IN RE: PETITION FOR VARIANCE S/S of Middle River Road, 700 feet +/- NW c/l of Pulaski Hwy 15th Election District 6th Councilmanic District **(1106 Middle River Road)** Joseph K. Holman *Petitioner*	* * * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 07-130-A

* * * * * * * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Joseph K. Holman. The Petitioner is requesting variance relief for property located at 1106 Middle River Road. The variance request is from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 4.7 feet in lieu of the required 25 feet, and to permit a setback of 39 feet from the centerline of Middle River Road in lieu of the required 50 feet.

The property was posted with Notice of Hearing on November 14, 2006 for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief and time and date of the public hearing. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November 16, 2006 to notify any interested persons of the scheduled hearing date and relief requested.

Applicable Law

Section 307 of the B.C.Z.R. – ***Variances.***

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be

Date 12-6-06
By

permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request were Rick Richardson, with Richardson Engineering, LLC, who prepared the site plan and Joseph K. Holman, Petitioner. John B. Gontrum, Esquire, represented the Petitioner. There were no protestants or citizens at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 0.994 acres zoned ML-IM and is improved by an existing house which the Petitioner proposes to operate as an office for his business. In addition he would like to erect a 50 x 120 foot single story building on the rear of the property as shown in Petitioner's exhibit 1.

Mr. Gontrum proffered that the need for variance arises in this case not because of any setback problem with either the new or existing building. Rather the variance requests arise from the exaction required by the County for improvement to Middle River Road. The County plans improvement to this section of Middle River Road including improvements to the failing intersection of Middle River and Pulaski Highway nearby. Consequently the County requires

FILING
Date 12/6/06

this Petitioner to surrender a triangular piece of property along Middle River Road as shown on exhibit 1. This exaction is so severe that the new property line along Middle River Road contains a bump out to go around the porch of the existing house. As Mr. Richardson indicated, the front door of the existing building will be on the sidewalk along the improved roadway.

Mr. Gontrum further indicated that because of the exaction, the property was unique from a zoning standpoint in that after the road improvements, the property is impacted disproportionally by the regulations as compared to other properties in the district. In addition he noted the exaction causes the Petitioner practical difficulty as it is not practical to move the existing building back to meet the regulations. He observed the practical difficulty was not self imposed.

Finally he presented aerial photographs of the uses in adjacent properties in exhibits 2A and 2B such as the CSX railroad tracks to the east, the large warehouse to the south, etc. He proffered the entire area is zoned and used for industrial uses. Consequently he opined the request met the spirit and intent of the ML regulations and would not adversely impact the surrounding industrial community.

Findings of Fact and Conclusions of Law

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The exaction for the improvement to Middle River Road causes the front property line to be pulled back toward the existing house. The widening is so severe that the new property line follows a bump out around the porch of the existing house. Even with the bump out the exiting house cannot meet the setback regulations either from the right of way or from the

Jat 12606

centerline of the relocated road. Thus the regulations impact this property disproportionately compared to others in the district.

I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. It is impractical to move the house back on the lot.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. The area is industrial and granting variances for the existing structure will not adversely affect the community.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 6th day of December, 2006 by this Deputy Zoning Commissioner, that the Petitioner's variance request from Section 255.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 4.7 feet in lieu of the required 25 feet, and to permit a setback of 39 feet from the centerline of Middle River Road in lieu of the required 50 feet is hereby GRANTED subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ZONING OFFICE FOR FILING
Date 12/06
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

December 6, 2006

JOSEPH K. HOLMAN
701 STEMMENS RUN ROAD
BALTIMORE MD 21221

Re: Petition for Variance
Case No. 07-130-A
Property: 1106 Middle River Road

Dear Mr. Holman:

Enclosed please find the decision rendered in the above-captioned case. The petition for variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

c: John B. Gontrum, Esquire, Whiteford Taylor & Preston, LLP, 210 W. Pennsylvania Avenue, Suite 400, Towson MD 21204
Rick Richardson, Richardson Engineering, LLC, 30 East Padonia Road, Suite 500, Timonium MD 21093

12-6-06

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1106 Middle River Road
which is presently zoned ML-IM

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 thereof, hereby petition for a Variance from Section(s)

See attached.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:

Existing dwelling is being converted to a conforming use, and it would be a practical difficulty to tear it down.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance, advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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:

(Type or Print Name)

Signature

Address

City State Zip Code

Attorney for Petitioner:

John B. Gontrum
(Name - Type or Print Name)

Signature

Whiteford, Taylor & Preston LLP
Company

210 W. Pennsylvania Avenue, Suite 400 (410) 832-2055
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

Legal Owner(s):

Joseph K. Holman
(Type or Print Name)

Signature

Name – Type or Print

Signature

701 Stemmens Run Road 410-687-3500
Address Telephone No.

Baltimore, Maryland 21221
City State Zip Code

Representative to be Contacted:

John B. Gontrum
Name

210 W. Pennsylvania Avenue, Suite 400 (410) 832-2055
Address Telephone No.

Towson, Maryland 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

REVIEWED BY: DATE 9/21/06

Case No. 07-130-A

REV 9/15/98
367747

PLACE RECEIVED FOR FILING
Date 12-6-06
By

ZONING VARIANCES REQUESTED:

FROM SECTION 255.1 TO PERMIT A FRONT YARD SETBACK OF 48 FEET IN LIEU OF THE REQUIRED 25'; AND TO PERMIT A SETBACK OF 39' FEET FROM THE CENTERLINE OF MIDDLE RIVER ROAD IN LIEU OF THE REQUIRED 50'.

Item #130

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030

410-560-1502, fax 410-560-0827

ZONING DESCRIPTION
HOLMAN PROPERTY
1106 MIDDLE RIVER ROAD
15TH ELECTION DISTRICT / 6th Councilmanic
BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the south right-of-way line of Middle River Road approximately 700 feet northwest of the intersection of Pulaski Highway (MD. RTE. #40) and Middle River Road, thence leaving the centerline of Middle River Road (1) South 40 degrees 58 minutes 27 seconds West 189.34 feet, (2) North 69 degrees 43 minutes 05 seconds West 208.21 feet, (3) North 41 degrees 39 minutes 05 seconds East 224.50 feet, thence running and binding on south right-of-way line of Middle River Road, (4) South 71 degrees 12 minutes 36 seconds East 23.77 feet, (5) South 58 degrees 51 minutes 19 seconds East 172.67 feet to the point of beginning;

Containing a net area of 38,154 square feet, or 0.876 acres of land, more or less.

Item #130

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 21037

DATE 9/21/06 ACCOUNT 1 001 000 6150

AMOUNT $ 325.00

RECEIVED FROM: J C [illegible]

FOR: zoning hearing case #07-130-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE	ACTUAL DATE	TIME	DRW
9/21/2006	9/21/2006	11:24:07	2

REG NUM BALCTR DRW DRW
>RECEIPT # 579577 9/21/2006 OFLR
Dept 5 577 ZONING VERIFICATION
CR NO. 021037
Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-130-A

Petitioner/Developer: JOSEPH K. HOLMAN

Date of Hearing/Closing: 12-1-06

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:

1106 MIDDLE RIVER RD.

The sign(s) were posted on 11-14-06
(Month, Day, Year)

Sincerely,

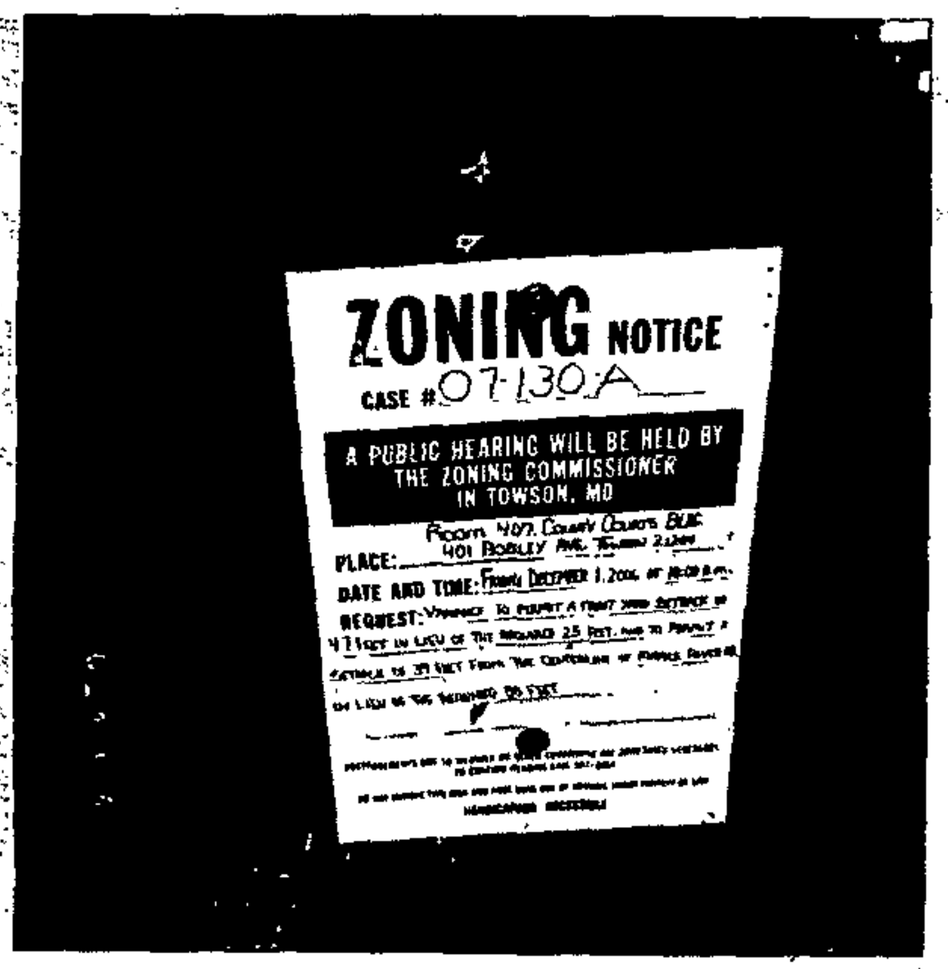
Robert Black 11-17-06
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



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: #07-130-A
1106 Middle River Road
South side Middle River Road, 700 feet +/- northwest of centerline Pulaski Highway
15th Election District - 6th Councilmanic District
Legal Owner(s): Joseph K. Holman

Variance: to permit a front yard setback of 4.7 feet in lieu of the required 25 feet; and to permit a setback of 39 feet from the centerline of Middle River Road in lieu of the required 50 feet.

Hearing: Friday, December 1, 2006 at 10:00 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) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

11/198 Nov. 16 116293

CERTIFICATE OF PUBLICATION

11/16/, 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 11/16/, 2006.

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

S. Wilkinson

LEGAL ADVERTISING

RE: PETITION FOR VARIANCE 1106 Middle River Road; S/S Middle River Road, 700' NW c/line Pulaski Highway 15th Election & 6th Councilmanic Districts Legal Owner(s): Joseph K. Holman Petitioner(s)	*	BEFORE THE
	*	ZONING COMMISSIONER
	*	FOR
	*	BALTIMORE COUNTY
	*	07-130-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/ 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 28th day of September, 2006, a copy of the foregoing Entry of Appearance was mailed to, John B. Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 210 W Pennsylvania Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
2 6 2006
Per...

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

October 31, 2006

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

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-130-A
1106 Middle River Road
South side Middle River Road, 700 feet +/- northwest of centerline Pulaski Highway.
15th Election District – 6th Councilmanic District
Legal Owner(s): Joseph K. Holman

VARIANCE To permit a front yard setbacks of 4.7 feet in lieu of the required 25 feet; and to permit a setback of 39 feet from the centerline of Middle River Road in lieu of the required 50 feet.

Hearing: Friday, December 1, 2006 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

Timothy Kotroco
Director

TK:amf

C: Joseph K. Holman 701 Stemmers Run Road Baltimore 21221
John B. Gontrum Whiteford, Taylor & Preston LLP 210 W. Pennsylvania Avenue, Suite 400 Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, NOVEMBER 16, 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
Thursday, November 16, 2006 Issue - Jeffersonian

Please forward billing to:
Joseph K. Holman
701 Stemmers Run Road
Baltimore, MD 21221

410-687-3500

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-130-A
1106 Middle River Road
South side Middle River Road, 700 feet +/- northwest of centerline Pulaski Highway.
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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: 07-130-A

Petitioner: Joseph Holman

Address or Location: 1106 Middle River Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Joe Holman

Address: 701 Stemmers Run Rd
Essex, md 21221

Telephone Number: 410-687-3500

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

November 20, 2006

John B. Gontrum
Whiteford, Taylor & Preston LLP
210 W. Pennsylvania Avenue, Suite 400
Towson, MD 21204

Dear Mr. Gontrum:

RE: Case Number: 07-130-A, 1106 Middle River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 21, 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
Joseph K. Holman 701 Stemmers Run Road Baltimore 21221

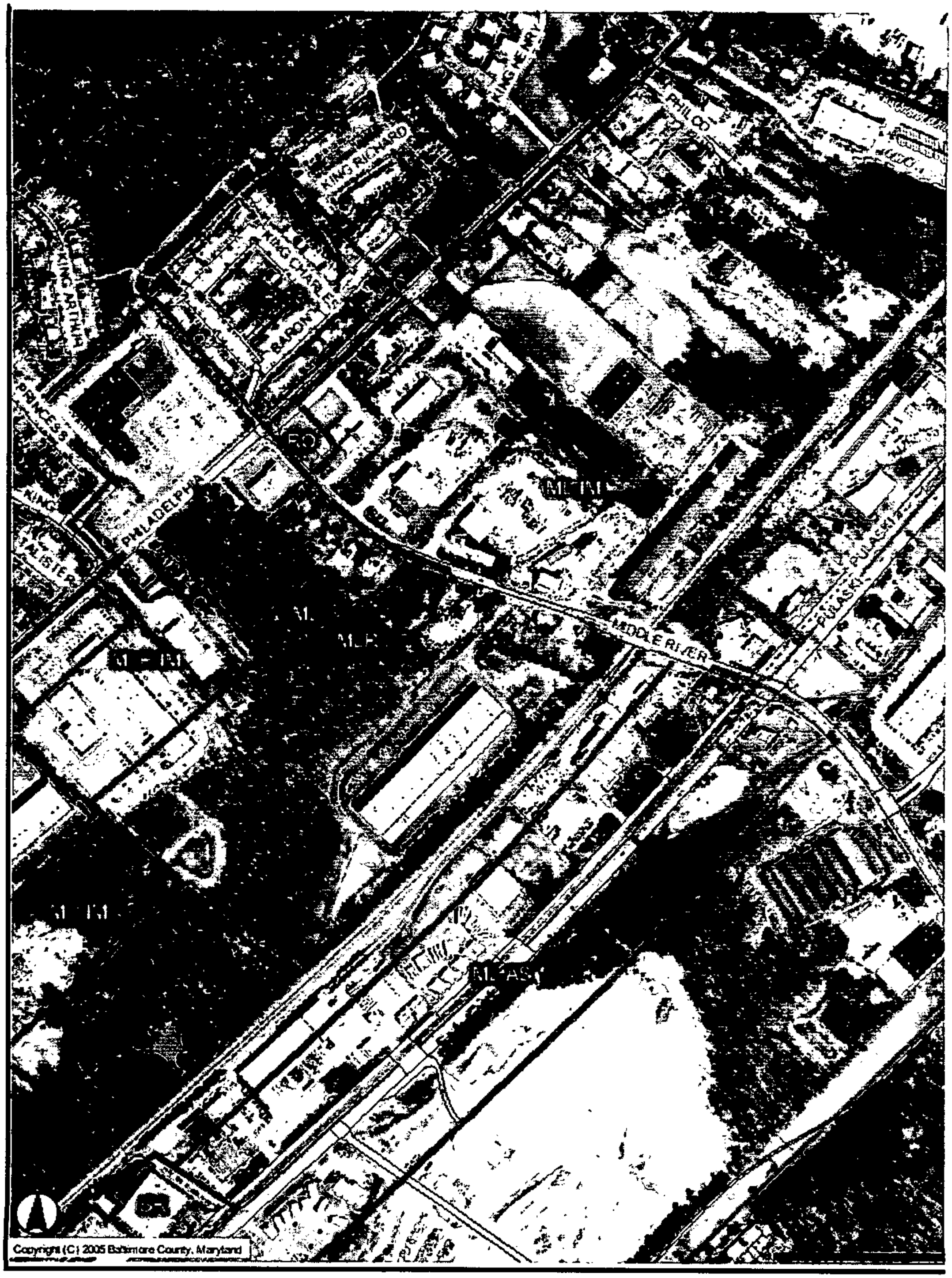
PLEASE PRINT CLEARLY

CASE NAME_____
CASE NUMBER_____
DATE_____

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
[illegible]	701 STEMER PLACE	ESSEX MD	
RICK RICHARDSON	30 E PADONIA RD SUITE 500	TIMONIUM MD 21093	
John Gontrum Esq			

2A


KING RICHARD
KING CHARLES
BARON
KING ARTHUR
PRINCESS
PHILADELPHIA
MIDDLE RIVER
PULASKI
Copyright (C) 2005 Baltimore County, Maryland

12/1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: October 31, 2006

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-130- Variance**

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

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

Prepared By: Cindy Murray

Division Chief: Lynn Lanham

CM/LL

OCT 3 2006

W:\DEVREV\ZAC\7-130.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 2, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For October 2, 2006
Item Nos. 07-113, 118, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, and 133

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- 10022006.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: SEPT. 27, 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. 130
7-130-A
HOLMAN PROPERTY
1106 MIDDLE RIVER RD
VARIANCE - TO PERMIT FRONT YARD SET BACK IN LIEU OF REQUIRED 50'

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. 130 .

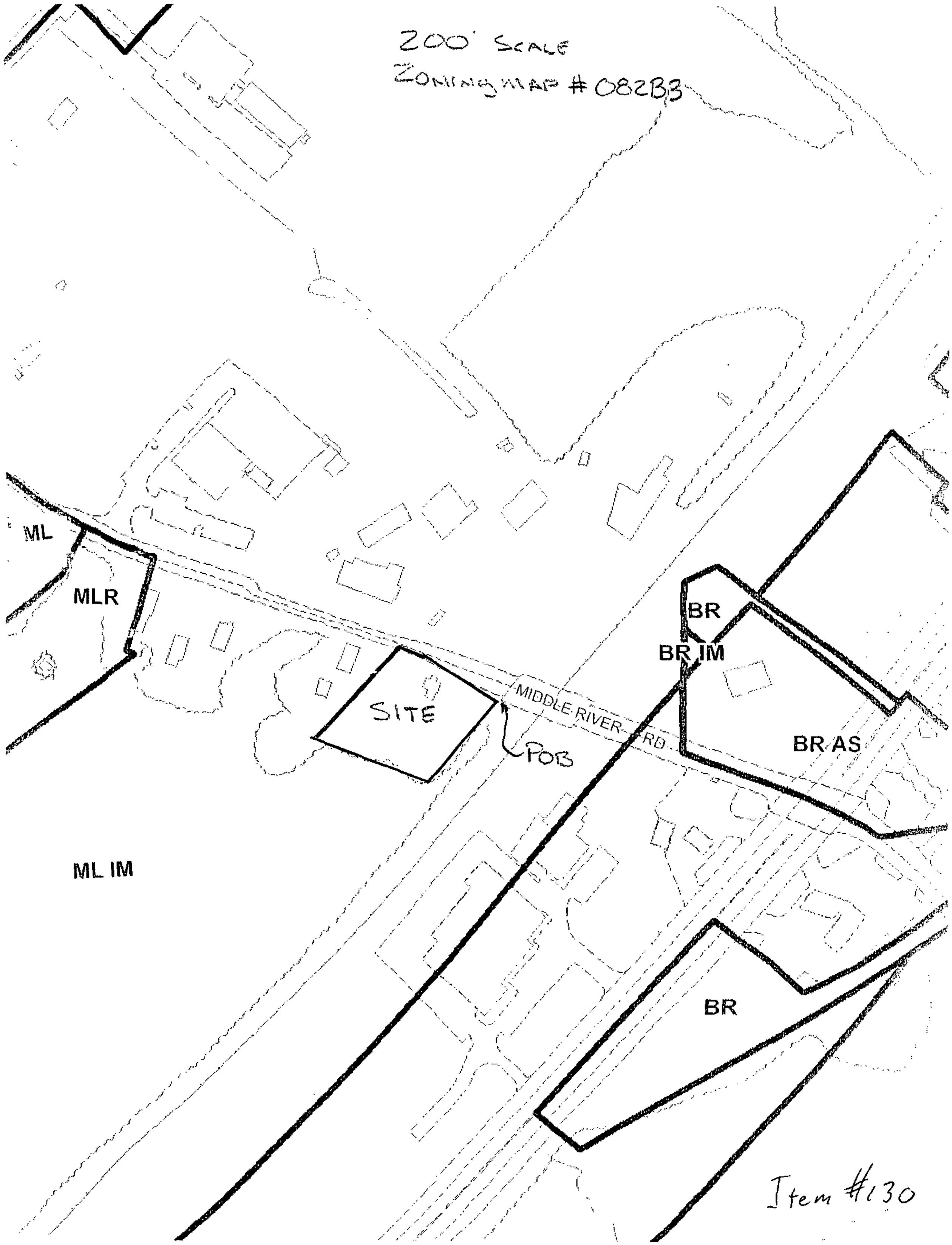
Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

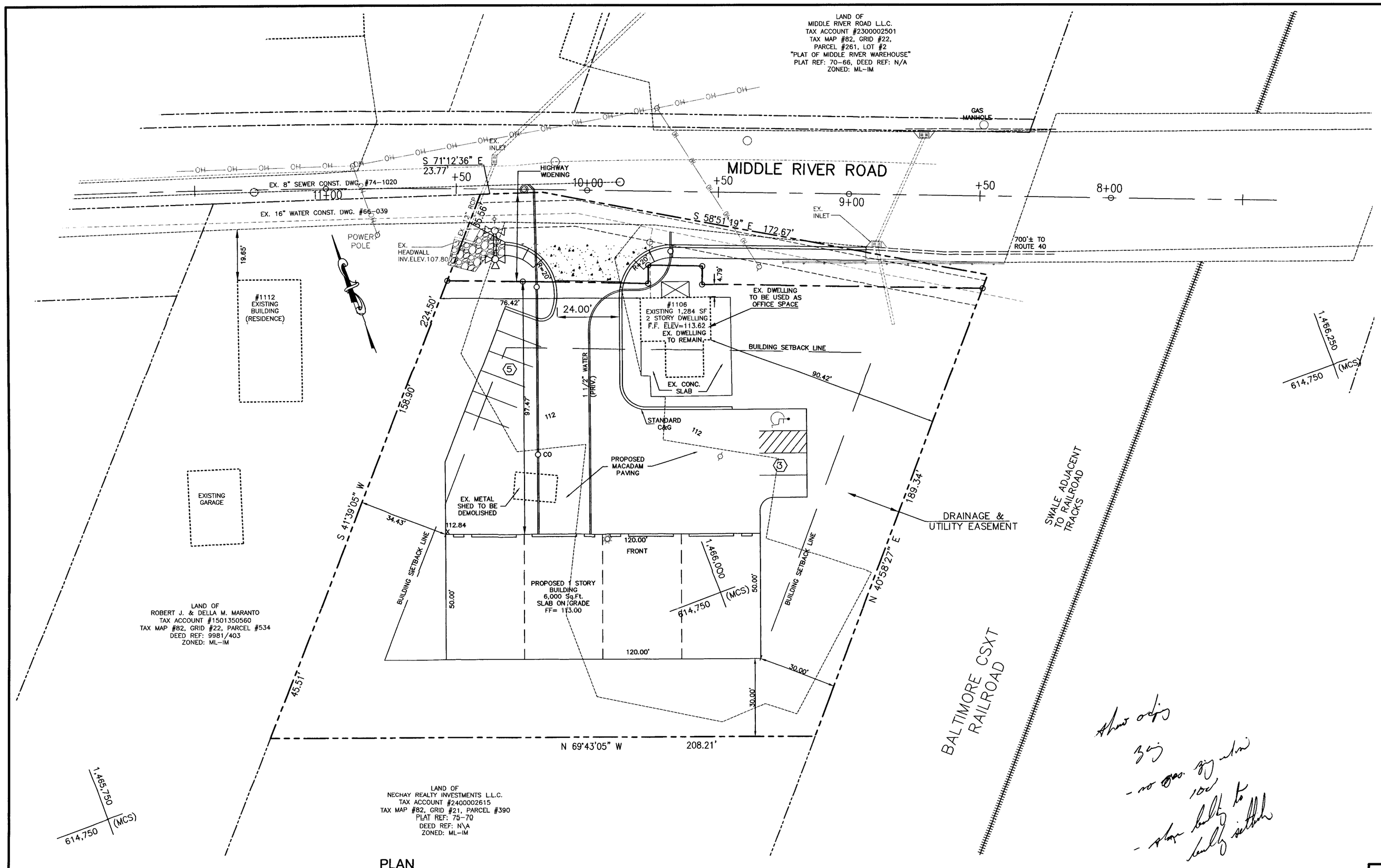
Very truly yours,

Michael P. Bailey

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB


200' SCALE
ZONING MAP # 082B3
ML
MLR
SITE
POB
MIDDLE RIVER RD
BR
BR IM
BR AS
ML IM
BR
Item #130



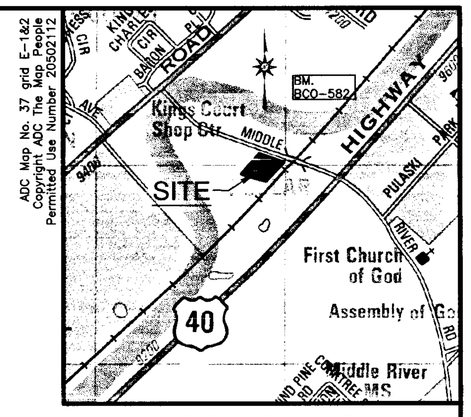
PLAN

SCALE: 1" = 20'

0' 20' 40' 60'

BENCH MARKS

BCO-581 (RR SPIKE AT INTERSECTION OF BIRD RIVER RD. & ROSANDA COURT) COUNTY MONUMENT	BCO-582 (RR SPIKE AT INTERSECTION OF BIRD RIVER RD. & GREENBRIAR WAY) COUNTY MONUMENT
N 614,396.32	N 614,251.87
E 1,470,664.25	E 1,470,013.26
ELEV. 56.14	ELEV. 62.06



LOCATION MAP

SCALE: 1" =1000'

GENERAL NOTES

1. OWNER \ DEVELOPER:
   JOE HOLMAN
   #701 STEMMERS RUN ROAD
   ESSEX, MD. 21221
   (410) 687-3500
2. SITE AREA:
   GROSS: 43,295 Sq.Ft. or 0.994 Ac.±
   NET: 38,154 Sq.Ft. or 0.876 Ac.±
3. EXISTING ZONING: ML-IM Map 02-153
4. ADDRESS OF SITE: #1106 MIDDLE RIVER ROAD.
5. TAX MAP #82, GRID #21, PARCEL #92.
6. DEED REFERENCE: 14645 / 497
7. ELECTION DISTRICT: 15TH
8. COUNCILMANIC DISTRICT: ~~7th~~ 6th
9. TAX ACCOUNT # 1513200760
10. DISTURBED AREA: 37,620 Sq.Ft. or 0.864 Ac.±
11. ALL PROPOSED BUILDINGS TO HAVE CONCRETE SLAB.
12. PARKING REQUIRED:
    OFFICE: 1,284 Sq.Ft. @ 3.3/1000 Sq.Ft. = 5 SPACES
    WAREHOUSE: 1 SPACE PER EMPLOYEE
    (4 EMPLOYEE'S) = 4 SPACES
    TOTAL = 9 SPACES
13. PARKING PROVIDED:
    REGULAR SPACES = 8 SPACES
    HANDICAPPED SPACES = 1 SPACES
14. LIMITED EXEMPTION GRANTED UNDER SECTION 32-4-106(a)(1)(ii)JUNE 27,2005 DRC #062705H
15. NO CRITICAL AREAS ON SITE.
16. BUILDING AREA:
    EXISTING: 1,284 S.q.Ft. (2 STORY HOUSE)
    PROPOSED: 6,000 Sq.Ft. (1 STORY WAREHOUSE)
    TOTAL: 6,000 + 1,284 = 7,284 Sq.Ft.
    F.A.R. 6,000 + 1,284 = 7,284 Sq.Ft./43,295= 0.1682
17. THERE ARE NO FLOODPLAINS ON SITE.
18. THERE ARE NO KNOWN PREVIOUS ZONING HEARINGS OR VARIANCES ISSUED FOR THIS PROPERTY.
19. VARIANCE REQUESTED FOR FRONT YARD SETBACK OF 4.79 FEET IN LIEU OF THE REQUIRED 25 FEET PURSUANT TO SECTION 255.1.

DESIGN AND DRAWINGS ARE BASED ON MARYLAND COORDINATE SYSTEM (MCS). HORIZONTAL - NAD 83/91. VERTICAL - NAVD 88.

these offices
big
- no [illegible] big [illegible]
100
- shape hardly to hardly either

Richardson Engineering, LLC

110 Old Padonia Road, Suite LC
Cockeysville, Maryland 21030
Phone: 410-560-1502 Fax: 410-560-0827

PLAN TO ACCOMPANY VARIANCE PETITION

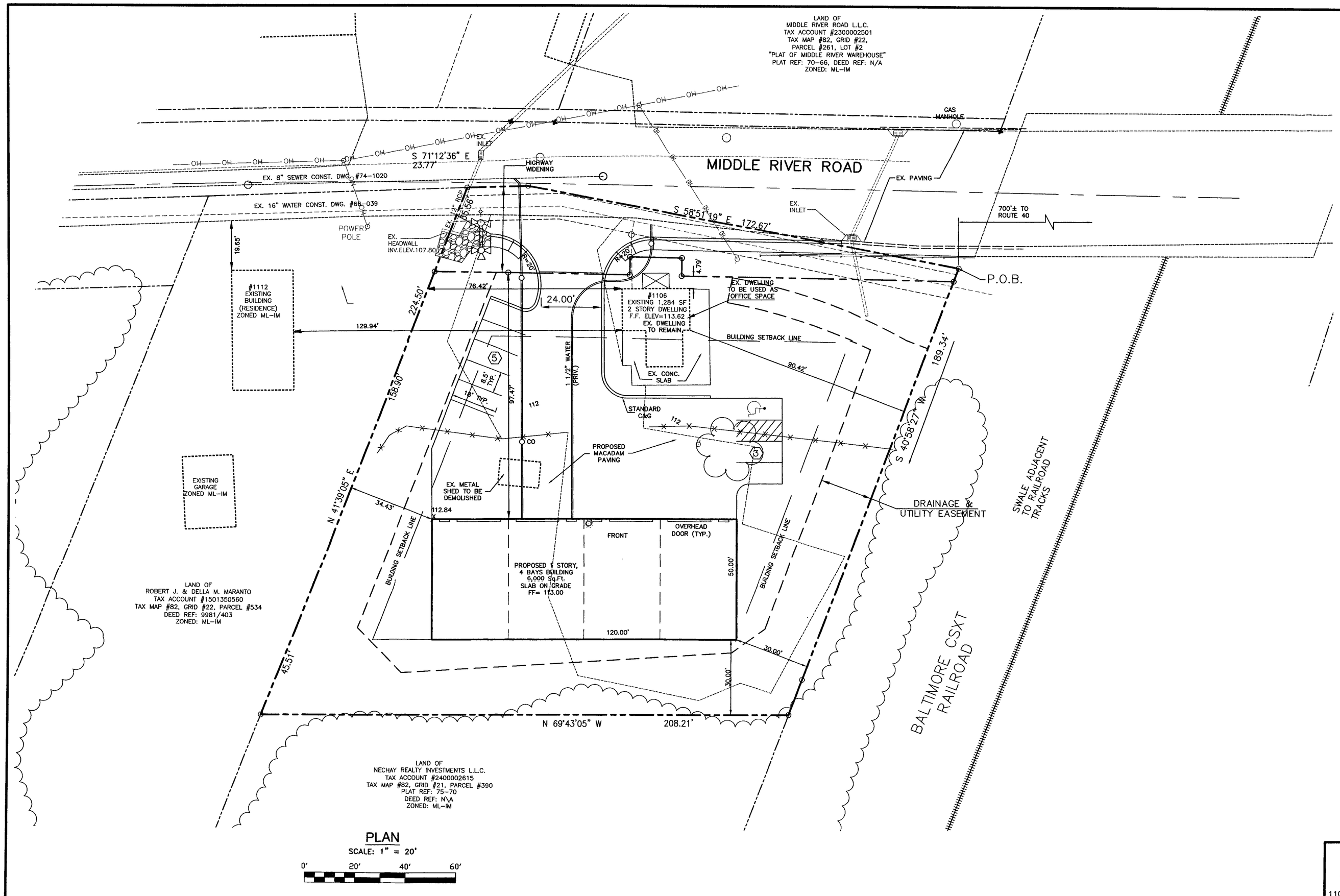
HOLMAN PROPERTY

1106 MIDDLE RIVER ROAD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY: CND	DESIGNED BY: DNM	SCALE: 1"= 20'
	DATE: 09-06-06	JOB NO.: 04077	SHEET NO.: 1 OF 1

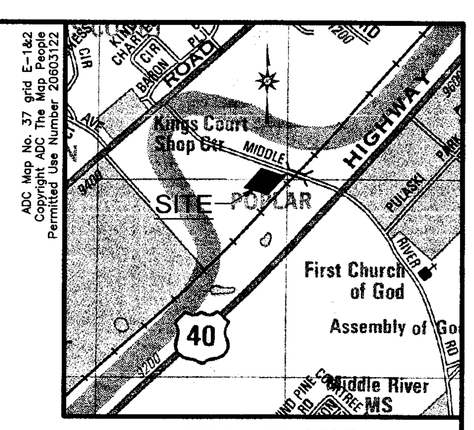
#07-130-A



PLAN

SCALE: 1" = 20'

0' 20' 40' 60'



LOCATION MAP

SCALE: 1" =1000'

GENERAL NOTES

1. OWNER \ DEVELOPER:
   JOE HOLMAN
   #701 STEMMERS RUN ROAD
   ESSEX, MD. 21221
   (410) 687-3500
2. SITE AREA:
   GROSS: 43,295 Sq.Ft. or 0.994 Ac.±
   NET: 38,154 Sq.Ft. or 0.876 Ac.±
3. EXISTING ZONING: ML-IM MAP OR 2B3
4. ADDRESS OF SITE: #1106 MIDDLE RIVER ROAD.
5. TAX MAP #82, GRID #21, PARCEL #92.
6. DEED REFERENCE: 14645 / 497
7. ELECTION DISTRICT: 15TH
8. COUNCILMANIC DISTRICT: ~~6~~ 7th
9. TAX ACCOUNT # 1513200760
10. DISTURBED AREA: 37,620 Sq.Ft. or 0.864 Ac.±
11. ALL PROPOSED BUILDINGS TO HAVE CONCRETE SLAB.
12. PARKING REQUIRED:
    OFFICE: 1,284 Sq.Ft. @ 3.3/1000 Sq.Ft. = 5 SPACES
    WAREHOUSE: 1 SPACE PER EMPLOYEE
    (4 EMPLOYEE'S) = 4 SPACES
    TOTAL = 9 SPACES
13. PARKING PROVIDED:
    REGULAR SPACES = 8 SPACES
    HANDICAPPED SPACES = 1 SPACES
14. LIMITED EXEMPTION GRANTED UNDER SECTION 32-4-106(a)(1)(ii)JUNE 27,2005 DRC #062705H
15. NO CRITICAL AREAS ON SITE.
16. BUILDING AREA:
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20. THERE IS NO RESIDENTIAL ZONE WITHIN 100 FEET OF THE SUBJECT PROPERTY.

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PLAN TO ACCOMPANY VARIANCE PETITION FOR THE

HOLMAN PROPERTY

1106 MIDDLE RIVER ROAD

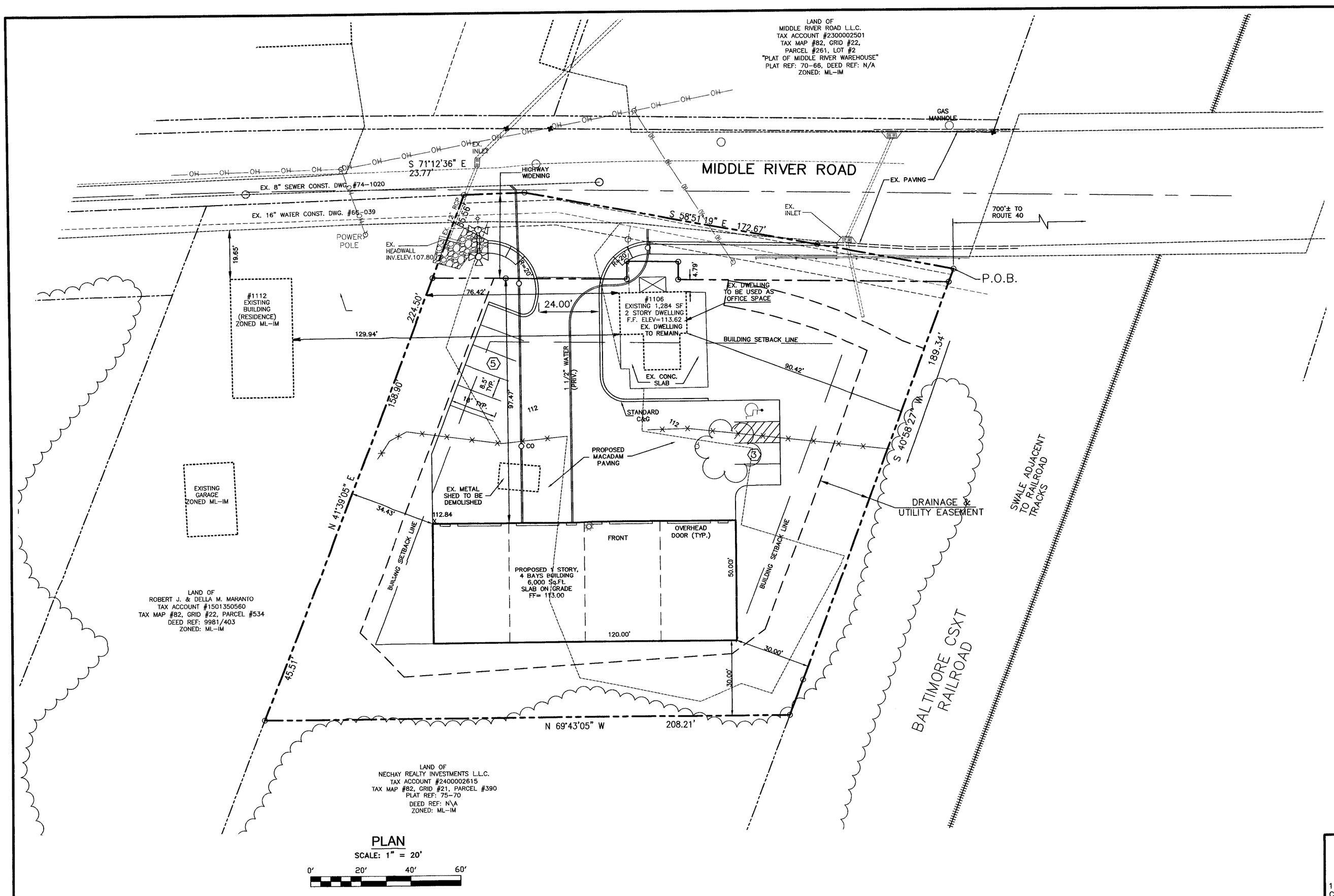
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

STATE OF MARYLAND PROFESSIONAL ENGINEER

REVISIONS

DRAWN BY:	DESIGNED BY:	SCALE:
CND	DNM	1"= 20'
DATE:	JOB NO.:	SHEET NO.:
09-15-06	04077	1 OF 1

#07-130-A



PLAN

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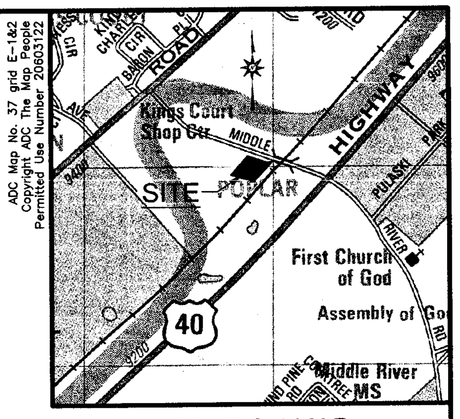

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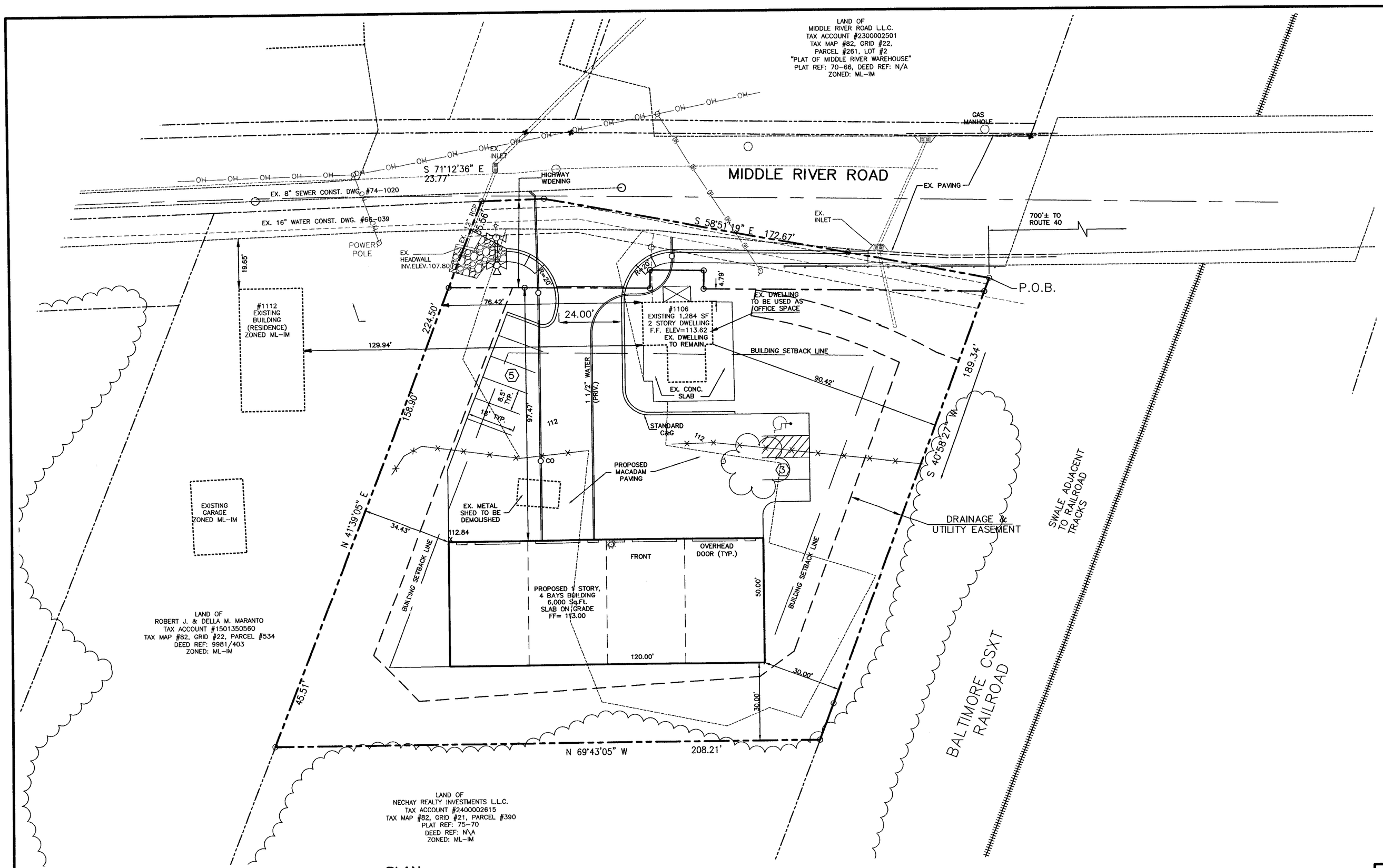
HOLMAN PROPERTY

1106 MIDDLE RIVER ROAD

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	DNM	1"= 20'
	DATE:	JOB NO.:	SHEET NO.:
	09-15-06	04077	1 OF 1

#07-130-A



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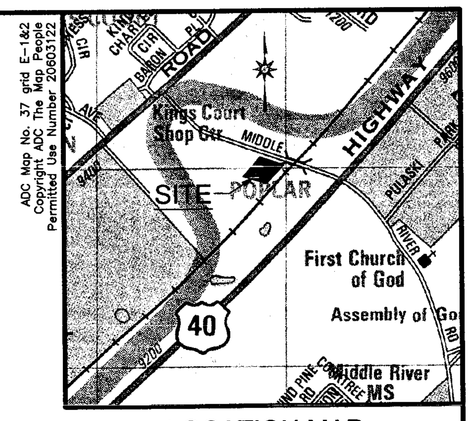

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15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

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	DATE: 09-15-06	JOB NO.: 04077	SHEET NO.: 1 OF 1

R/D #07-130-A Plat #1

Baltimore County
Fire Department

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

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

October 4, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: October 2, 2006

Item Number(s): 113-130

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

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

.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File