IN RE: **PETITION FOR VARIANCE** S/S N Ritters Lane, 2100' W Reisterstown Road **(73 N. Ritters Lane)** 4th Election District 4th Council District David Chen, Legal Owner Petitioner	* * * * * *	BEFORE THE ZONING OMMISSIONER OF BALTIMORE COUNTY **Case No. 07-248-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, David Chen. The Petitioner requests variance approval from Section 1B02.3.C.1 or Section 102.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit proposed setbacks (due to a proposed highway widening) of as close as zero (0) feet for front and side street yards of an existing dwelling in lieu of the required 30 feet each respectively for proposed Lot No. 1, alternatively from B.C.Z.R. Section 102.4 to allow three (3) dwellings on lots of less than a 20,000 square foot area without direct access to a 30 foot right-of-way, for proposed Lots 1 through 3. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was Ronald B. Meyer, on behalf of David Chen, the property owner. Mr. Meyer is the Vice President of Quality First Builder, the consultant working with Thomas J. Hoff who is assisting the Petitioner with the minor subdivision of the property (PDM #06-129M). There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is essentially a square shaped parcel located on the inside of the southeast corner of North Ritters Lane, which forms a sharp curve at this portion of the road, near the Owings Mills High School in the Owings Mills area of the County. It is this curve that drives the County's desire to have the Petitioner convey his land to allow for highway widening in order to soften the 90-degree angle surrounding the subject property. The lot identified as 73 North Ritters Lane contains a gross area of 1.02 acres, more or less, zoned D.R3.5 and is improved with a two-story Victorian home, similar in appearance to the Ritter-Moore house at 48 North Ritters Lane that has been recently added to the Baltimore County Final Landmarks List (Bill No. 50-06, No. 322). The home is described as being in very good condition and currently occupied. The Petitioner as well as residents in the community wish to preserve the structures defining characteristics which benefits this historic area. As shown on the site plan, Petitioner is currently proceeding through the minor subdivision process to create three (3) separate building lots. Lot 1 will retain the existing home and contain 10,771 square feet (122' x 90'); Lot 2 will consist of 10,033 square feet (133' x 75'), and Lot 3 positioned on the southern portion of the tract will consist of 14,492 square feet and measure 170' x 85'.

Testimony indicated that during the course of proceeding through the subdivision process, the Development Plans Review Division wanted the Petitioner to convey to the County, as a condition of approval, approximately 5,750 square feet of land at the northwest corner adjacent to the sharp curve for highway widening purposes. While the right-of-way will come within a foot of the corner of the existing home, which was built in 1919, in actuality, the paved surface of the road will be some 10 feet from the northwest corner of this structure. Rather than argue that the proposed subdivision does not warrant a conveyance of land, the Petitioner has

agreed to comply resulting in the need for variance relief. Alternatively, as Mr. Meyer points out, the Victorian home could be razed and a new single-family dwelling constructed centrally on Lot 1 negating the need for variance relief. However, this would result in the practical difficulty of loosing a home that contributes to the community. Additionally, the conveyance of the right-of-way to Baltimore County and a granting of the variance would result in satisfying B.C.Z.R. Section 102.4 as each of the three (3) proposed lots would have direct access to a 30-foot right-of-way.

After due consideration of the testimony and evidence presented, I am persuaded to grant the petition. In my view, the relief requested meets the spirit and intent of the zoning regulations and will not result in any detriment to the health, safety or general welfare of the surrounding locale. Conversely, it will improve an inherently dangerous 90-degree curve that exists at this location. Moreover, there were no Protestants present and no adverse comments were submitted by any Baltimore County reviewing agency. The uniqueness of the property is its unusual configuration and the layout of the 1919 (circa) home. Thus, it appears that the relief requested should be granted. Furthermore, strict compliance with the B.C.Z.R would result in practical difficulty and/or unreasonable hardship upon the Petitioner, David Chen.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of February 2007 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit proposed setbacks (due to highway widening) as close as zero (0) feet for front and side street yards for an existing

dwelling in lieu of the required 30 feet each for proposed Lot No. 1, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, and

IT IS FURTHER ORDERED that the alternative variance relief requested from B.C.Z.R. Section 102.4 to allow three (3) dwellings on lots of less than a 20,000 square foot area without direct access to a 30 foot right-of-way, for proposed Lots 1 through 3, be and is hereby DISMISSED AS MOOT.

1. ADVISORY: This Order approves the requested variance but does not address the proposed subdivision. The Petitioner's subdivision proposal to create three (3) lots must be submitted to the Development Review Committee for consideration and processing.

2. Prior to the issuance of any permits, the Petitioner shall submit building elevation drawings of the proposed dwelling(s) to the Office of Planning for review and approval.

3. The relief granted herein is conditioned upon the Petitioner/owner's conveyance of property for highway widening to the County as a condition of minor subdivision approval.

4. Development and use of the subject property shall comply with all environmental regulations as set forth in the ZAC comments submitted by DEPRM, dated February 8, 2007, a copy of which is attached hereto and made a part hereof.

5. The conditions of this Order must be referenced on the minor subdivision plan to be processed and reviewed by Baltimore County agencies.

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

WJW:dlw

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 20, 2007

Mr. Ronald B. Meyer
Vice President
Quality First Builder
4240 Klein Avenue
Nottingham, Md. 21236

RE: **PETITION FOR VARIANCE**
S/S N Ritters Lane, 2100' W Reisterstown Road
(73 N. Ritters Lane)
4th Election District - 4th Council District
David Chen, Legal Owner - Petitioner
Case No. 07-248-A

Dear Mr. Meyer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted and dismissed as moot 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
Enclosure

c: Mr. David Chen, 9312 Pilar Court, Columbia, Md. 21045
Office of Planning; DEPRM; Bureau of Development Plans Review
People's Counsel; Case File

ORIGINAL KEEP IN FILE

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 73 Rifters Lane 21117

which is presently zoned 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 Variance from Section(s) 1B02.3.C.1 OR 102.4 BCZR TO PERMIT PROPOSED SETBACKS (DUE TO A PROPOSED HIGHWAY WIDENING) OF AS CLOSE AS 0 FT. FOR FRONT AND SIDE STREET YARDS OF AN EXISTING DWELLING IN LIEU OF THE REQUIRED 30 FT. EACH RESPECTIVELY FOR PROPOSED LOT #1, ALTERNATIVELY PER 102.4. TO ALLOW 3 DWELLINGS ON LOTS OF LESS THAN A 20,000 SQ.FT. AREA WITHOUT DIRECT ACCESS TO A 30 FT. RIGHT OF WAY, FOR PROPOSED LOTS 1-3

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

~~please see attached pages~~ TO BE DETERMINED AT HEARING

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

David Chen

Name - Type or Print

Signature

Name - Type or Print

Signature

9312 Pilar Court — 410-206-3666

Address — Telephone No.

Columbia — MD — 21045

City — State — Zip Code

Representative to be Contacted:

Ronald B Meyer

Name

4240 Klein Avenue — 410-868-7588

Address — Telephone No.

Nottingham — MD — 21236

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR.

UNAVAILABLE FOR HEARING —

Reviewed By JL **Date** 11/30/06

Date 2-20-07

By DSW

Case No. 07-248-A

REV 9/15/98

Zoning Description

ZONING DESCRIPTION FOR 73 Ritters Lane, Owings Mills, MD 21117

Beginning at a point on the south side of Ritters Lane, which is 12 feet wide, at the distance of 2100 feet west of the centerline of the nearest improved intersecting street, Reisterstown Road (MD 140), which is 60 feet wide. As recorded in deed Liber SM 21299, Folio 678: N. 82° 25' E. 189.5 ft., S. 1° 49' W. ±237 ft., S. 15° 15' 58" W. 194.76 ft., N. 2° E. ±217 ft.,* subject to a utility easement recorded in Plat Book Liber EHK Jr. 5998, Folio 452. Also known as 73 Ritters Lane, Owings Mills, MD 21117, and located in the 4th Election District, 4th Councilmanic District.

* CONTAINING 1.02 ACRES.

248

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT JL 248 **No.** 22745

DATE 11/30/06 ACCOUNT 001 006 6150

AMOUNT $ 65.00

RECEIVED FROM: Mayer

FOR: Rif Filing 73 Ritters LA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible] ACTIVITY TIME
[illegible] 11/30/2006 14:39:[illegible]
[illegible]
RECEIPT [illegible] 11/30/2006
[illegible] 5 [illegible] VERIFICATION
TR NO. 022745
Rcpt Tot $65.00
$65.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT 248 JL REVISED ADDITIONAL $65.00 EA FOR LOTS 2+3 **No.** 22746

DATE 12/01/06 ACCOUNT 001 006 6150

AMOUNT $ 130.00

RECEIVED FROM: Mayer

FOR: 73 Ritters LA. PROP. LOTS 2+3 Res Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
[illegible] ACTIVITY TIME
[illegible] 12/01/2006 [illegible]
[illegible]
RECEIPT [illegible] 12/01/2006
[illegible] 5 [illegible] VERIFICATION
TR NO. 022746
Rcpt Tot $130.00
$130.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: #07-248-A
73 Ritters Lane
S/side of Ritters Lane, 2,100 feet west of Reisterstown Road
4th Election District - 4th Councilmanic District
Legal Owner(s): David Chen

Variance: to permit proposed setbacks (due to a proposed highway widening) of as close as 0 feet for front and side street yards of an existing dwelling in lieu of the required 30 feet each respectively for proposed Lot #1, alternatively per 102.4 to allow 3 dwellings on lots of less than a 20,000 square foot area without direct access to a 30 foot right of way, for proposed Lots 1-3.

Hearing: Thursday, February 8, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.

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

JT/1/735 Jan. 23 122358

CERTIFICATE OF PUBLICATION

1/25/, 2007

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 1/23/, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No: 07-248-A

Petitioner/Developer: DAVID CHEN

Date Of Hearing/Closing: 2/8/07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue

Attention:

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 at 73 RITTERS LANE

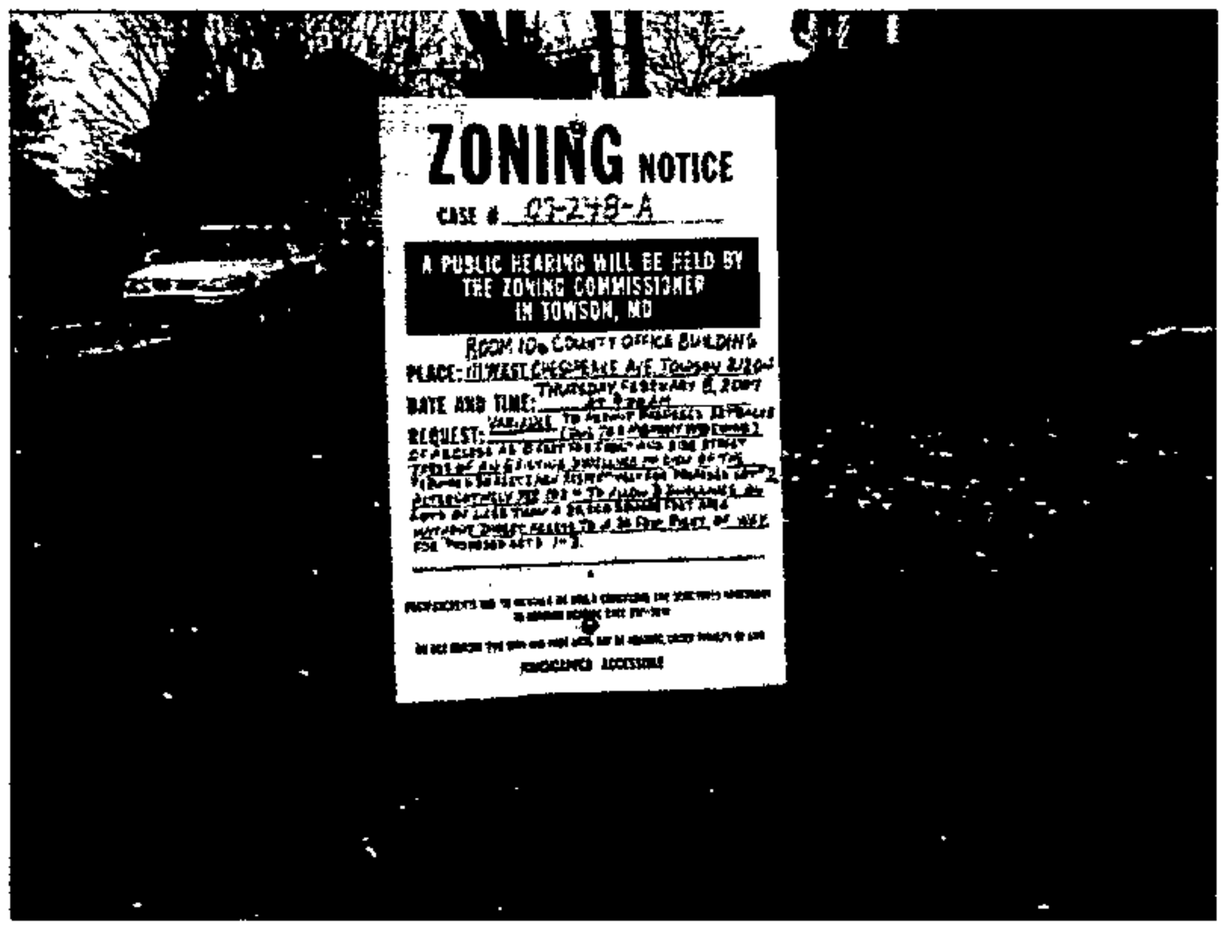
This sign(s) were posted on January 24, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 1/24/07
(Signature of sign Poster and Date)

Martin Ogle
Sign Poster
16 Salix Court
Address
Balto. Md 21220
(443-629 3411)

im000976 (576x432x24b jpeg)



Martin Ogle 1/24/07

RE:	PETITION FOR VARIANCE 73 Ritters Lane; S/S Ritters Lane, 2,100' W Reisterstown Road 4th Election & 4th Councilmanic Districts Legal Owner(s): David Chen Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-248-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 11th day of December, 2006, a copy of the foregoing Entry of Appearance was mailed to, Ronald Meyer, 4240 Klein Avenue, Nottingham, MD 21236, Representative for Petitioner(s).

RECEIVED
DEC 11 2006
Per.....

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 23, 2007 Issue - Jeffersonian

Please forward billing to:
Ronald Meyer
4240 Klein Avenue
Nottingham, MD 21236

410-868-7568

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: 07-248-A
73 Ritters Lane
S/side of Ritters Lane, 2,100 feet west of Reisterstown Road
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Hearing: Thursday, February 8, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO
Director
Department of Permits and Development Management

December 15, 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: 07-248-A
73 Ritters Lane
S/side of Ritters Lane, 2,100 feet west of Reisterstown Road
4th Election District – 4th Councilmanic District
Legal Owners: David Chen

Variance to permit proposed setbacks (due to a proposed highway widening) of as close as 0 feet for front and side street yards of an existing dwelling in lieu of the required 30 feet each respectively for proposed Lot #1, alternatively per 102.4 to allow 3 dwellings on lots of less than a 20,000 square foot area without direct access to a 30 foot right of way, for proposed Lots 1-3.

Hearing: Thursday, February 8, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: David Chen, 9312 Pilar Court, Columbia 21045
Ronald Meyer, 4240 Klein Avenue, Nottingham 21236

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JANUARY 24, 2007.**
(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.

ZONING REVIEW
APPROVED SIGN POSTERS

Staff Sergeant Robert A. Black 1508 Leslie Road Dundalk, MD 21222	Telephone: Cell: Fax:	410-282-7940 410-499-7940 410-282-7940
Brenda Bond 143 Brandon Road Baltimore, MD 21212	Telephone: Fax:	410-303-9882 410-321-6944
Bruce E. Doak Gerhold, Cross & Etzel, Ltd. Suite 100, 320 E. Towsontown Boulevard Towson, MD 21286	Telephone: Fax:	410-823-4470 410-823-4473
Bill Leddon Shannon-Baum Signs, Inc. 105 Competitive Goals Drive Eldersburg, MD 21784	Telephone: Toll Free: Fax:	410-781-4000 800-368-2295 410-781-4673
Thomas J. Hoff 406 W. Pennsylvania Avenue Towson, MD 21204	Telephone: Fax:	410-296-3668 410-296-5326
Linda M. Jones Daft-McCune-Walker 200 East Pennsylvania Avenue Towson, Maryland 21286	Telephone: Fax:	410-296-3333 410-296-4705
Richard Hoffman 904 Dellwood Drive Fallston, MD 21047	Telephone: Fax:	410-879-3122 410-879-3122
Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234	Telephone: Cell: Fax:	410-665-5562 410-663-5525 410-663-4315
Garland E. Moore 3225 Ryerson Circle Baltimore, MD 21227	Telephone: Fax:	410-242-4263 410-242-4263
Linda O'Keefe 523 Penny Lane Hunt Valley, MD 21030	Telephone: Fax: Cell:	410-666-5366 410-666-0929 443-604-6431
William D. Gulick, Jr. McKee & Associates, Inc. 5 Shawan Place Suite 1 Cockeysville, MD 21030	Telephone: Fax:	410-527-1555 410-527-1563
Martin Ogle 16 Salix Court Baltimore, MD 21220	Telephone: Fax: Cell: E-Mail	410-780-5151 410-780-5188 443-629-3411 mert1114.aol.com
J. Lawrence Pilson, R.S. 1015 Old Barn Road Parkton, Maryland 21120	Telephone:	410-343-1443

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.

WC/rjc – Revised 12/13/06

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: 07 248 A

Petitioner: CHEN

Address or Location: 73 Ritters Lane, Owings Mills, MD 21117

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ronald Meyer

Address: 4240 Klein Avenue
Nottingham, MD 21236

Telephone Number: 410-868-7568

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

February 20, 2007

Mr. Ronald B. Meyer
Vice President
Quality First Builder
4240 Klein Avenue
Nottingham, Md. 21236

RE: **PETITION FOR VARIANCE**
S/S N Ritters Lane, 2100' W Reisterstown Road
(73 N. Ritters Lane)
4th Election District - 4th Council District
David Chen, Legal Owner - Petitioner
Case No. 07-248-A

Dear Mr. Meyer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted and dismissed as moot 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
Enclosure

c: Mr. David Chen, 9312 Pilar Court, Columbia, Md. 21045
Office of Planning; DEPRM; Bureau of Development Plans Review
People's Counsel; Case File

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

January 31, 2007

David Chen
9312 Pilar Court
Columbia, MD 21045

Dear Mr. Chen:

RE: Case Number: 07-248-A, 73 Ritters Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 30, 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
Ronald B. Meyer 4240 Klein Avenue Nottingham 21236

Debra Wiley - Re: Fwd: 07-248-A & 07-249-A

From: Kristen Matthews
To: Wiley, Debra
Date: 03/27/07 2:31 PM
Subject: Re: Fwd: 07-248-A & 07-249-A

David Chen - 9312 Pilar Court, Columbia 21045
Lei Wang - 48 N. Ritters Lane, Owings Mills 21117

>>> Debra Wiley 03/27/07 10:35 AM >>>
Kristen,

I'm sure you've been busy, but just a gentle reminder that I need these. Thanks.

>>> Debra Wiley 03/20/07 10:05 AM >>>
Good Morning Kristen,

When you get a chance, can you pull these two files and look up the addresses for the following:

Mr. David Chen (07-248-A)

Mr. Lei Wang (07-249-A)

Thanks in advance!!

BALTIMORE COUNTY
MARYLAND

Zoning Commissioner's Office
401 Bosley Avenue, Suite 405
County Courts Building
Towson, Maryland, 21204

D-SAUTH 16**2-22-07BAL MD212RRSRT1STCLS

RECEIVED

MAR 8 2007

ZONING COMMISSIONER

Return Service Requested

Mr. David Chen
9312 Pilar Court
Columbia, M

NIXIE 212 1 08 03/07/07
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 21204442905 *0652-02210-28-24

AARHSP

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

December 7,2006

ATTENTION: Zoning Review Planners

Distribution Meeting Of: December 4, 2006

Item Number(s): 240 through 251 248

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

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: December 11, 2006

DAK

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

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2006
Item No. 07-248

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

The Ritters Lane highway widening will be conveyed to the County as a condition of minor subdivision approval.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 07-248-12112006.doc

BW 2/8

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

FEB 1 2007

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: February 8, 2007

SUBJECT: Zoning Item # 07-248-A
Address 73 Ritters Lane
(Chen Property)

Zoning Advisory Committee Meeting of December 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).

__X__ 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: J. Livingston Date: December 2006

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2007\ZAC 07-248-A.doc

ABW
2/8

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 4, 2007

JAN 12 2007

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 7-248**

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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By: CJM

Division Chief: Lyn Lanham

CM/LL

W:\DEVREV\ZAC\7-248.doc

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

State Highway Administration
Driven to Excel

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-6-2006

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

RE: Baltimore County
Item No. 7-248-A
73 RITTERS LANE
DAVID CHEN PROPERTY
VARIANCE - PERMIT PROPOSED
SETBACKS (HIGHWAY WIDENING)

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. 7-248A.

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

Case No.: 07-248-A 73 RITTERS LANE

Exhibit Sheet

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

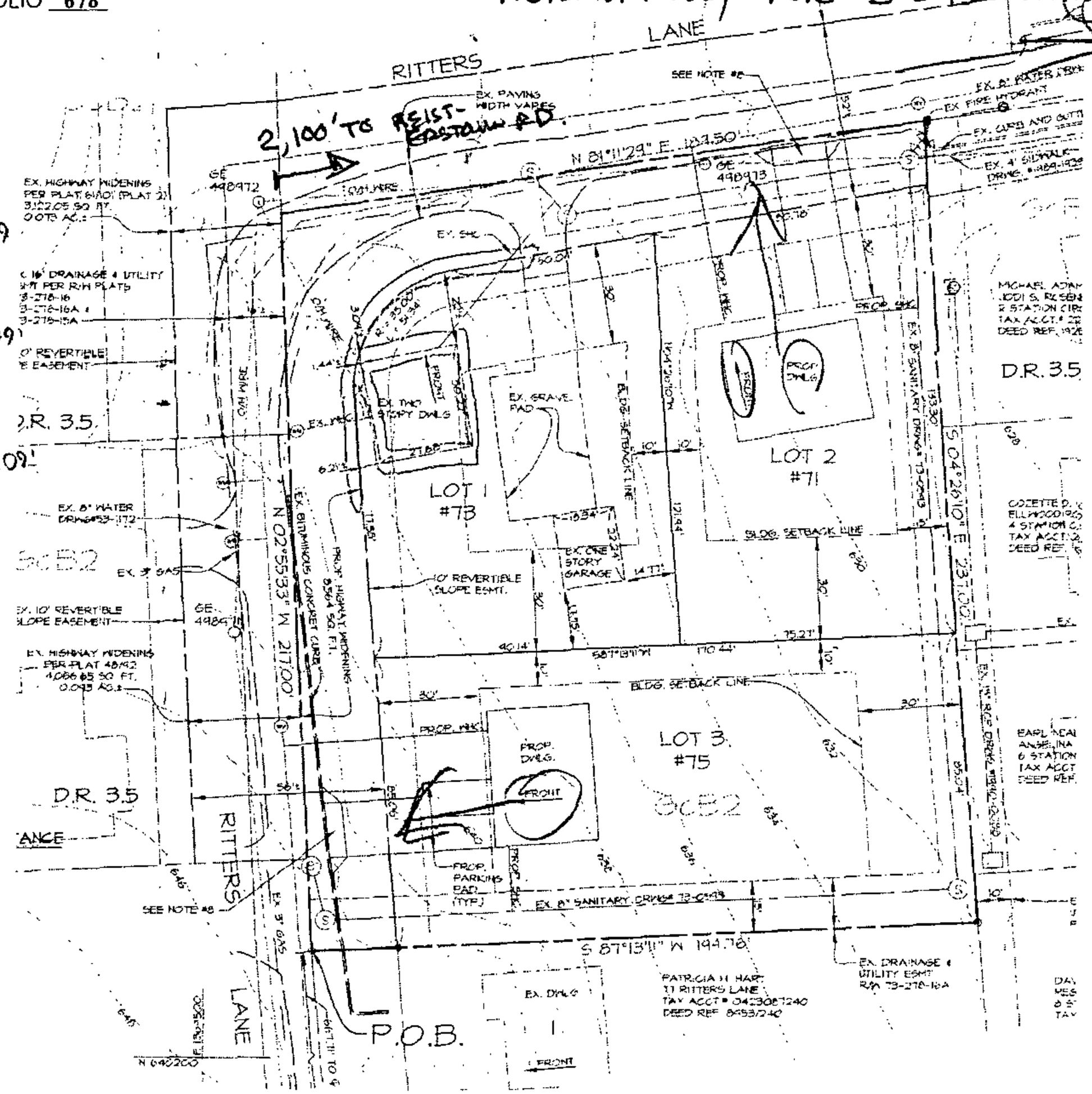
PROPERTY ADDRESS 73 RITTERS LANE 21117
OWNER DAVID CHEN
DEED LIBER SM 21299 FOLIO 678

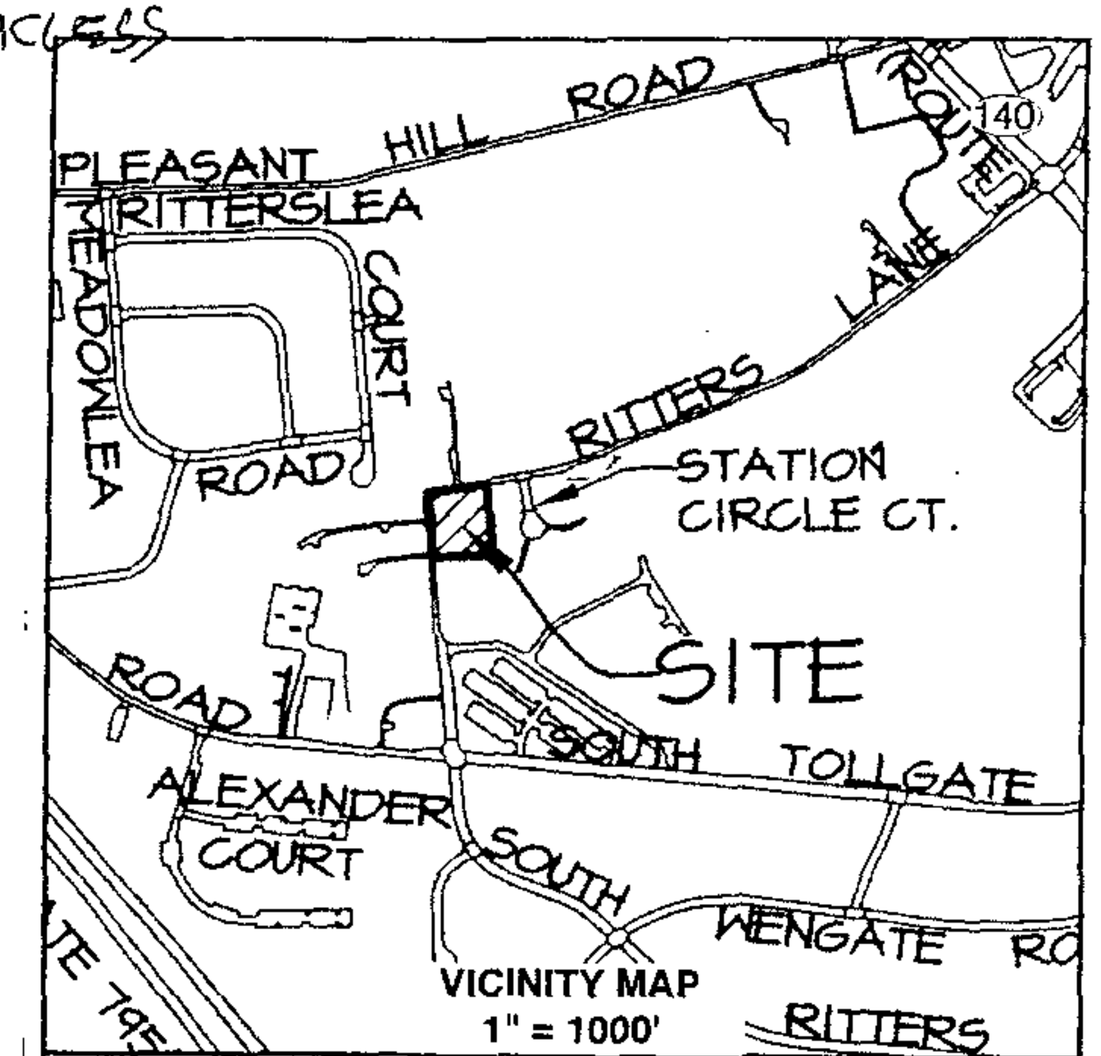
FOR PROPOSED LOT #1 FRONT/SIDE SETBACKS. OR ALTERNATIVELY FOR 3 LOTS WITHOUT 30' R/W ACCESS IF TAKING OF R/W DOES NOT OCCUR.

Lot 1 B 151.96 x 108.72
A 121.94 x 90.14
A=10,991.67' B=16,521.09

Lot 2 B 133.3 x 75.27
A 133.3 x 75.27
A= 10,033.49' B=10,033.49'

Lot 3 B 85.04 x 194.78
A 85.04 x 170.44
A=14492.22' B=16,564.09'





VICINITY MAP
1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4
COUNCILMANIC DISTRICT 4
ZONING DR 3.5
LOT SIZE 1.02 ACRES 44,431 SQ FT
SEWER PUBLIC WATER PUBLIC
CHESAPEAKE BAY CRITICAL AREA NO
100 YEAR FLOOD PLAIN NO
HISTORIC PROPERTY/ BUILDING NO
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #
JL		07-248-A

NORTH

PREPARED BY RBM / ~~TJH~~ SCALE OF DRAWING 1" = 50'

12/21/06 REV. BY [illegible] INITIALS

PETITIONER'S EXHIBIT NO. 1

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** - 04 **Account Number** - 0402057075

Owner Information

Owner Name:	CHEN DAVID Y	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	9312 PILAR CT COLUMBIA MD 21045-4420	**Deed Reference:**	1) /21299/ 678 2)

Location & Structure Information

Premises Address
73 N RITTERS LN

Legal Description

73 N RITTERS LN SS
W REISTERSTOWN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
58	14	243						1	Plat Ref:

Special Tax Areas **Town** **Ad Valorem** **Tax Class**

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1919	1,484 SF	1.00 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006	As Of 07/01/2007
Land:	50,000	110,000		
Improvements:	72,400	178,830		
Total:	122,400	288,830	122,400	177,876
Preferential Land:	0	0	0	0

Transfer Information

Seller:	WOLF PATRICK J	**Date:**	01/20/2005	**Price:**	$285,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/21299/ 678	**Deed2:**	
Seller:	BOWEN JAMES W	**Date:**	06/30/1997	**Price:**	$95,000
Type:	IMPROVED ARMS-LENGTH	**Deed1:**	/12262/ 84	**Deed2:**	
Seller:		**Date:**		**Price:**	
Type:		**Deed1:**		**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 *

CASE #07-24

I DID NOT PREPARE THE SITE PLAN FOR THIS ZONING CASE

THOMAS J. HOFF