of Hillstead, Plat "A", lot 11 only.

Hearing: Thursday, October 26, 2006 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco

Timothy Kotroco
Director

TK:klm

C: Douglas Burgess, 502 Washington Avenue, Ste. 700, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, OCTOBER 11,2006.**
(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, October 10, 2006 Issue - Jeffersonian

Please forward billing to:
Dougless Burgess
Nolan, Plumhoff & Williams, Chtd.
502 Washington Avenue, Ste. 700
Towson, MD 21204

410-823-7857

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-087-A
806 Hillstead Drive
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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.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 07-087-A

Petitioner: STAPF GROUP LLC

Address or Location: 806 HILLSTEAD DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: DOUGLAS L. BURGESS

Address: 502 WASHINGTON AVE., STE. 700
TOWSON MD 21204

Telephone Number: 410-823-7800

Revised 2/20/98 - SCJ

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 19, 2006

Douglas L. Burgess, Esquire
Nolan, Plumhoff & Williams, Chtd.
502 Washington Avenue, Suite 700
Towson, MD 21204

Dear Mr. Burgess:

RE: Case Number: 07-087-A, 806, 806 Hillstead 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, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Stapf Group, LLC Charles Q. Stapf, Jr. P.O. Box 964 Abingdon 21009

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

November 14, 2006

Douglas L. Burgess, Esquire
502 Washington Avenue, Suite 700
Towson, Maryland 21204

RE: **PETITION FOR VARIANCE**
N/S Hillstead Drive, 2,535' W Falls Road
(806 Hillstead Drive)
3rd Election District – 2nd Council District
Stapf Group, LLC - Petitioners
Case No. 07-087-A

Dear Mr. Burgess:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted with restrictions, 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,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mr. Charles Q. Stapf, Jr., Managing Member, Stapf Group, LLC
P.O. Box 964, Abingdon, Md. 21009
Mr. James D. Grammer, McKee & Associates, Inc.
5 Shawan Road, Suite 1, Cockeysville, Md. 21030
Mr. Jerome L. Glazer, 901 Hillstead Drive, Lutherville, Md. 21093
Ms. Nancy Horst, Ruxton-Riderwood-Lake Roland Area Improvement Association, Inc., P.O. Box 204, Riderwood, Md. 21139
Dr. Charles Park, 808 Hillstead Drive, Lutherville, Md. 21093
Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson, Md. 21204
Office of Planning; Avery Harden, PDM; People's Counsel; Case File

AFK BW 10/26

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 18, 2006

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

SUBJECT: 806 Hillstead Drive

RECEIVED

SEP 2 5 2006

ZONING COMMISSIONER

INFORMATION:

Item Number: 7-087

Petitioner: Stapf Group LLC.

Zoning: RC 5

Requested Action: **Variance**

The property in question is a panhandle lot. Lot 11 in the vested plat of Hillstead, Plat A, Liber 58 Folio 42. The proposal is to construct a single family dwelling with a height of 43.5 feet in lieu of the required 35 feet.

SUMMARY OF RECOMMENDATIONS:
The Office of Planning has reviewed the subject request and offers the following:

The subject property is not subject to the RC 5 performance standards set forth in County Council Bill 55-04. Should the Zoning Commisioner grant the requested variance, the Office of Planning requests that the architectural elevations be in keeping with the drawings dated 8/4/2006 prepared by Stapf Custom homes. A Landscape plan should also be prepared to provide for screening of the panhandle lots' front to rear orientation.

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

Prepared by: Curtis Lewis

Division Chief: Lynn Lanham
AFK/LL: CM

W:\DEVREV\ZAC\7-087.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2006
Item Nos.07-071, 072, 073, 074, 075, 076, 077, 078, 085, 086, 087, 090, 091 and 092

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- 09082006.doc

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

SHA
State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9/7/2006

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

RE: Baltimore County
Item No. 087
HILLSTEAD DRIVE PROPERTY
VARIANCE # 7-87A

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 087 .

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy M. Kotroco

FROM: Jeff Livingston, DEPRM - Development Coordination

DATE: September 13, 2006

SUBJECT: Zoning Item # 07-087-A
Address 806 Hillstead Drive
(Stapf Group, LLC)

Zoning Advisory Committee Meeting of September 4, 2006

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_X_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_X_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: John Russo Date: September 12, 2006

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-087-A.doc

PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Charles Park	808 Hillstead Drive	Lutherville MD 21093	ccpark@comcast.net
Nancy Horst			

PLEASE PRINT CLEARLY

CASE NAME 806 HILLSTEAD DRIVE
CASE NUMBER 07-087-A
DATE 10-26-2006

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
JAMES D. GRAMMER	5 SHAWAN RD, SUITE 1	COCKEYSVILLE, MD 21030	jgrammer@mckeeinc.com
Charles A. Stanf Jr	P.O. Box 964	Abingdon Md. 21009	
DOUGLAS L. BURGESS	502 WASHINGTON AVE. STE 700	TOWSON, MD 21204	
Jerome L. GLAZER	901 Hillstead Dr ~~21093~~	Lutherville, MD 21093	
Nancy Horst	P.O. Box 204	Ridgewood, MD 21139	rexrider@hopl.net

Case No.: 07-087-A 806 Hillstead Drive

Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	Revised Site Plan	Opposition from Neighboring Homeowners
No. 2	1996 GIS topographic Plat overlay noting surrounding properties	Photograph (Dr Park's view from rear of home)
No. 3	Profile Parks Relationship to proposed Dwelling.	Screening / Landscaping Estimate #44,795
No. 4	Collectively Photograph. Existing Conditions	Screening / Landscaping Proposal
No. 5	Exemplar Home and Height	~~Landscaping Estimate (44,795.00)~~
No. 6	Bldg Elevation of proposed denotes trapizoid portion above 35'	~~Landscaping Proposal~~
No. 7	650 □ Portion denoted above 35' total Roof 9200 □	
No. 8	Landscape Plan - from Pinehurst (Screening proposed for Lots 10 & 13)	
No. 9	Chairman of Hillstead Communities Architectural Committee	
No. 10	Revised Landscape Plan Agreed upon by Parties	
No. 11	Landscape Specifications	
No. 12		

Stapf, Group, LLC
806 Hillside Property

LANDSCAPE SPECS

1. To be installed by Stapf Group, LLC by Pinehurst Nursery (with standard Pinehurst 1 year warranty)

   - 6 white pines as shown on Plan on Stapf Group, LLC property

   - other landscaping as shown on Plan on Stapf Group, LLC property

2. Credit of $3,000.00 for 3 white pines to be given Dr. Park by Stapf Group, LLC. Dr. Park to engage a landscaper to plant trees on his property. If Dr. Park chooses Pinehurst Nursery, these white pines are currently available from them at $1,000.00 per tree, installed price, with their one year guaranty. Dr. Park is to independently contract with Pinehurst Nursery or a contractor of his choice regarding trees for planting on his property. The credit of $3,000.00 will be paid to Dr. Park regardless of which contractor he chooses.

3. Planting to occur as soon as possible after expiration of appeal period without appeal by any party or person or entity and best efforts are to be used to plant prior to solid ground freeze that will prevent prompt planting.

Y:\DLBDATA\StapfGroupLLC\806 Hillstead\landscape specs.doc

PETITIONER'S
EXHIBIT NO. 11

ENGEL & ENGEL, P.A.

Attorneys At Law
11 East Lexington Street, Suite 200
Baltimore, Maryland 21202
410-727-5095
Fax 410-727-1830(2nd Fl.)
Fax 410-727-1422(3rd Fl.)
www.engelandengellaw.com

Paul B. Engel*
Lon C. Engel* +
Hans J. Phillips
Joel L. Berger
Also Admitted
*District of Columbia
+Florida

Legal Assistants:
Carol "CJ" Robinson
Deborah Craig
Richelle McConnaughy

Of Counsel:
Daniel Cohen
Direct Line: 410-539-1688

October 20, 2006

Mr. Charles Stapf
Stapf Homes
PO Box 964
Abingdon, MD 21009
VIA Fax 410-515-6841

Re: 806 Hillstead Drive

Dear Mr. Stapf:

This letter shall follow our recent conversations concerning the abovementioned property. This will confirm that you have submitted copies of plans to me, Dr. Pratima Bose and Mr. Ken Trout. We are the architectural review committee for the Hillstead Development. We have reviewed the plans and we find that the placement of the home is in compliance with our covenants. We also find that the size of the home, the exterior materials being utilized for the façade and roof are compliant with our covenants. Accordingly we have given you authority to go forward with construction of the home, contingent on the fact that the construction of the home, the placement and the materials remain in compliance with the materials you have provided to us.]

Lastly, you have represented that the landscaping plan has not been completed and is anticipated to be done by the end of October. As you know, it is necessary that the landscape plan also be in compliance with our covenants. Accordingly, I would ask that you provide same to me as soon as possible so that we may review the landscape plan.

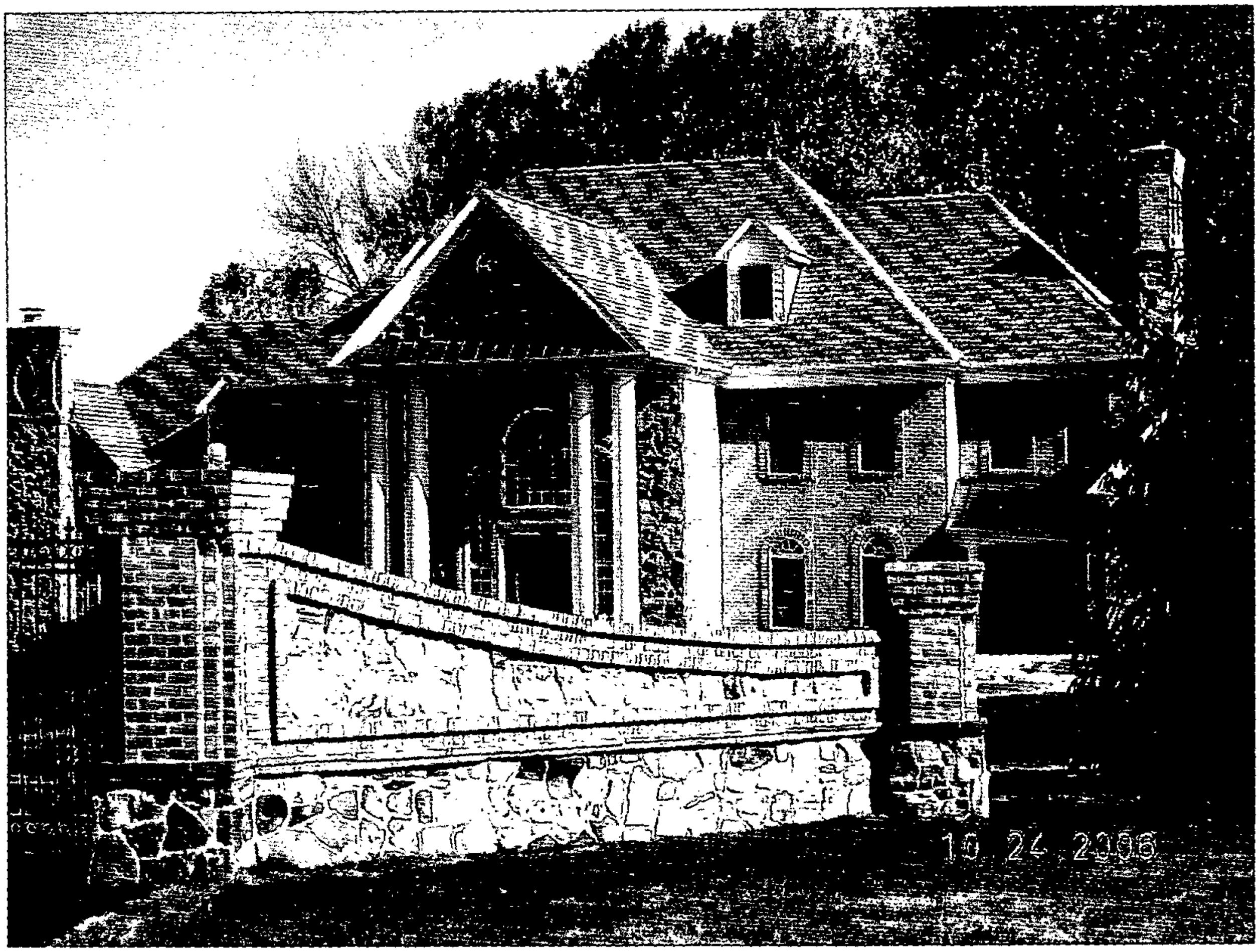
Thanking you I am,

Very Truly Yours,
Engel & Engel, P.A.

Lon C. Engel

LCE/wwh
cc: Pratima Bose
cc: Ken Trout

PETITIONER'S
EXHIBIT NO. 9



TIMBERLINE PARK - SIMILAR ELEVATIONS AS PROPOSED

PETITIONER'S

EXHIBIT NO. 5

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Real Estate Development
Environmental Planning

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563

FROM PROPOSED FRONT OF DWELLING TOWARDS LOT 10, #800 HILLSTEAD DRIVE

Proposed Home

FROM PROPOSED FRONT OF DWELLING TOWARDS LOT 9, #900 HILLSTEAD DRIVE

806 HILLSTEAD DRIVE
ZONING CASE No>07-087-A

PETITIONERS EXHIBIT No. 4C

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Real Estate Development
Environmental Planning

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563

FROM PROPOSED FRONT OF DWELLING TOWARDS LOT 8, #902 HILLSTEAD DRIVE (LEFT) AND LOT 7, #904 HILLSTEAD DRIVE (RIGHT)

LOOKING TOWARDS SE CORNER OF LOT 10, #808 HILLSTEAD DRIVE

806 HILLSTEAD DRIVE
ZONING CASE No>07-087-A

PETITIONERS EXHIBIT No. 4D

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Real Estate Development
Environmental Planning

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563

LOOKING TOWARDS SW CORNER OF LOT 13, #804 HILLSTEAD DRIVE

LOOKING TOWARDS NW CORNER OF LOT 16, #807 HILLSTEAD DRIVE

806 HILLSTEAD DRIVE
ZONING CASE No>07-087-A

PETITIONERS EXHIBIT No. 45

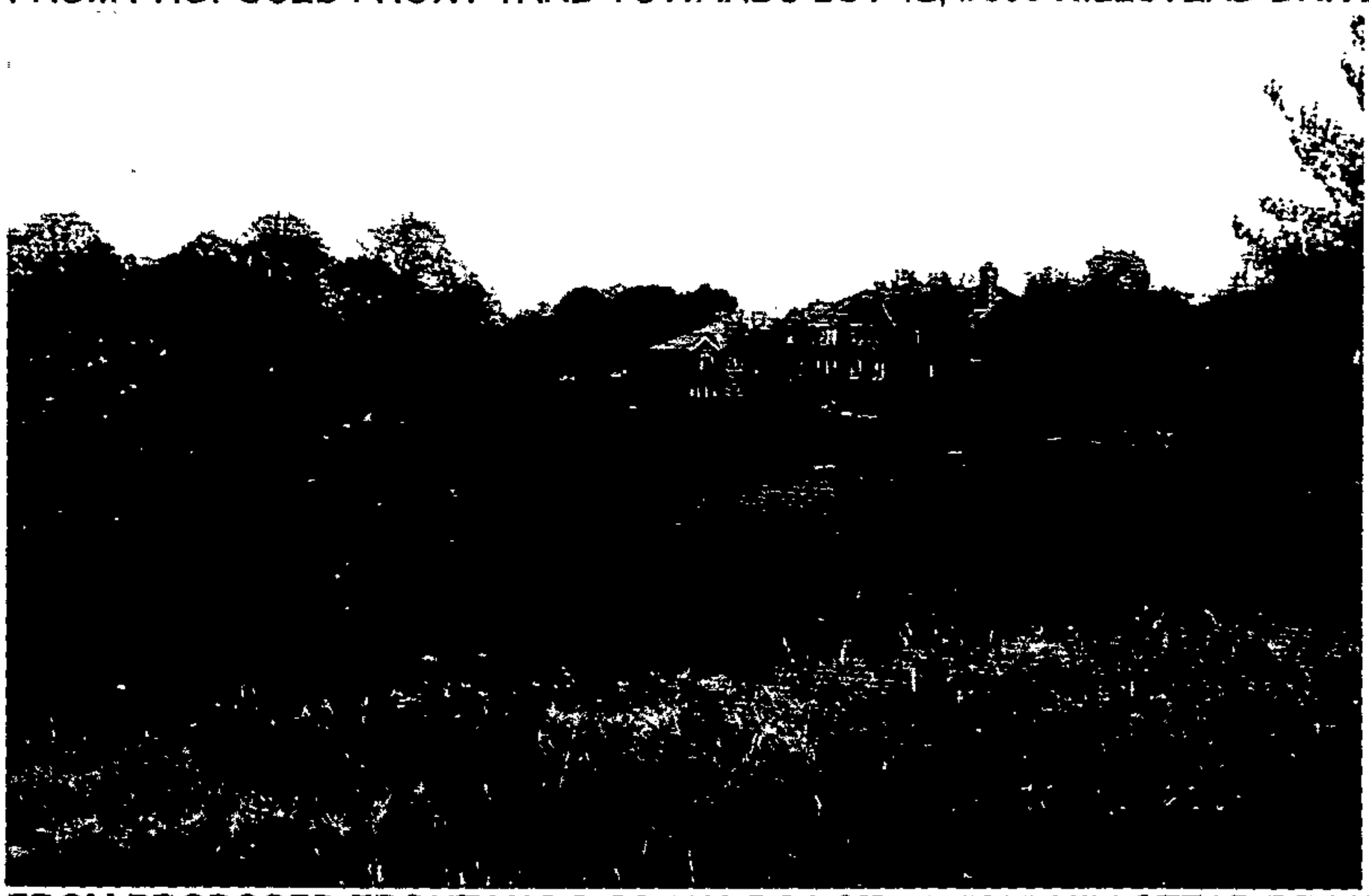
McKEE & ASSOCIATES, INC.

Engineering • Surveying • Real Estate Development
Environmental Planning

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563

FROM PROPOSED FRONT YARD TOWARDS LOT 12, #800 HILLSTEAD DRIVE



FROM PROPOSED FRONT YARD TOWARDS LOT 14, #802 HILLSTEAD DRIVE

806 HILLSTEAD DRIVE
ZONING CASE No>07-087-A

PETITIONER

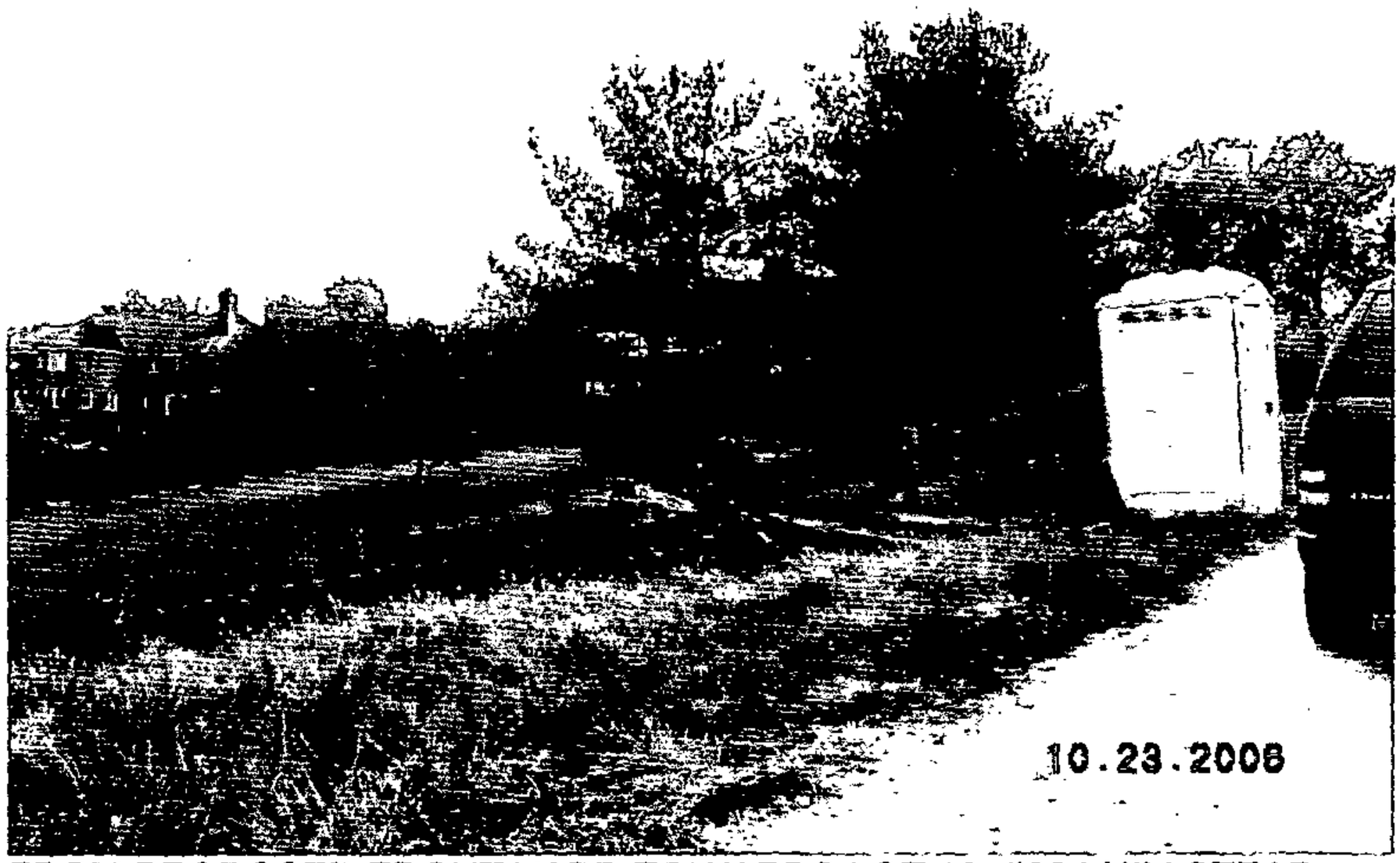
PETITIONER'S
EXHIBIT NO. 4A

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Real Estate Development
Environmental Planning

5 SHAWAN ROAD, SUITE 1
Tel: 410-527-1555

COCKEYSVILLE, MD 21030
Fax: 410-527-1563

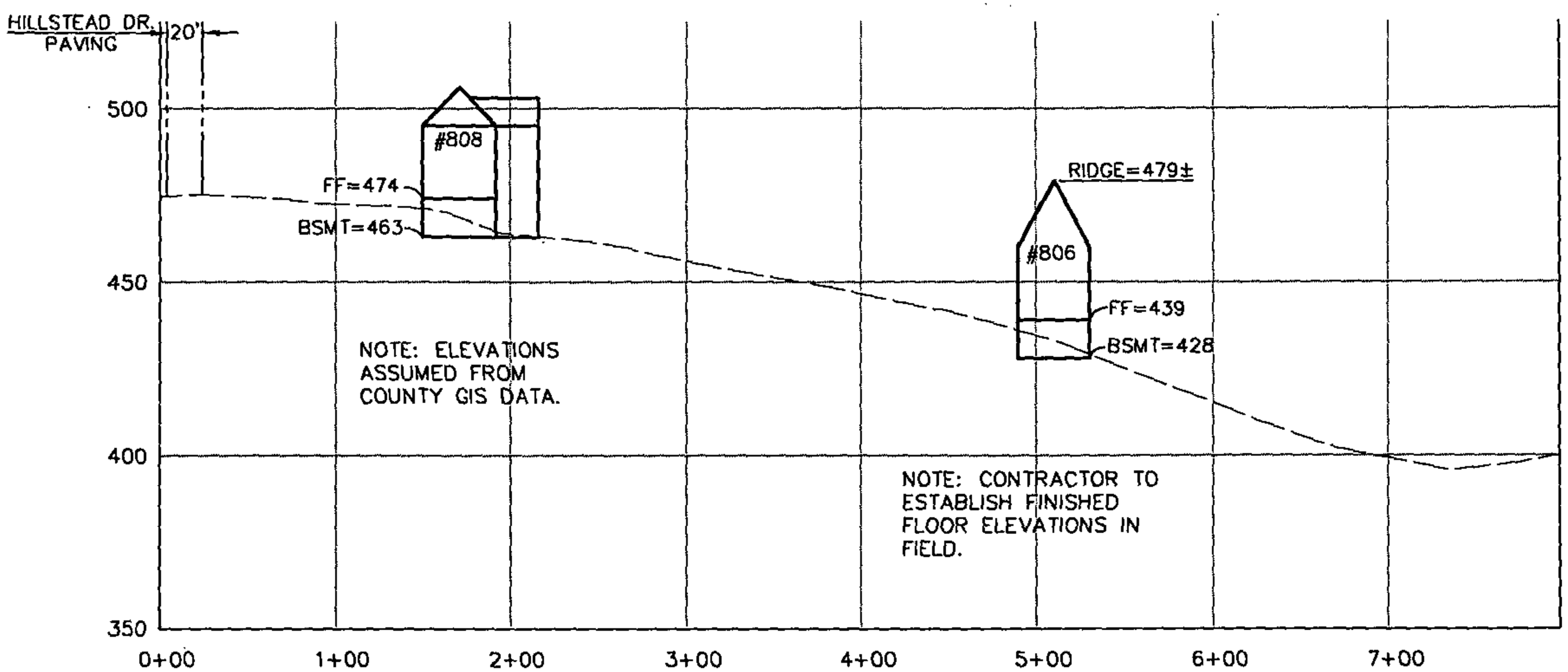


FROM PROPOSED FRONT YARD TOWARDS LOT 13, #804 HILLSTEAD DRIVE

FROM PROPOSED FRONT YARD TOWARDS LOT 10, #808 HILLSTEAD DRIVE

806 HILLSTEAD DRIVE
ZONING CASE No>07-087-A

PETITIONERS EXHIBIT No. 4B



SCALE: HORIZONTAL: 1"=100'
VERTICAL: 1"=50'

NOTE: SCHEMATIC ONLY.
FLOOR ELEVATIONS HAVE NOT BEEN FIELD VERIFIED AND ARE APPROXIMATE ONLY.

PETITIONER'S

EXHIBIT NO. 3

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

PETITIONERS EXHIBIT ____

#806 HILLSTEAD DRIVE

ZONING CASE NO. 07-087-A

SCALE: 1"= 100' DATE: 10/25/06

Case No.: 07-087-A 806 Hillstead Drive

Exhibit Sheet

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No. 9	Chairman of Hillstead Communities Architectural Committee	
No. 10	Revised Landscape Plan Agreed upon by Parties	
No. 11	Landscape Specifications	
No. 12		

Oct. 21, 2006

Petition to Oppose the Zoning Variance of
806 Hillstead Drive

We, the immediate neighbors of 806 Hillstead Drive, oppose the zoning variance to grant to permit a building height of 43.5 feet in lieu of the allowed 35 feet on the proposed development of Hillstead, Plat "A", lot 11.

Name	Address	Signature
Charles Pardc	808 Hillstead Drive	Charles Pardc
Henry + Jean Lubke III	811 HILLSTEAD DR.	Jean Lubke
Dino & Georgann Mallios	920 Hillstead DR	[illegible]
GARY C. WAIT	917 HILLSTEAD DR.	[illegible]
Jeremy Roth	913 Hillstead Dr	[illegible]
Naji & Randa Fakhouri	902 Hillstead Dr	Randa Fakhouri
Yash Kumar	906 Hillstead DR	[illegible]
Ben Opara	813 Hillstead Dr	Opara
J. KHAN	815 Hillstead Dr	[illegible]
PRAFUL PATEL	801 B Hillstead Dr.	[illegible]
DIANA TROUT	804 HILLSTEAD DR.	[illegible]
KENNETH H TROUT	804 HILLSTEAD DR	[illegible]

PROTESTANT'S
EXHIBIT NO. 1

Designscape, LLC
www.designscapellc.com
13412 Old Hanover Road
Reisterstown, MD. 21136
410-916-0047
MHIC 83861

The following work will be performed for Mr. & Mrs. Park at 808 Hillstead Road in Lutherville, 21093.

A. Time to escort customer through tree inspection and tagging. $200.00

B. The following plant material will be installed in the areas shown on the design.

- 2	Quercus palustris 'Pin Oak'* (7"-8" caliper) approximately 20' tall	$6,000.00
- 6	Picea Abies 'Norway Spruce'* (18'-20' tall)	$18,000.00
- 3	Cedrus atlantica glauca 'Blue Atlas*	$9,000.00
- 7	Viburnum plicatum 'Summer Snowflake'	$1,050.00
- 13	Thuja occidentalis 'Green Giant Arborvitae' (approximately 8' tall) or Cuppressocyparis Leyland 'Leyland Cypress'	$5,265.00
- 16	Miscanthus sinensis 'Silver Feather Grass'	$476.00
- 48	Rudbeckia fulgida 'Black-eyed Susan'	$804.00
- 50	yards of mulch	$4,000.00

Total for A & B: $44,795.00

PROTESTANT'S
EXHIBIT NO. 3 ~~5~~

WARRANTY
Contractor will replace plant materials one time, should they expire within a period of one year from initial installation, at no cost. This warranty does not extend to transplanted or existing plant materials on the property, or to the installation of grass seed or sod of any kind. Contractor will repair any defect in workmanship within two years of installation.

*These plant materials marked, that are of larger caliper, are not covered under the above warranty.

CONTRACT TERMS AND PROVISIONS

A. Customer:

1. Agrees to provide clear access to work areas.
2. Agrees to provide outside access to running water and electricity near job site.
3. Protect work from damage by others. All required repairs will be paid by customer in accordance with the Special Provisions section of this contract.
4. Agrees to provide adequate irrigation for any and all plant materials installed. Adequate irrigation is defined as watering until soil is saturated three days per week during hot and/or dry weather.
5. Agrees that any obvious abuse to plant material (trampled by foot, animal digging or urination, theft) is not covered by this warranty, and any replacement costs will be the customer's responsibility.
6. Assumes responsibility for obtaining any necessary permits and/or community association approval.

B. Payment Terms:

1. A one third deposit is required at contract signing. Another one third is required the day the contractor begins work on the contracted job. The final one third is required upon completion of contracted job.
2. Any balances not collected (unless previously agreed to in writing with contractor) upon completion of job will be subject to a 1.5% monthly (18% annually) service fee. Service fees become part of the entire indebtedness and are payable in full. We agree that should it be necessary to place this account in the hands of an attorney for collection, any reasonable attorney fees, cost (including expert witness fees), or interest incurred by installer shall be added to the total balance due.
3. Any changes or additions in this contract must be agreed upon by the contractor and the customer. Any additional costs will be added to the second and/or final payment at a minimum of $50 per man/hr (pick-up and delivery of materials and/or rentals will be included in the per man/hr rate) and 125% of costs.

C. Special Provisions

1. Customer will be charged $50.00 per/man/hr for extra labor required if the customer does not perform items listed in section A., labeled 'Customer'.
2. This contract does not include the cost of removing underground obstructions. Examples include, but not limited to pipes, septic tanks, tree stumps and/or roots, and concrete not visible (or otherwise mentioned in written contract) to

the naked eye. Additional work needed will be evaluated and priced out accordingly, and is not included in this contract.

3. Please note that natural materials are used in the manufacturing of these pavers and variations and shadings can be expected in the color of these paving stones. Therefore the contractor cannot guarantee the color and will not be held responsible for color variation. Efflorescence, white deposits on the surface of the paving stones, is beyond the control of the installer and he will not be held responsible for their presence.
4. Due to the inability to insure quality work during inclement weather, the contractor may not be able to work when temperatures go below 35 degrees, or rain or snowy conditions exist; in which case the contractor will decide whether or not it is feasible to continue. Work will resume in a timely fashion once conditions are present which will insure a quality job.
5. Contractor reserves the right to substitute certain plant cultivars or species if availability is limited.

Designscape, LLC, agrees to furnish the above materials and associated services for the said prices. _____

Customer acceptance of contract.

_____

The work will be started on or about _____ and completed on or about_____.

Customer has three (3) days from the date this contract is signed to cancel. Cancellation must be made in writing and received by the contractor no later than midnight of the third day. (If work commences directly after signing, the customer waives the cancellation option) Deposit monies are non-refundable once the three-day cancellation period has expired.

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www.designscapellc.com
13412 Old Hanover Road
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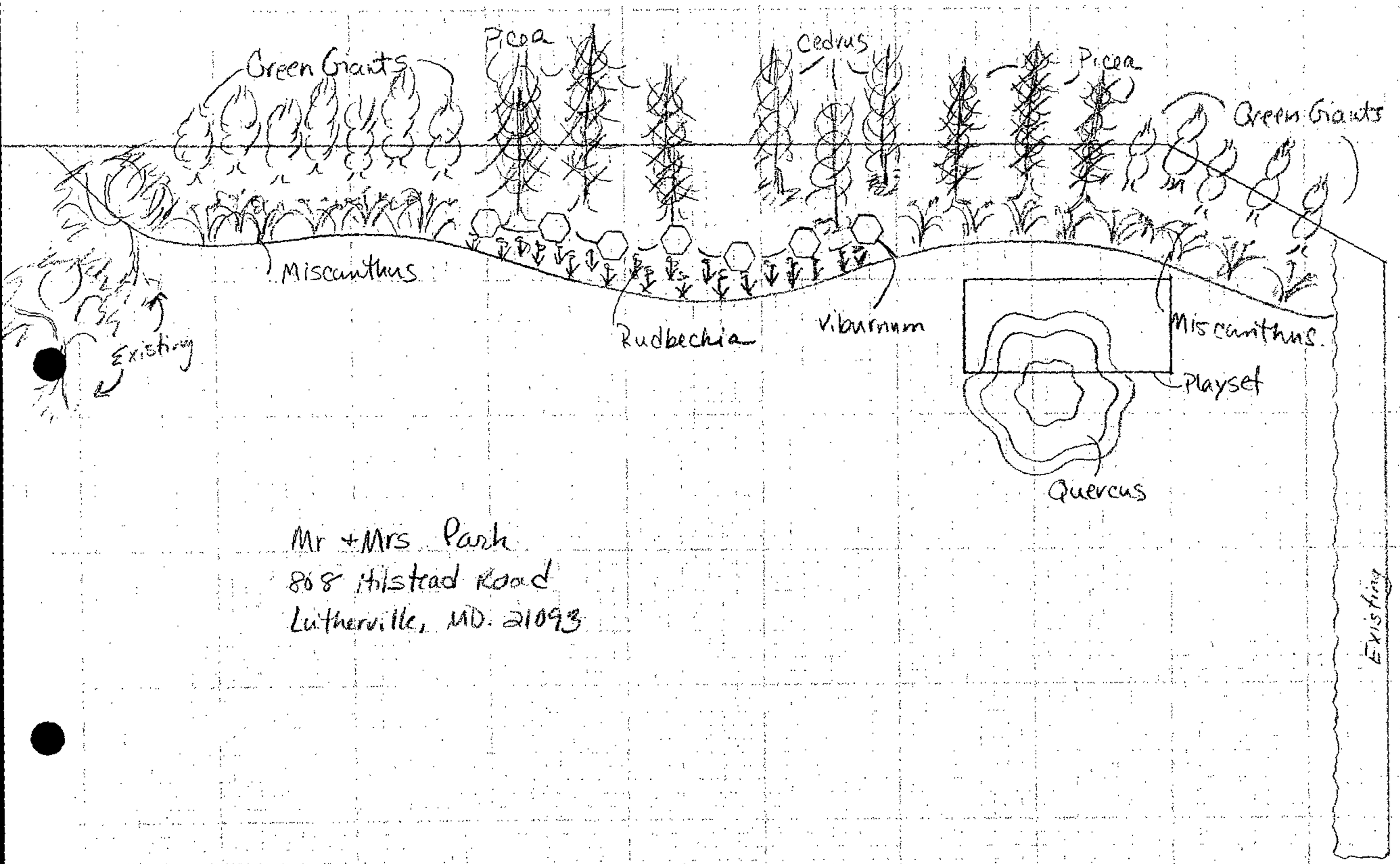
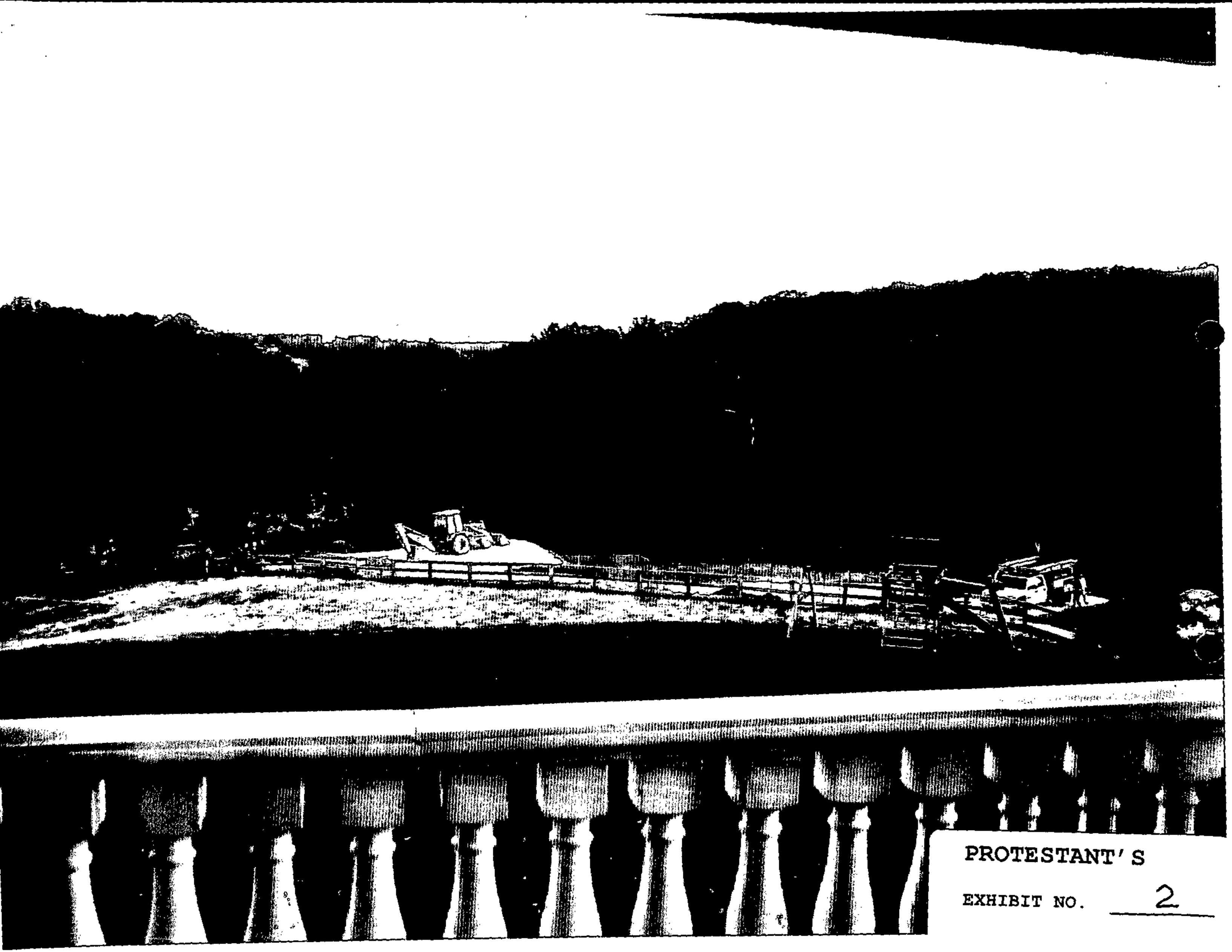


Mr + Mrs Park
868 Hilstead Road
Lutherville, MD. 21093

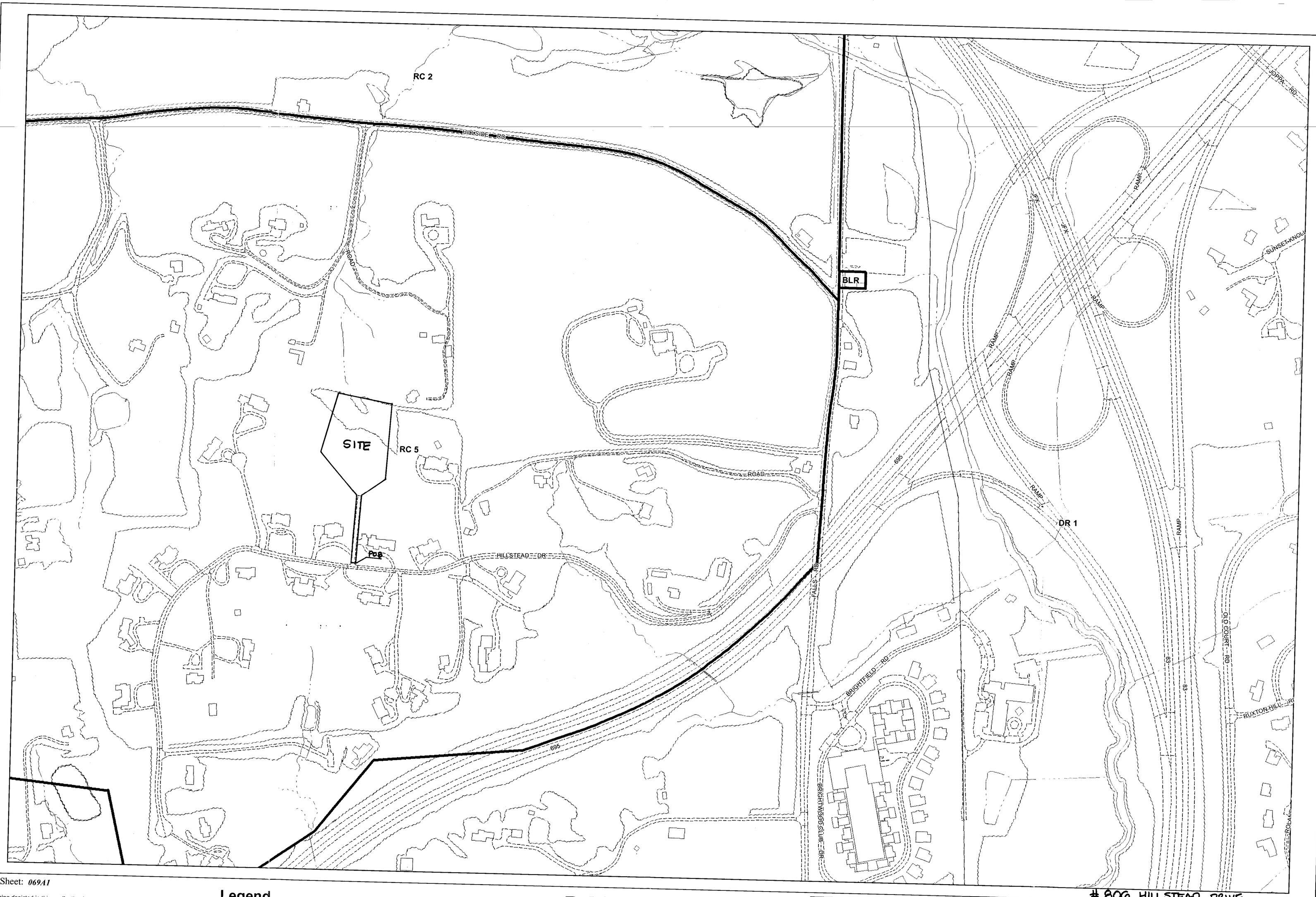
PROTESTANT'S
EXHIBIT NO. 4 6



PROTESTANT'S

EXHIBIT NO. 2

087



806 HILLSTEAD DRIVE

Plan Sheet: *069A1*

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

Zoning — Streams — Vegetation
Buildings — Roads — Rail Lines

Baltimore County
Office of Planning and Zoning
Official Zoning Map

059B3	059C3	060A3	060B3	060C3
068B1	068C1	069A1	069B1	069C1
068B2	068C2	069A2	069B2	069C2

Scale

1" = 200'

0 100 200 400 Feet

1

Data Sources:
Planametric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

Framing Plan

Frame Brick Ladders in Gables 3½" High and 4½" Deep for Brick and 6" Deep for Stone

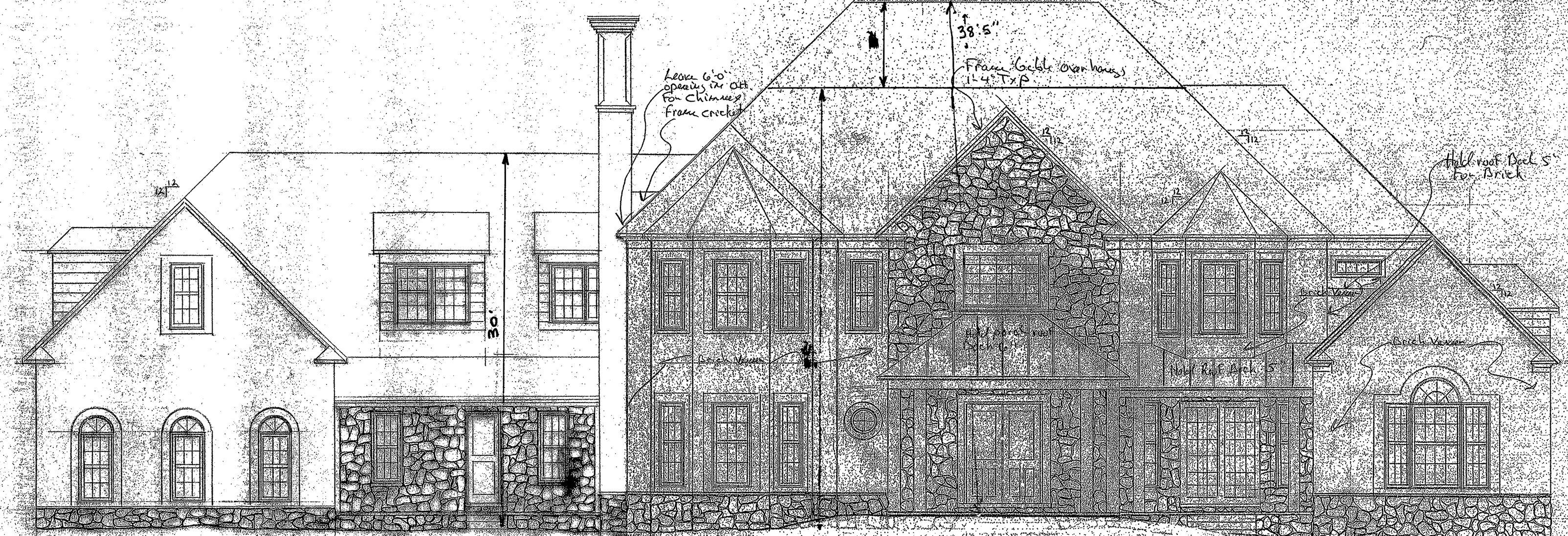
Build Brick Ladders 9" High for 1x12 Freize Bd Typ. Use 2x6 Blocks for Stone and 2x4 Blocks for Brick areas. Entire House

Frame 8" O.H. on all Dormers

Fascia + Rake Bds are 2x6

Cut Ridge for Concealed Vent Typ.

Location	Finish
1. Front Elev.	Stone & brick veneer
2. Rear Elev.	brick veneer
3. Left Side Elev.	brick veneer
4. Right Side Elev.	brick veneer
5. Rear Elev. Chimney	brick veneer
6. Front Angle Bays	brick veneer
7. Front of Dormers	painted Hardiplank
8. Side of Dormers	painted Hardiplank
9. Dormer Roofs	simulated slate
10. Front Porches	Stand Seam copper
11. Main Roof	simulated slate
12. Cornice	Painted wood + crown mould
13. Windows	Double hung & casement
14. Exterior Doors	Fiberglass & leaded glass
15. Porches & sidewalks	Flagstone & brick

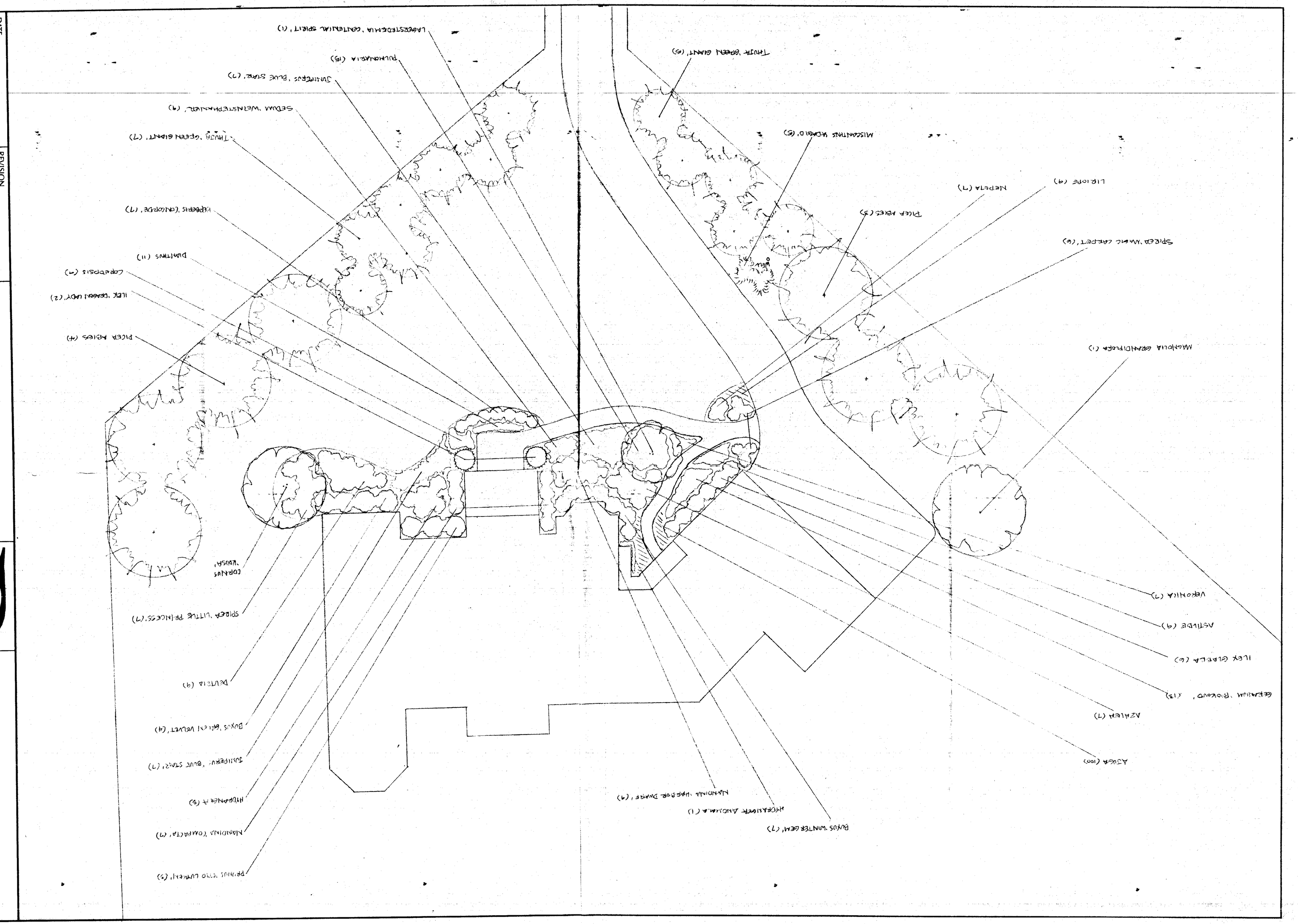


Front Elevation

Alternate Garage Location

STAPF HOMES P.O. Box 964 Abingdon, MD 21009	P.O. Box 964 Abingdon Md 21009 410-515-3278
Lot #11 Hilldead Dr.	drawn by CQS Jr.
Stapf Group LLC	date: 10-4-06
Scale 1/4"=1'-0"	P-1a

PETITIONER'S EXHIBIT NO. 6



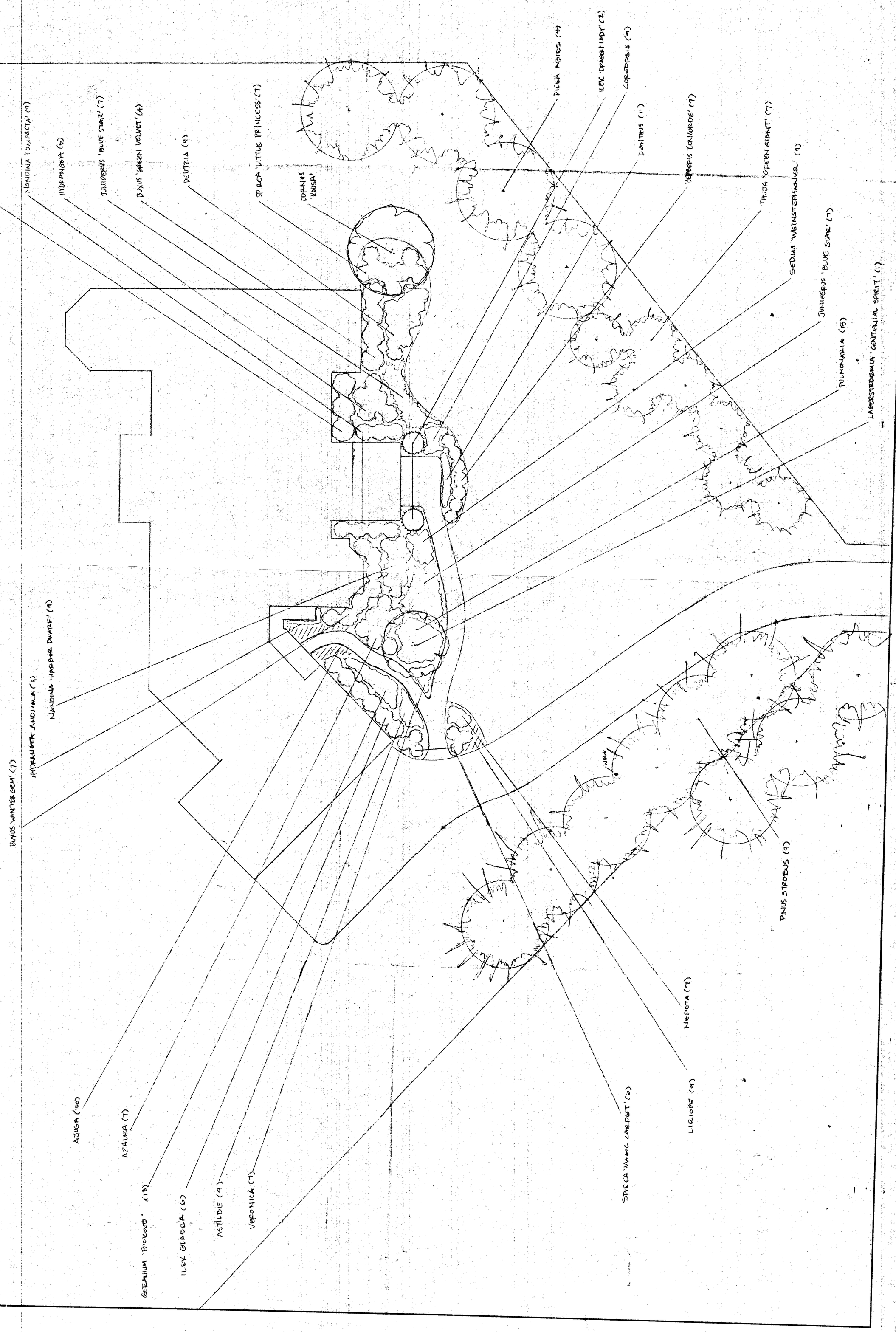
PETITIONER'S EXHIBIT NO. 8

DATE 09/06	SCALE 1"=10'	STAPP HOMES
REVISION	DESIGNER CECIL CARTER	#806 HINSTEAD DRIVE

PINEHURST
PINEHURST LANDSCAPE COMPANY
LONG GREEN, MARYLAND 21092
(410) 592-6766

PETITIONER'S EXHIBIT NO. 10

Bus 28Mc



DATE	10/06	DESIGNER	Cece Carter
REVISION		SCALE	1/8=1'

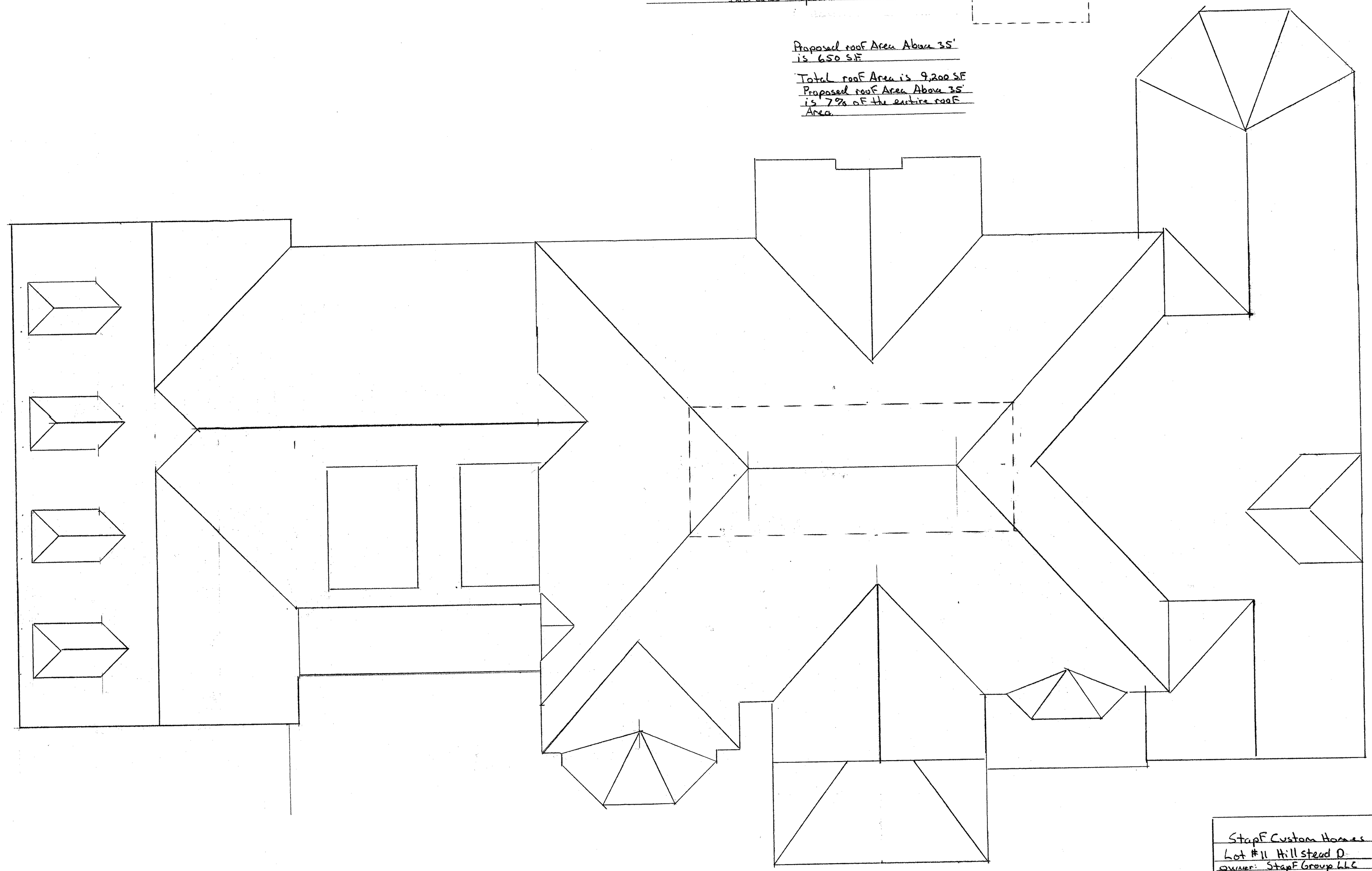
Stapp Homes
#806 Hillsteard Drive

PINEHURST
PINEHURST LANDSCAPE COMPANY
LONG GREEN, MARYLAND 21092
(410) 592-6766

Indicates Proposed roof Area Above 35'

Proposed roof Area Above 35' is 650 SF

Total roof Area is 9,200 SF
Proposed roof Area Above 35' is 7% of the entire roof Area



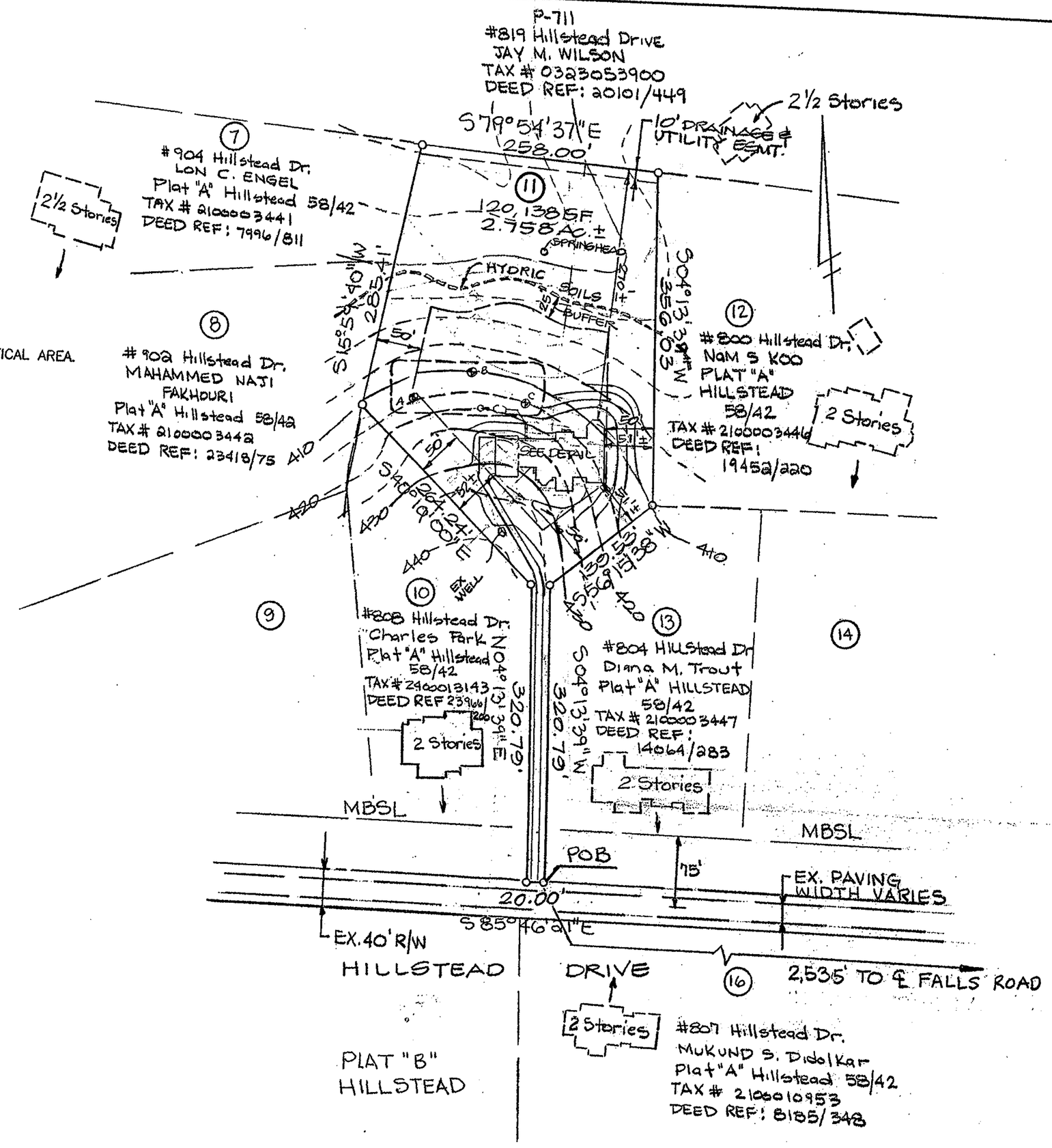
Roof Plan

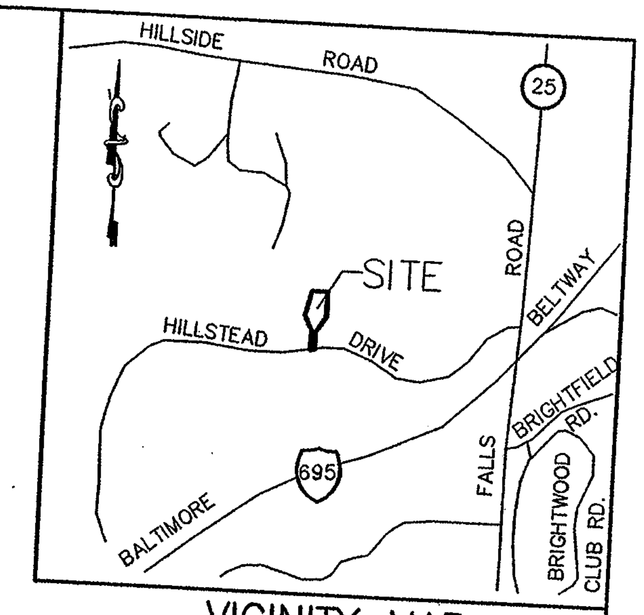
PETITIONER'S EXHIBIT NO. 7

Stapf Custom Homes
Lot #11 Hillstead D
owner: Stapf Group LLC
Drawn By: C.R.S. Jr.
Scale 1/4" = 1'-0" 10-25-06

GENERAL NOTES:

1. SITE IS SERVED BY WELL AND PRIVATE SEPTIC SYSTEMS.
2. EXISTING ZONING = RC-5.
3. ZONING MAP REFERENCE = 069A1.
4. LOT INFORMATION:
   LOT 11, PLAT "A" HILLSTEAD
   PLAT REFERENCE: 58/42
   PROPERTY ACCT. NO. 24-00-013144
5. OWNER INFORMATION:
   STAPF GROUP LLC.
   P.O. BOX 964
   ABINGDON MD 21009-0964
6. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
7. THIS SITE IS NOT WITHIN A FLOOD ZONE.
8. THERE ARE NO PRIOR ZONING HEARINGS FOR THIS LOT.





VICINITY MAP

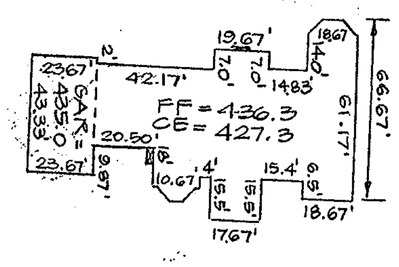
SCALE: 1"=1000'

3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT

PROPOSED BUILDING ELEVATIONS

1. GARAGE SLAB – 435.0
2. FIRST FLOOR – 436.3
3. CELLAR FLOOR – 427.3

PETITIONER'S EXHIBIT NO. 1



HOUSE DETAIL

NOT TO SCALE

REVISED

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

#806 HILLSTEAD DRIVE

LOT 11, "PLAT "A" HILLSTEAD", 58/42

3rd ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND
2ND COUNCILMANIC DISTRICT

SCALE: 1"=100'

DATE: AUGUST 21, 2006
REV.: OCT. 25, 2006

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

COMPUTED BY:	DRAWN BY:	CHECKED BY:	JOB No.:
	NS	JDG	06-078

McKEE & ASSOCIATES, INC.
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Natural Resource Planning – Real Estate Development
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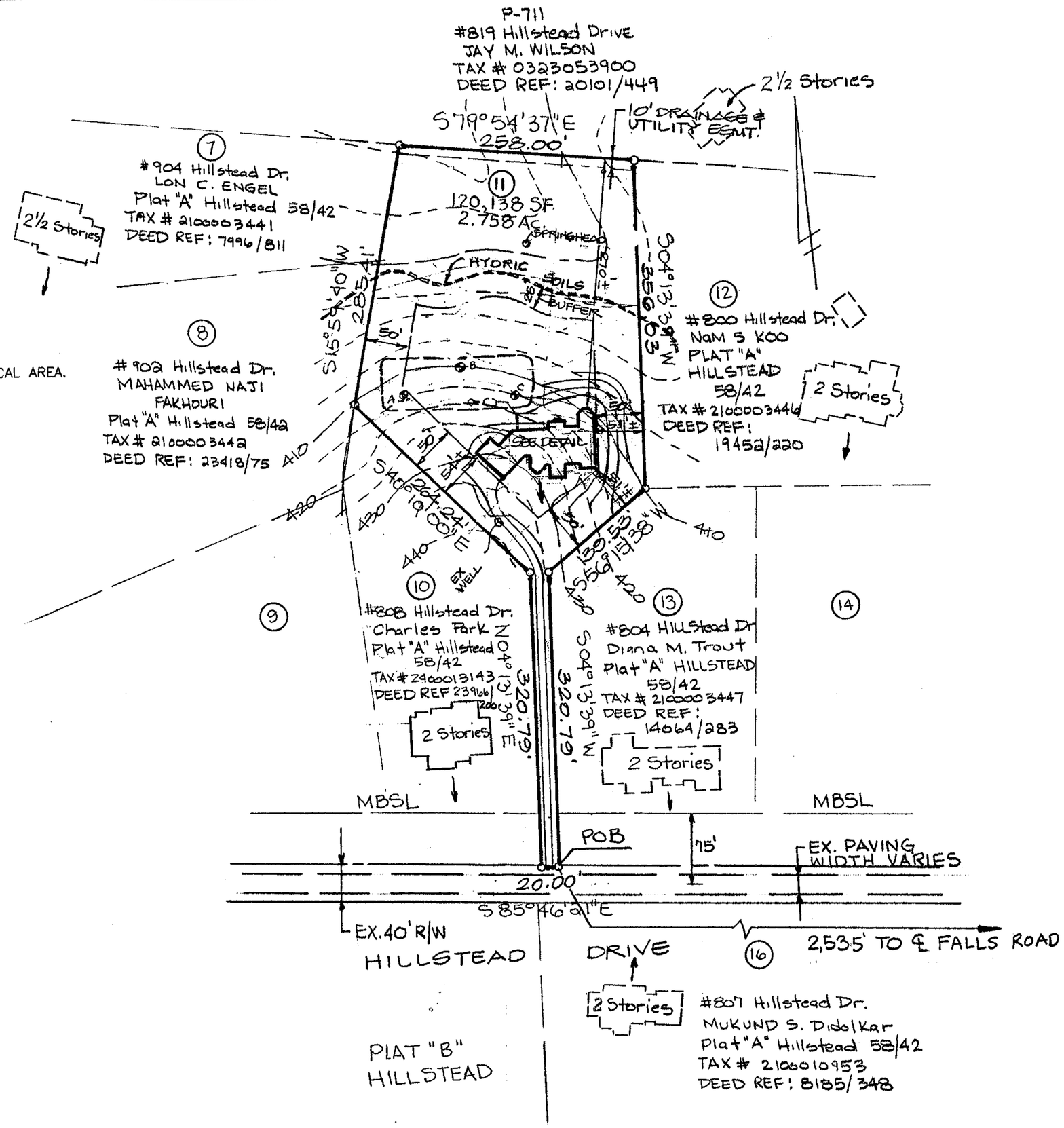
COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555
FACSIMILE: (410) 527-1563

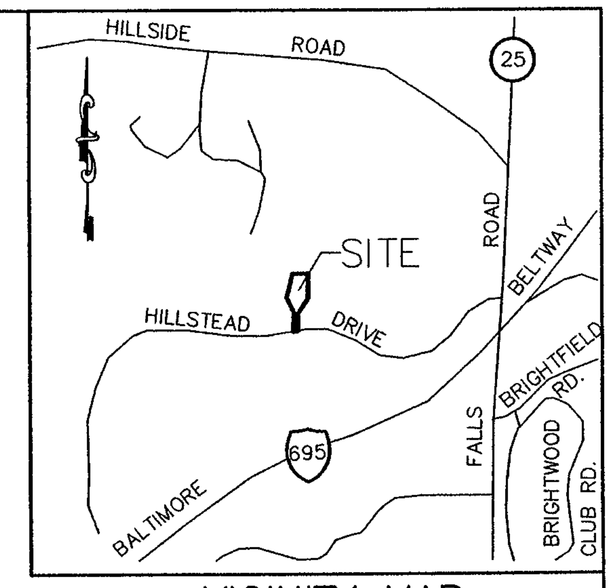
PETITIONER'S
EXHIBIT NO. 2

PETITIONERS EXHIBIT
#806 HILLSTEAD DRIVE
ZONING CASE NO. 07-087-A
SCALE: 1"= 100' DATE: 10/25/06

GENERAL NOTES:

1. SITE IS SERVED BY WELL AND PRIVATE SEPTIC SYSTEMS.
2. EXISTING ZONING = RC-5.
3. ZONING MAP REFERENCE = 069A1.
4. LOT INFORMATION:
   LOT 11, PLAT "A" HILLSTEAD
   PLAT REFERENCE: 58/42
   PROPERTY ACCT. NO. 24-00-013144
5. OWNER INFORMATION:
   STAPF GROUP LLC.
   P.O. BOX 964
   ABINGDON MD 21009-0964
6. THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
7. THIS SITE IS NOT WITHIN A FLOOD ZONE.
8. THERE ARE NO PRIOR ZONING HEARINGS FOR THIS LOT.





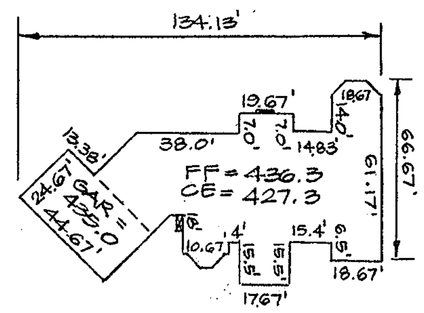
VICINITY MAP

SCALE: 1"=1000'
3rd ELECTION DISTRICT
2nd COUNCILMANIC DISTRICT

087

PROPOSED BUILDING ELEVATIONS

1. GARAGE SLAB – 435.0
2. FIRST FLOOR – 436.3
3. CELLAR FLOOR – 427.3



HOUSE DETAIL

NOT TO SCALE

PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE
#806 HILLSTEAD DRIVE

LOT 11, "PLAT "A" HILLSTEAD", 58/42

3rd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
2ND COUNCILMANIC DISTRICT
SCALE : 1"=100' DATE: AUGUST 21, 2006

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	NS	JDG	06-078