

IN RE: PETITION FOR VARIANCE

N/S N Ritters Lane, 1,320' W

C/line Reisterstown Road

(48 N. Ritters Lane)

4th Election District

4th Council District

Lei Wang, Legal Owner

Petitioner

*

BEFORE THE

*

ZONING COMMISSIONER

*

OF

*

BALTIMORE COUNTY

*

Case No. 07-249-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, Lei Wang. The Petitioner requests variance approval from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback for an existing house of ten (10) feet in lieu of the required thirty (30) feet for a proposed highway widening as a result of a planned minor subdivision. 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 a minor subdivision of the property. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangularly shaped parcel located on the north side of North Ritters Lane not far from Reisterstown Road (MD 140) in Owings Mills. The property contains a gross area of 1.52 acres, more or less, zoned D.R3.5 and improved with a 2-1/2 story historic single-family dwelling known as the Ritter-

ORIGINAL FILED FOR FILING

Date 2-20-07

By [Signature]

Moore House (See Council Bill 50-06, #322 - Petitioner's Exhibit 2). As shown on the site plan, the Petitioner desires to create two (2) separate building lots. Lot 1 will retain the existing home and consists of 21,128 square feet and measures 78' x 409'; Lot 2 will consists of 10,881 square feet and will be 87' wide x 122' deep. Mr. Meyer indicated that during the course of proceeding through the subdivision process, the Bureau of Development Plans Review required an approximate 2,776 square foot strip along Ritters Lane to be conveyed to the County as a condition of approval to be used for future highway widening. The widening of the right-of-way to 50 feet would come within 10 to 20 feet of the existing Ritter-Moore House resulting in the need for variance relief. In this regard, it should be noted that the actual paved surface of the road way will still be maintained at a distance of some 25 feet from the front of this historic structure. The controlling regulation here (1B02.3.C.1) requires a minimum 30-foot setback from the right-of-way line.

Obviously, there is no other option available. The road widening will take place. The home cannot be moved. The need for this variance is present whether or not the Petitioner subdivides his property. Based upon the testimony and evidence offered, I am persuaded to grant the variance. From a legal perspective, the property is unique by virtue of its being added to the Baltimore County Final Landmarks List. 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. Moreover, there were no Protestants present and no adverse comments were submitted by any of the County reviewing agencies. Thus, it appears that the relief requested should be granted. Furthermore, strict compliance with the B.C.Z.R would result in practical difficulty upon the Petitioner, Lei Wang.

DATE 2-20-07
BY [signature]

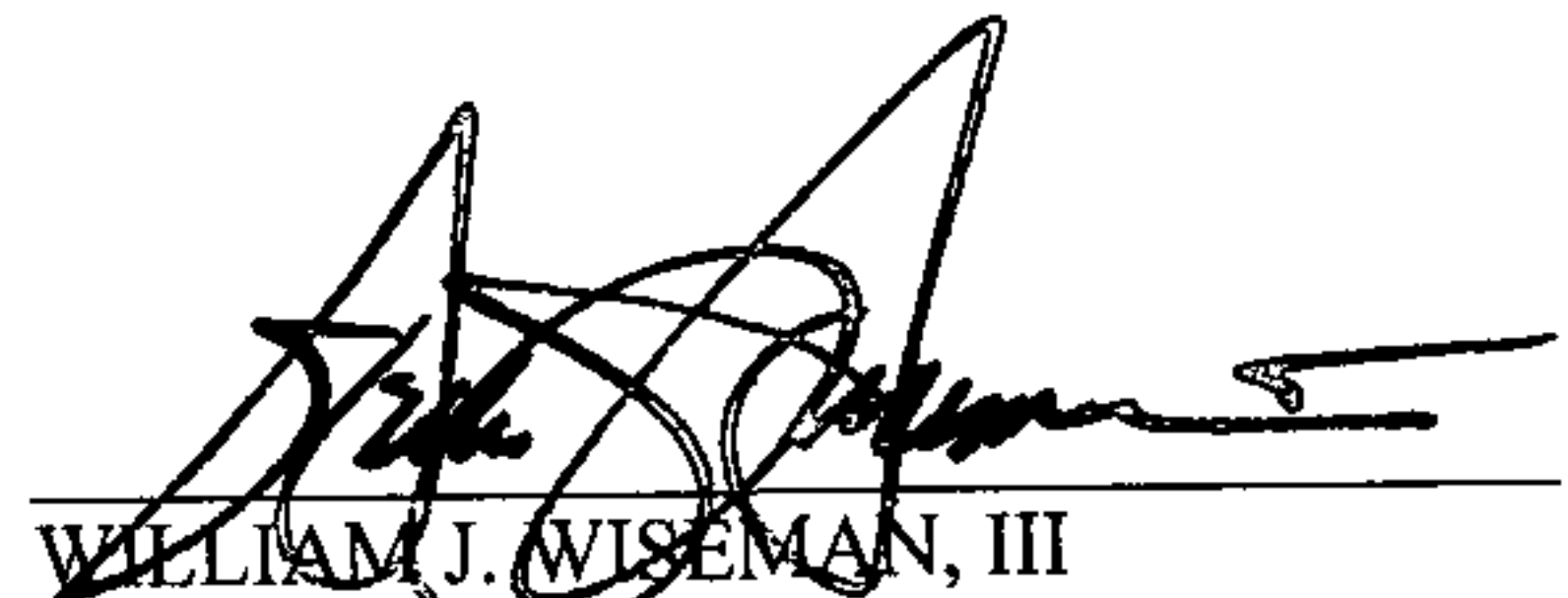
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of February 2007 that the Petition for Variance seeking approval from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback for an existing house of ten (10) feet in lieu of the required thirty (30) feet for proposed highway widening as a result of a planned minor subdivision, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. ADVISORY: This Order approves the requested variance but does not address the proposed subdivision. The Petitioner's subdivision proposal to create Lots 1 and 2 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. Development and use of the subject property shall comply with all environmental regulations as set forth in the ZAC comments submitted by DEPRM, dated January 25, 2007, a copy of which is attached hereto and made a part hereof.
4. 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

DATE RECEIVED FOR FILING
Date 2-20-07
By dlw



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

N/S N Ritters Lane, 1,320' W c/line Reisterstown Road
(48 N. Ritters Lane)
4th Election District - 4th Council District
Lei Wang, Legal Owner - Petitioner
Case No. 07-249-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 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,

A handwritten signature in black ink, appearing to read "William J. Wiseman III".

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

c: Mr. Lei Wang, 48 North Ritters Lane, Owings Mills, Md. 21117
Office of Planning; DEPRM; Bureau of Development Plans Review
People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 48 N. Ritters Lane 21117

which is presently zoned 3.5 DR

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) BO2.3.C.1; BC2R, TO PERMIT A FRONT

^{FOR AN EXISTING HOUSE}
^{PROPOSED}
SETBACK OF 70 ft. IN LIEU OF THE REQUIRED "30 ft." FOR
A HIGHWAY WIDENING AS A RESULT OF A PROPOSED MINOR
SUBDIVISION. ~~AND FOR 20 FT. AS THE ALTERNATIVE OR PERMIT SECTION~~
~~BO2.3.C.1 TO PERMIT~~

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

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

Date 2-20-07

By [Signature]

Case No. 07-249-A

REV 9/15/98

Legal Owner(s):

Lei Wang

Name - Type or Print

Signature

Name - Type or Print

Signature

48 N. Ritters Lane

Address

410-870-0758

Telephone No.

Owings Mills

City

MD

State

21117

Zip Code

Representative to be Contacted:

Ronald B Meyer

Name

4240 Klein Avenue

Address

410-868-7568

Telephone No.

Nottingham

City

MD

State

21236

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By [Signature] Date 11-30-06

Petition for Variance
48 N. Ritters Lane, Owings Mills, MD 21117

Zoning DR 3.5 requires a 30-foot front setback along N. Ritters Lane, which the existing residence meets. But proposed highway widening would force the existing residence into nonconformance with only about 20 feet of highway setback. When Lei Wang purchased this property in 2005, he was determined to demolish the existing home, subdivide the property and build two or three new homes on this 1.5-acre property. When the owner sought permission to demolish the existing home, to be replaced by one that requires no variance and complies with current setbacks, the home was designated a historic landmark (see detail below) and demolition was denied.

The owner still desires to subdivide and develop the property, but is left with an existing home that technically violates current zoning setback requirements. This creates both undue hardship and practical difficulty for subdivision of the property at 48 N. Ritters Lane.

1. Undue Hardship—

a. Reasonable return: The structure on this property was built in 1921, before the existence of zoning setback requirements required for structures built in 2006. Failure to grant this zoning variance would force the owner to abandon plans to subdivide and develop this 1.52-acre property, denying owner a reasonable return on his investment.

b. Peculiar difficulty: The structure on this property is subject to setback requirement devised and implemented well after the structure was positioned as it now is, in relation to North Ritters Lane. Failure to grant this zoning variance would force the owner, unlike the owners of structures built subsequent to this structure, to comply with *ex post facto* zoning regulations, which retroactively changed a compliant structure into a nonconforming structure.

c. Hardship: The owner of this property is seeking a zoning variance in order to subdivide and develop this property, in which future structures will comply with existing zoning regulations. Absent this subdivision and development plan, the nonconforming use of the structure at 48 North Ritters Lane would not have offended Baltimore County Zoning Regulations and no variance would be necessary, as it is "grandfathered" into exemption. The hardship that compliance with current zoning laws would visit on the owner is not a result of the owner's actions, as the present state of the structure predates the present zoning regulations.

2. Practical Difficulty—

a. Unnecessary burden: Strict compliance with zoning regulations would impose by necessity the relocation of a designated historic structure (see #3 below), which itself would be prohibitively expensive and needlessly damaging to the existing structure. This is an unnecessary burden on the owner, whose property has never before offended Baltimore County Zoning Regulations.

b. Injustice: Strict compliance with zoning regulations would prove a substantial injustice to the owner, whose property has never before offended Baltimore County Zoning Regulations. A relaxation of zoning regulations in this instance would give substantial relief.

c. Spirit of ordinance observed: As stated in #4, #5 and #6 below, granting the requested relief from zoning setback requirements would continue to observe the spirit of the

zoning ordinance, while maintaining the public health, safety and general welfare, at no cost or burden to Baltimore County or the residents of neighborhood surrounding the property.

3. Furthermore, the property, known to the Baltimore County Council as the Ritter-Moore House, was added to the Baltimore County Final Landmarks list by vote of the County Council on May 1, 2006 (Bill No. 50-06). Failure to grant this zoning variance would necessitate damaging or destroying a structure which contributes substantially to the architectural and historical heritage of the county and state of Maryland.

4. No increase in residential density beyond that allowed in the BCZR is requested.

5. The relief requested is in strict harmony with the spirit and intent of height, area, parking and sign regulations.

6. The relief requested will in no way substantially injure the public health, safety or general welfare.

Petitioner requests a zoning setback waiver for the reasons stated above.

Zoning Description

ZONING DESCRIPTION FOR 48 N. Ritters Lane, Owings Mills, MD 21117

Beginning at a point on the north side of North Ritters Lane, which is 12 feet wide, at the distance of 1320 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 21479, Folio 68: S. 5° 0' E. 454.2 ft., N. 73° 20' E. 167.6 ft., N. 10° 10' W. 450.12 ft., S. 75° 3' W. 126 ft. *Also known as 48 N. Ritters Lane, Owings Mills, MD 21117, and located in the 4th Election District, 4th Councilmanic District.

**containing 1.52 acres*

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

249 No. 22974

001-006-0150

DATE 11-30-06 ACCOUNT ~~22974~~

AMOUNT \$ 65.00

RECEIVED FROM: Lei WANG

FOR: VAPL

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 12/01/2006
AMOUNT \$ 65.00
CHECK # 001-006-0150
DEPT 5 ZEN ZENING VERIFICATION
FUND 022974

Receipt Tot \$ 65.00
\$ 65.00
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: #07-249-A

48 N. Ritters Lane
N/Side of Ritters Lane, 1320 feet +/- west of centerline of Reisterstown Road
4th Election District-4th Councilmanic District

Legal Owner(s): Lei Wong

Variance: to permit a front setback for an existing house of 10 feet in lieu of the required 30 feet for a proposed highway widening as a result of a proposed minor subdivision.

Hearing: Thursday, February 8, 2007 at 10:00 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 1736 Jan. 23 122359

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.

☒ 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: 07-249-A

Petitioner/Developer: LEI WONG

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 48 N. ZITTERS 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)

ZONING NOTICE
CASE # 01-249-A

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

ROOM 105-COUNTY OFFICE BUILDING
PLACE, 111 WEST CLEVERLY AVE, TOWSON, MD
THURSDAY, DECEMBER 8, 2001
DATE AND TIME: 4:00 PM

REQUEST: TO REQUEST A LIGHT STREET
CLASSIFICATION FOR A PORTION OF
THE PROPERTY LOCATED AT 111 WEST CLEVERLY AVE, TOWSON, MD
FROM AN A-1 ZONING CLASSIFICATION

DEVELOPMENT TO BE CONSIDERED ON THIS PROPERTY AND ANY OTHER INFORMATION
IT PROVIDES TO THE ZONING COMMISSIONER

ALL THE ABOVE INFORMATION AND ANY OTHER INFORMATION ON RECORD, UNDER PENALTY OF PERJURY
AND/OR VIOLATION OF THE ZONING ORDINANCES

Myra D. Gl 1/24/01

RE: PETITION FOR VARIANCE * BEFORE THE
48 N. Ritters Lane; N/S N. Ritters Lane, *
1,3200' W c/line Reisterstown Road * ZONING COMMISSIONER
4th Election & 4th Councilmanic Districts *
Legal Owner(s): Lei Wong * FOR
Petitioner(s) * BALTIMORE COUNTY
* 07-249-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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

December 15, 2006
TIMOTHY KOTROCO, Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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48 N. Ritters Lane

N/side of Ritters Lane, 1320 feet +/- west of centerline of Reisterstown Road

4th Election District – 4th Councilmanic District

Legal Owners: Lei Wong

Variance to permit a front setback for an existing house of 10 feet in lieu of the required 30 feet for a proposed highway widening as a result of a proposed minor subdivision.

Hearing: Thursday, February 8, 2007 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Lei Wong, 48 N. Ritters Lane, Owings Mills 21117 -
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 1502 Leslie Road Dundalk MD 21222	Telephone 410-262-7940 Cell 410-499-7940 Fax 410-262-7940
Brenda Bond 143 Brandon Road Baltimore MD 21212	Telephone 410-303-9882 Fax 410-321-6944
Bruce E. Doak Gerhold Cross & Etzel, Ltd. Suite 100 320 E. Towsontown Boulevard Towson MD 21286	Telephone 410-823-4470 Fax 410-823-4470
Bill Liddon Shannon-Baum Signs, Inc. 105 Competitive Gears Drive Eldersburg MD 21784	Telephone 410-781-4000 Toll Free 800-355-2295 Fax 410-781-4873
Thomas J. Hoff 406 W. Pennsylvania Avenue Towson MD 21204	Telephone 410-296-3277 Fax 410-296-5326
Linda M. Jones Daft-McCune-Walker 200 East Pennsylvania Avenue Towson, Maryland 21286	Telephone 410-296-3333 Fax 410-296-4705
Richard Hoffman 904 Deltwood Drive Fallston MD 21047	Telephone 410-879-3122 Fax 410-879-3122
Charles E. Merritt 9831 Magledt Road Baltimore, MD 21234	Telephone 410-665-5562 Cell 410-663-5525 Fax 410-663-4315
Garland E. Moore 3225 Ryerson Circle Baltimore, MD 21227	Telephone: 410-242-4263 Fax: 410-242-4263
Linda O'Keefe 523 Penny Lane Hunt Valley, MD 21030	Telephone: 410-555-5366 Fax 410-666-0929 Cell: 443-604-6431
William D. Gulick, Jr. McKee & Associates, Inc. 5 Shawan Place Suite 1 Cockeysville, MD 21030	Telephone: 410-527-1555 Fax: 410-527-1563
Martin Ogle 16 Salix Court Baltimore, MD 21220	Telephone 410-780-5151 Fax 410-780-5188 Cell: 443-629-3411 E-Mail 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.

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

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

410-868-7568

NOTICE OF ZONING HEARING

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CASE NUMBER: 07-249-A

48 N. Ritters Lane

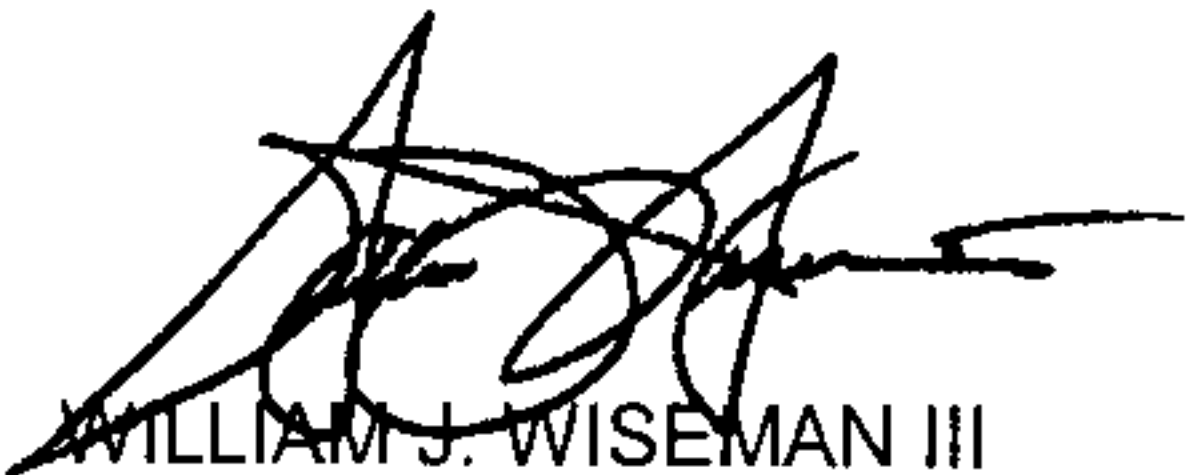
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WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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**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: 07-247-A
Petitioner: Lei WANG
Address or Location: 48 N. RIVERS LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD MEYERS
Address: 4240 KLEIN AVE.
NOTTINGHAM MD. 21236

Telephone Number: 410-868-7568

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!!



5 D-SOUTH 15**2-22-07EAL TMD212PRSRF1STELS



APR 12 2007

ZONG CIGARETTES

Mr. Lei Wang,
48 North Ritters Lane
Owings Mills, MD 21117
NIXIE

~~SECRET~~

04
14
04

1

RETURNED TO SENDER
ATTEMPTED TO
DELIVER TO
SCHOOL
NO ANSWER

*0592-03607-01-01

00000000000000000000

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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
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WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
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c: ☒ Mr. Lei Wang, 48 North Ritters Lane, Owings Mills, Md. 21117
Office of Planning; DEPRM; Bureau of Development Plans Review
People's Counsel; Case File

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Obviously, there is no other option available. The road widening will take place. The home cannot be moved. The need for this variance is present whether or not the Petitioner subdivides his property. Based upon the testimony and evidence offered, I am persuaded to grant the variance. From a legal perspective, the property is unique by virtue of its being added to the Baltimore County Final Landmarks List. 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. Moreover, there were no Protestants present and no adverse comments were submitted by any of the County reviewing agencies. Thus, it appears that the relief requested should be granted. Furthermore, strict compliance with the B.C.Z.R would result in practical difficulty upon the Petitioner, Lei Wang.

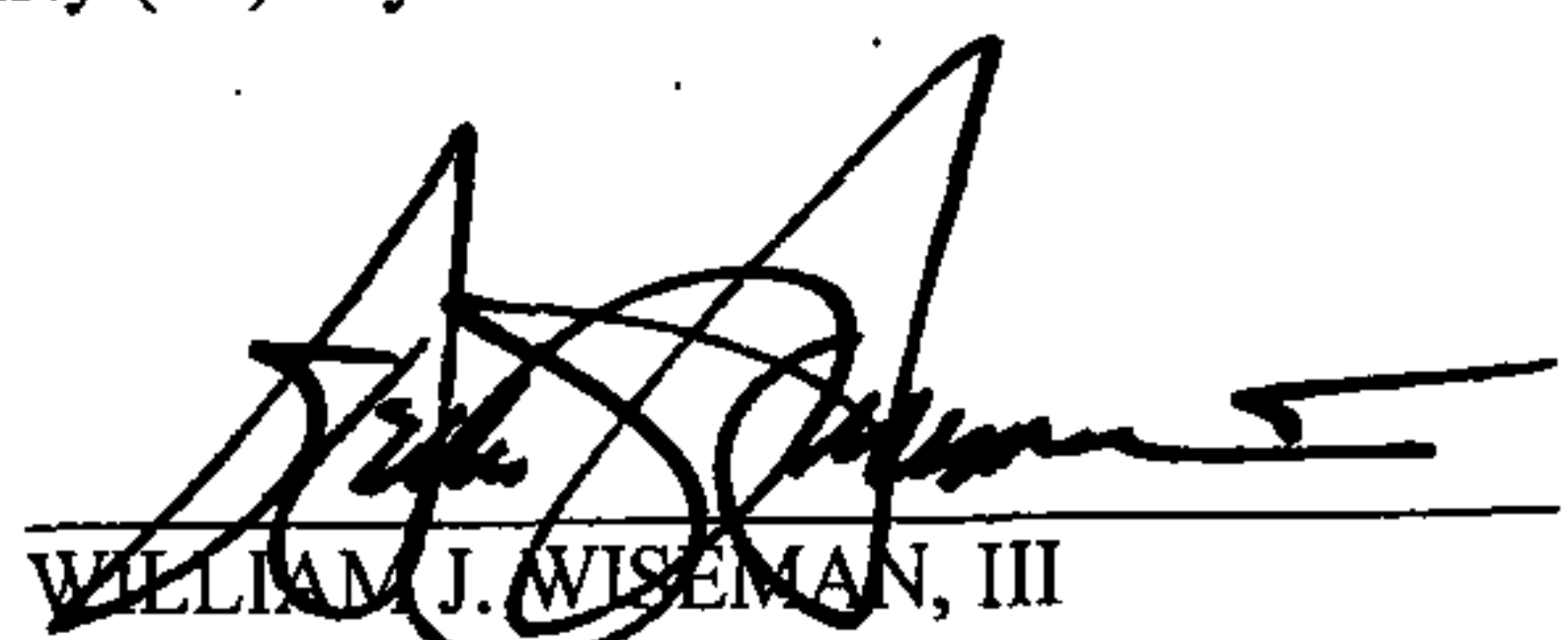
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20th day of February 2007 that the Petition for Variance seeking approval from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback for an existing house of ten (10) feet in lieu of the required thirty (30) feet for proposed highway widening as a result of a planned minor subdivision, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

1. ADVISORY: This Order approves the requested variance but does not address the proposed subdivision. The Petitioner's subdivision proposal to create Lots 1 and 2 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. Development and use of the subject property shall comply with all environmental regulations as set forth in the ZAC comments submitted by DEPRM, dated January 25, 2007, a copy of which is attached hereto and made a part hereof.
4. 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

BW
Jm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *ML*

DATE: January 25, 2007

SUBJECT: Zoning Item # 07-249-A
Address 48 N. Ritters Lane
(Wong 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: M. Kulis

Date: December 2006



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 31, 2007

Lei Wang
48 N. Ritters Lane
Owings Mills, MD 21117

Dear Ms. Wang:

RE: Case Number: 07-249-A, 48 N. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Ronald B. Meyer 4240 Klein Avenue Nottingham 21236

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

249

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

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

SUBJECT: Zoning Advisory Committee Meeting
For December 11, 2006
Item Nos. 07-240, 242, 244, 245, 246,
247, 249 and 251

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-12112006.doc

BW ~~BW~~ 2/8
Jm

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



1-25-07
JAN 25 2007

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination *ML*

DATE: January 25, 2007

SUBJECT: Zoning Item # 07-249-A
Address 48 N. Ritters Lane
(Wong 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: M. Kulis

Date: December 2006

BW
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) 7-249- 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 Dave Green in the Office of Planning at 410-887-3480.

Prepared By: _____

CTM

Division Chief: _____

Super Lark

CM/LL

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



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. 7-249A
48 N. RITTERS LANE
LEI WONG PROPERTY
VARIANCE TO PERMIT FRONT YARD
SETBACK FOR AN EXISTING HOUSE

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. 7-249A.

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,

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



CASE # 07-244

I DID NOT PREPARE THE SITE PLAN FOR THIS
ZONING CASE.

THOMAS J. HOFF

A handwritten signature in cursive script, appearing to read "Thomas J. Hoff", written in dark ink.

Case No.:

07-249-A

48 N. RITTERS LANE

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Land Mark DESIGNATION RITTER-MOODS HOUSE	
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

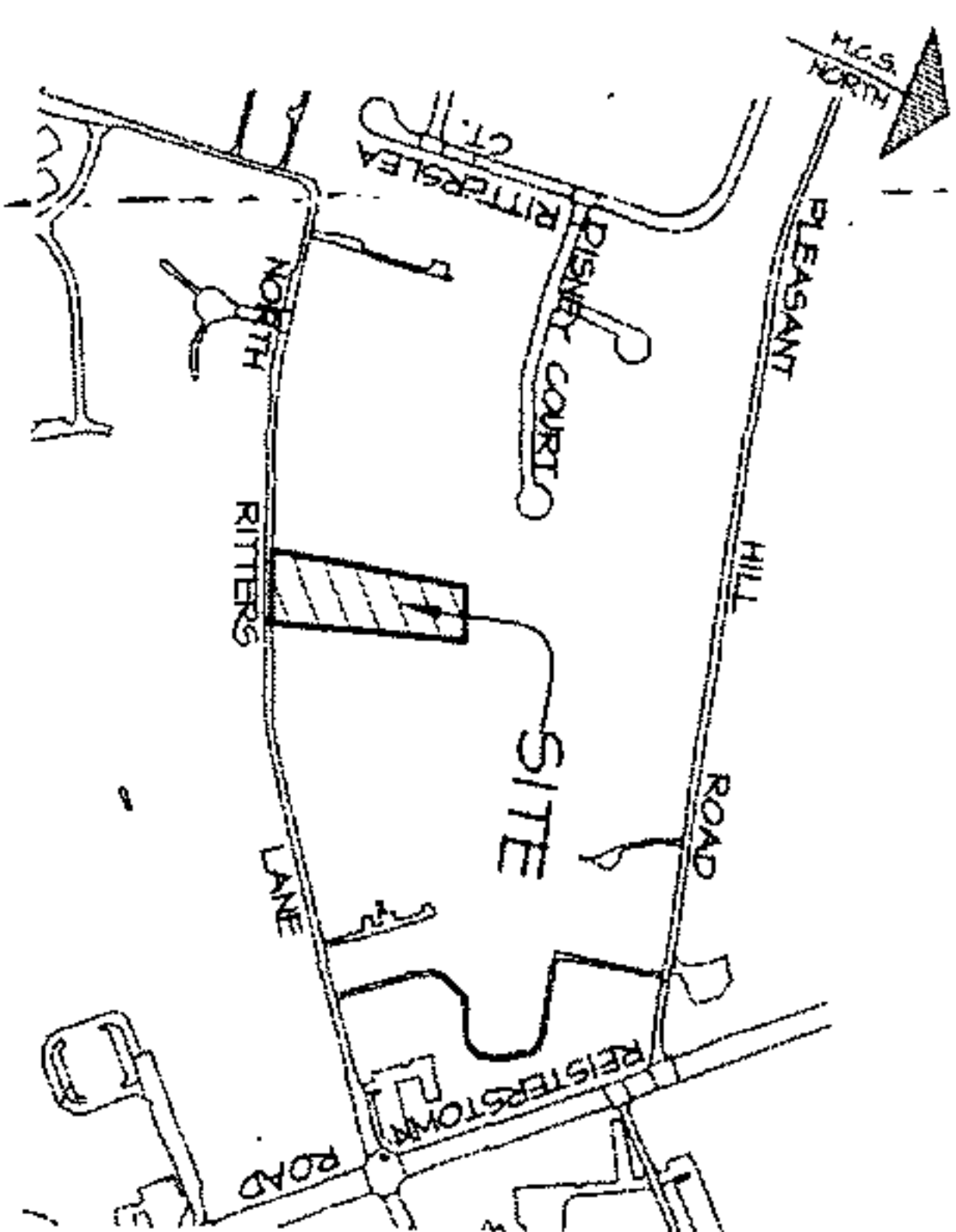
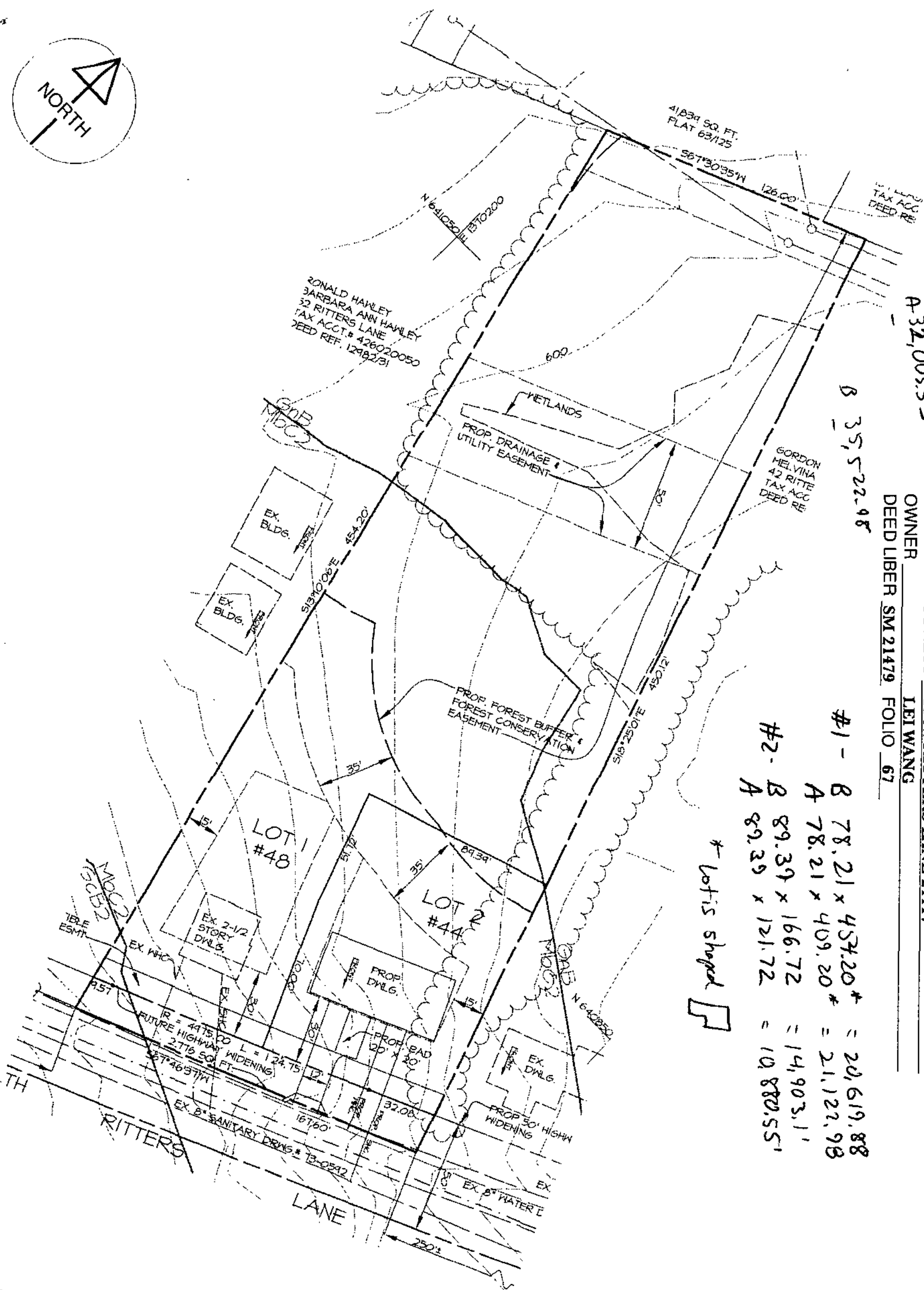
A-32,003.53

PROPERTY ADDRESS 48 N. RITTERS LANE 21117
OWNER LEI WANG
DEED LIBER SM 21479 FOLIO 67

B 35,522.98

#1 - B 78.21 x 434.20' = 20,619.88
A 78.21 x 409.20' = 21,122.98
#2 - B 89.39 x 166.72 = 14,903.11
A 89.39 x 121.72 = 10,880.55

* Lot is shaped 



VICINITY MAP
1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 4
COUNCILMANIC DISTRICT 4
ZONING DR 3.5
LOT SIZE 1.52 ACRES 66.211 SQ FT
SEWER PUBLIC WATER PUBLIC
CHESAPEAKE BAY
CRITICAL AREA NO
100 YEAR FLOOD PLAIN YES
HISTORIC PROPERTY/ BUILDING YES
PRIOR ZONING HEARING NONE

PETITIONER'S

EXHIBIT NO. 1

ZONING OFFICE USE ONLY

REVIEWED BY ITEM # CASE #

PREPARED BY RBM/TJH SCALE OF DRAWING 1" = 60'

Office of Planning

401 Bosley Avenue, Suite 406
Towson, Maryland 21204
Tel: 410-887-3211 • Fax: 410-887-5862
E-mail: planning@co.ba.md.us



Baltimore County

James T. Smith, Jr., County Executive
Arnold F. 'Pat' Keller, III, Director

July 26, 2006

Lei Wang
48 Ritters Lane
Owings Mills, MD 21117

Re: Ritter-Moore House, 48 Ritters Lane

Dear Mr. Wang:

This letter is to inform you that the Ritter-Moore House located at 48 Ritters Lane was added to the Baltimore County Final Landmarks List by vote of the County Council on December 1, 2006. A copy of Bill No. 50-06 is attached for your reference. Information is also enclosed which answers frequently asked questions about a property being placed on the Baltimore County Final Landmarks List.

Please do not hesitate to contact our office, if we can be of assistance to you at any time at 410-887-3495.

Sincerely,

A handwritten signature in cursive script, appearing to read "Vicki Nevy".

Vicki Nevy
Administrator/Secretary

VKN:vkn
Enclosures

PETITIONER'S

EXHIBIT NO.

2

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2006, Legislative Day No. 9

Bill No. 50-06

Mr. John Olszewski, Sr., Chairman
By Request of County Executive

By the County Council, May 1, 2006

A BILL
ENTITLED

AN ACT concerning

Final Historical Landmarks List

FOR the purpose of adding new landmarks to the Final Historical Landmarks List; and generally relating to the Baltimore County Historical Landmarks List.

WHEREAS, the Landmarks Preservation Commission has met and compiled a preliminary list of additional structures to be added to the Final Historical Landmarks List; and

WHEREAS, the following structures have been identified on the preliminary landmarks list by the Commission and have been reviewed by the County Executive; and

WHEREAS, a public hearing was held by the County Council on March 20, 2006 to determine which structures should be included on the "final landmarks list"; and

WHEREAS, the County Council finds that the following structures contribute substantially to the architectural and historical heritage of the county, state or nation; now, therefore

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
~~Strike-out~~ indicates matter stricken from bill.
Underlining indicates amendments to bill.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE

COUNTY, MARYLAND that new items 286 through 323, inclusive, be and they are hereby added to the Final Historical Landmarks List, to read as follows:

Final Historical Landmarks List

The following historical landmarks are hereby adopted as part of the Final Historical Landmarks List:

- (286) Sherwood House, 2002 Cromwell Bridge Road
- (287) Sherwood barn, 2008 Cromwell Bridge Road
- (288) Sherwood corn-crib, 2010 Cromwell Bridge Road
- (289) Sherwood apple house (run-in shed), 2012 Cromwell Bridge Road
- (290) Sherwood farmer's cottage, 2004 Cromwell Bridge Road
- (291) Eck farmer's cottage, 1986 Cromwell Bridge Road
- (292) Eck barn, 1988 Cromwell Bridge Road
- (293) Eck grain barn/corn-crib, 1990 Cromwell Bridge Road
- (294) Eck Silo barn, 1996 Cromwell Bridge Road
- (295) Eck Bull barn, 1994 Cromwell Bridge Road
- (296) other Cromwell Valley Park structures: Spring with rock-walled enclosure;
- (297) Cemetery adjoining the Jenifer property; and
- (298) Cemetery southwest of the Merrick house
- (299) "Overland Farm" (Christian Hertzler House), 13401 Manor Road, Hydes vicinity,
EXCLUDING THE 1950s ADDITION TO THE HOUSE
- (300) Butler (Gent) Store, 14924 Falls Road, Butler
- (301) Traver-Barrett House, 172 Winters Lane, Catonsville
- (302) Law Building - Second National Bank, 405 Washington Avenue, Towson
- (303) Odd Fellows Lodge Hall #79, 511 York Road, Towson

- (304) Baltimore County Bank, 500 York Road, Towson
 - (305) Redstone-Chew House, 512-514 Virginia Avenue, Towson
 - (306) Bluestone-Chew House, 518 Virginia Avenue, Towson
 - (307) Wayside Cross, York Road at Shealy Avenue, Towson
 - (308) Shealy Cemetery, 515 Shealy Avenue, Towson
 - (309) Maryland & Pennsylvania RR Bridge Abutments, York Road at Towsontown Boulevard, Towson
 - (310) Carver School, 300 Lennox Avenue, East Towson
 - (311) McIntosh Law Office, 600 West Chesapeake Avenue, West Towson
 - (312) Gwynn-Weiskittel House, 6905 Bellona Avenue, Rodgers Forge vicinity
 - (313) Bare Hills School, 6229 Falls Road, Bare Hills
 - (314) Towson High School (1949), 69 Cedar Avenue, Towson
 - (315) Berean Farm Barn, 2808 Benson Mill Road, Berean
 - (316) Mt. Zion A.M.E. Church, 12728 Manor Road, Long Green
 - (317) "Pleasant Meadows" farmstead, springhouse, and core of the shed east of the farmstead,
14601 Western Road, Western Run Valley
 - (318) Lanius House, 301-303 Main Street, Reisterstown
 - (319) "Batchelor's Store," 16951 York Road, Hereford
 - (320) Parker-Stevenson House, 1721 Belfast Road, Butler vicinity
 - (321) Edrich House, 3201 Edrich Way, Granite vicinity
 - (322) Ritter-Moore House, 48 Ritters Lane, Owings Mills High School vicinity
 - (323) Woodhall Wine Cellars farmhouse, carriage house, springhouse, bank barn, and retaining
wall, 17912 York Road, Wiseburg vicinity
- SECTION 2. AND BE IT FURTHER ENACTED, that this Final Historical Landmarks List shall be

maintained by the Landmarks Preservation Commission as provided in Section 32-7-105 of the Baltimore County Code, 2003, as amended.

SECTION 3. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-five days from the date of its enactment.

b05006.wpd

[Click here for a plain text ADA compliant screen.](#)



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

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

Account Identifier: District - 04 Account Number - 0403067300

Owner Information

Owner Name: WANG LEI Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 48 RITTERS LN Deed Reference: 1) /21479/ 67
OWINGS MILLS MD 21117 2)

Location & Structure Information

Premises Address Legal Description
48 RITTERS LN 1.52 AC
48 RITTERS LN
1/4 MILE W OF REI

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: Plat Ref:
58	14	664						1	

Special Tax Areas Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1921	1,470 SF	1.51 AC	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2006 07/01/2007	
Land:	52,550	115,610		
Improvements:	69,740	122,300		
Total:	122,290	237,910	122,290	160,830
Preferential Land:	0	0	0	0

Transfer Information

Seller: CRAWFORD ALBERT J	Date: 02/25/2005	Price: \$213,000
Type: IMPROVED ARMS-LENGTH	Deed1: /21479/ 67	Deed2:
Seller: CRAWFORD WILLIAM FRANCIS	Date: 07/22/1986	Price: \$42,500
Type: IMPROVED ARMS-LENGTH	Deed1: / 7236/ 644	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:

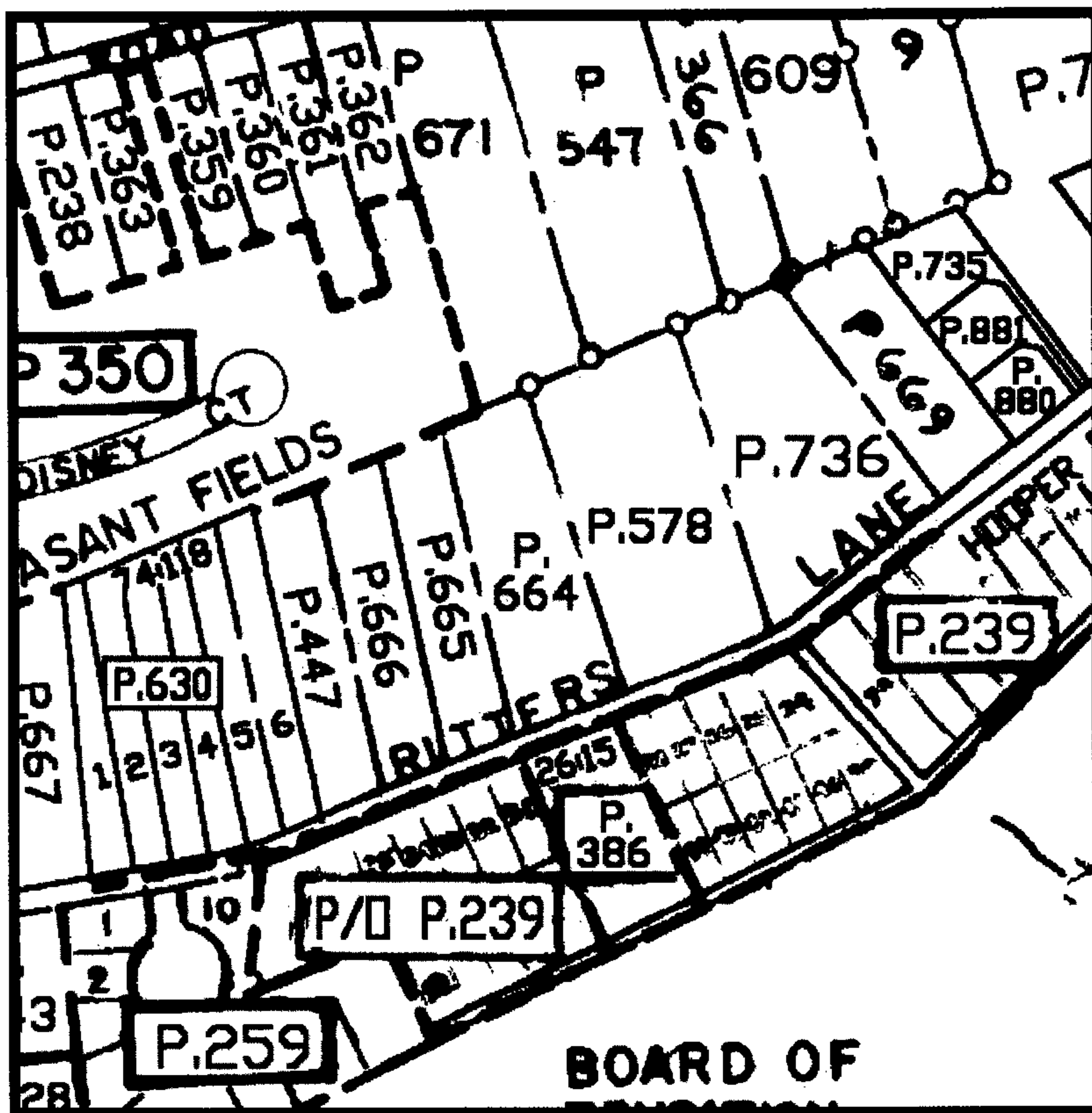
* NONE *



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

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District - 04 Account Number - 0403067300



Property maps provided courtesy of the Maryland Department of Planning ©2004.
 For more information on electronic mapping applications, visit the Maryland Department of Planning
 web site at www.mdp.state.md.us/webcom/index.html

IN RE: **PETITION FOR VARIANCE**

N/S N Ritters Lane, 1,320' W

C/line Reisterstown Road

(48 N. Ritters Lane)

4th Election District

4th Council District

Lei Wang, Legal Owner

Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* **Case No. 07-249-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, Lei Wang. The Petitioner requests variance approval from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback for an existing house of ten (10) feet in lieu of the required thirty (30) feet for a proposed highway widening as a result of a planned minor subdivision. 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 a minor subdivision of the property. There were no Protestants or other interested persons present.

Testimony and evidence offered disclosed that the subject property is a rectangularly shaped parcel located on the north side of North Ritters Lane not far from Reisterstown Road (MD 140) in Owings Mills. The property contains a gross area of 1.52 acres, more or less, zoned D.R3.5 and improved with a 2-1/2 story historic single-family dwelling known as the Ritter-