IN RE: PETITION FOR VARIANCE NW/s Old Harford Road, 336' SW c/l Old Bedlington Drive **(8818 Old Harford Road)** 9th Election District 5th Council District	* * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY
Donald Fackett *Petitioner*	*	Case No. 07-316-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for a Variance filed by the legal owner of the subject property, Donald Fackett, through his attorney John B. Gontrum, Esquire. The Petitioner is requesting a variance from Sections 202.3.C.2.b and 202.3.C.2.c of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit parking in the front yard in lieu of parking in the rear yard with a side yard setback of 3 feet in lieu of a required 10 feet setback respectively, or alternatively, from Section 409.4.A of the B.C.Z.R. to permit 2 way movement on a driveway 12 feet in width to access rear parking, in lieu of the required 20 feet. The subject property and requested relief are more particularly described on the amended 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 requests were Donald Fackett, property owner, Rick Richardson P.E. of Richardson Engineering, LLC, the consultant who prepared the site plan for the property, and John B. Gontrum, Esquire, representing the Petitioner. Appearing in opposition to the Petitioner's request was Robert Gorman, an abutting property owner, at 8820 Old Harford Road. There were no other interested persons present; however, it is noted that letters were received from nearby residential neighbors, namely, Frederick C. Davis, William and Robin Norcross and Joan Gerhardt, stating a preference of

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Date 3-26-07
By

having 2-way traffic movement on a 12 foot wide driveway as opposed to parking in front of the building.

Testimony and evidence presented revealed that this subject property is a narrow configured rectangularly shaped parcel 231 feet deep x 51 feet wide, containing 0.252 acres in net area, zoned R-O-A. The property is located just west of Joppa Road in Parkville and has been improved with a dwelling originally built in 1943 that has essentially been reconstructed by Mr. Fackett. The property has been used for many years as a dwelling as evidenced by the deed history received as Petitioner's Exhibits 2a and 2b. Mr. Fackett's predecessor, Robert Pacocha used the improvements for dwelling purposes from 1997 until his conveyance to Mr. Fackett in November, 2005. He sought to improve the dwelling, which he testified was in poor condition, by rebuilding over the old footprint, but did not impermissibly enlarge the dwelling beyond that permitted for Class A office buildings in the R-O-A zone. Mr. Fackett obtained permits from the County to make the improvements, but did not obtain the requisite permits to pave the area in front of the dwelling, or convert the dwelling to office use, which he has done. Consequently, this matter comes to me as an open violation case, and variance relief is necessary in order to obtain the use and occupancy permit, which has not yet been issued. As outlined above, the only open issues pertain to the parking area, requiring a variance.

In this regard, letters from the neighbors advocate that a residential appearance be maintained expressing concern over the request for parking in the front of the building and also over the extent of the paving. A comment was also filed by the Office of Planning expressing the same concerns and also indicating no objection to the request for parking in the rear of the building.

Testimony indicated that Mr. Fackett intends to use the building primarily for his own professional office use although it is possible that other, non-medical uses might share the site.

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By

He operates a commercial and multi-family construction plumbing business. The equipment and trucks of the business will not be housed at this location, but kept either at the various work sites or at his contractor's equipment storage yard. Mr. Fackett's supervisory employees are provided pick-up trucks as part of their employment, and these also would not be stored or parked at the subject site overnight. Indeed, the only working staff at the location would be a few office workers, who assist Mr. Fackett in preparing and maintaining payroll, billing, invoices and related job records, bids, etc. Due to the nature of the office use the site will not be highly utilized by visitors or customers. Because Mr. Fackett deals solely with commercial contracts, he does not have show rooms or other facilities that would attract residential customers. Normal business hours for office uses such as this will be kept.

Mr. Richardson testified that the variances are required primarily because of the narrow configuration of the property and the location of the building in the center of the lot. The property with 50 feet of road frontage on Old Harford contains a building that is 28 feet wide and sits back 79 feet from the edge of the right of way. The driveway that runs along the northeast side of the lot, next to Mr. Gorman's property, appears to have been so configured for many years in order to serve the existing three car garage of some age at the rear of the property. Parking could be placed in the rear portion of the lot, but there would still be the need to have a side yard setback variance given the width of the property. Apparently, the property owners, William and Wendy Stumpf, to the south of the property are on good terms with Mr. Fackett and do not oppose the requests.

It was pointed out by Mr. Richardson that despite remodeling efforts there are issues with compliance with the American Disabilities Act, and handicap access from the front is far easier than from the rear. The front door has been sized in compliance with the Act. The rear of the

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building requires stairs and a door that sits higher off the ground level. Access in this area would prove problematic and require wheelchair ramps.

Based on the testimony and the description of the kind of office use proposed by Mr. Fackett that will not produce high traffic to and from his site, I find that the rear of the site can safely be accessed by vehicles despite the restraint of a one-way movement. The narrow driveway, however, might create a safety issue with high volume uses such as medical or dental offices.

Mr. Gorman's issues really had less to do with the requested variances than with issues of landscaping and water run off from the rear of the property. Mr. Gorman expressed his belief that the Petitioner had shifted a swale running between the properties exacerbating the flow onto his site, creating a wet condition on the rear (western end) of his property. Mr. Gorman's property is zoned R-O and is improved with parking as shown on Exhibit 1 and in the aerial photos, which were introduced as Petitioner's Exhibit 3.

At the hearing the Petitioner offered to modify his request in response to the issues raised by the community's correspondence and by the Office of Planning and also to address Mr. Gorman's concerns. Accordingly, a modification to the site plan was proposed. A roughed out sketch was prepared by Mr. Richardson and presented at the hearing. The modified site plan, a small version is attached to this Order, depicts removal of a substantial portion of the paving along the front and side of Petitioner's property. There will be room for three (3) spaces in the front of the dwelling, primarily to accommodate handicapped access. These spaces will all sit ten (10) feet off of the side property line. A landscaped buffer will be installed between the neighbor's property to the south and the parking area in front of the site. In addition, paving will be removed from the southeast side adjacent to the entrance onto the site and landscaping will be provided to screen the parking area and front of the building. Additionally, the parking will be

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By

pulled back further from Old Harford Road than the existing parking provided for the adjacent R-O site of Mr. Gorman and even with the parking of cars in the driveways on the residences to the south of the site.

The aerial photographs (Exhibits 3c and 3d) and the site plan show that most of the residences across Old Harford Road are fairly close to the street. The front of most of the these dwellings are used for parking, and there is front yard paving on the properties directly across the street from the subject site. By mandating removal of the paving field as indicated on the modified site plan (Petitioner's Exhibit 5) and by requiring landscaping, this site will be buffered more than any of the properties in the neighborhood from the street. This will certainly be consistent with the purpose and intent of the R-O-A zone to operate as a transition zone from the more intense uses along Joppa Road into the residential community. The balance of the seven (7) required parking spaces will be located in the rear of the site. The rear will also be landscaped with Leyland Cypress trees along the R-O site to the northeast as indicated on the attached plan. There is just enough room between the front of the existing garage and the rear of the building to allow an 18 foot long parking space and a maneuvering area. Four (4) spaces just fit with the requested side yard variance. Additionally, an asphalt berm will be provided along the northern edge of the parking/driveway areas to carry storm water run off away from the Gorman property.

Section 307.1 of the BCZR states that variances from the regulations may only be granted where "special circumstances or conditions exist that are peculiar to the land or structure ... and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship."

Although I believe that some variance relief is justified for the office use based on the shape of the lot in the R-O-A zone and the position of the existing building, I do not believe that

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Date 3-26-97
By DRB

the site plan as proposed in Petitioner's Exhibit 1 adequately addresses the fairness of the extent of the relief requested or consistency with the purposes of the zone. I believe as stated during the hearing that there should be more than removal of paving from along the entrance way into the site, and adequate landscaping in the front of the property should be provided. Mr. Fackett has no doubt improved the building over what previously existed insofar as the community is concerned, but more should be done with less paving.

Accordingly, I believe that a revised zoning site plan consistent with that attached to this Order should be submitted. The revised plan is based on the rough sketches presented at the hearing and addresses the issues raised by the Office of Planning and by the neighbors by putting up a buffer area while granting Petitioner necessary relief. It appears that without the area variances being granted that there would indeed be a practical difficulty and that the solution proposed by the attached exhibit is the minimum required to do substantial justice to the Petitioner as well as to other immediate property owners. Finally, it appears that the variances as modified are within the spirit and intent of the Master Plan and BCZR.

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

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 26th day of March, 2007, that the Petition for Variance seeking relief from Section 202.3.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking setback of 3 feet from the property line (southern boundary) in lieu of the required 10 feet in the rear of the building and from Section 202.3.C.2.c. of the B.C.Z.R. to permit parking in the front of the building instead of the side and rear for no more than three (3) spaces and finally from B.C.Z.R. Section 409.4A to permit two way movement on a driveway 12 feet in width in lieu of the

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Date 3-26-07
By

required 20 feet in accordance with Petitioner's modified site plan marked as Exhibit 5, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

2) Petitioner shall remove the paving from the front of the property as indicated on the attached plan and shall install the approved landscaping within 90 days of this Order.

3) The property shall not be used for medical or dental offices.

4) No vehicles larger in size than a three quarter ton pickup truck may be stored or kept overnight on the subject property.

5) When reconfiguring the parking and drive isle areas, the impervious surface should be built up by installing an asphalt curb or beam along the northeastern edge of the driveway that will run from the rear of the paved area up to the front of the existing building on the site.

Any appeal of this decision must be taken in accordance with Section 32-3-401 of the Baltimore County Code.

WILLIAM J. WISEMAN III
Zoning Commissioner For
Baltimore County

WJW/pz

Attachment

ORDER RECEIVED FOR FILING
Date 3-26-07
By

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 26, 2007

John Gontrum, Esquire
Whiteford, Taylor & Preston, L.L.P.
210 W. Pennsylvania Avenue
Towson, MD 21204

RE: **PETITION FOR VARIANCE**
NW/s Old Harford Road, 336' SW c/l Old Bedlington Drive
(8818 Old Harford Road)
Donald Fackett, Petitioner
Case No. 07-316-A

Dear Mr. Gontrum:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:pz
Enclosure

c: Donald Fackett, 9524 Powderhorn Lane, Baltimore MD 21234
Janina Laye, 8413 Old Harford Road, Baltimore MD 21234
Rick Richardson, Richardson Engineering LLC, 30 East Padonia Road, # 500, Timonium MD 21093
Donna Aquilano, 3525 East Joppa Road, Parkville MD 21234
Robert Gorman, 8820-B Old Harford Road, Baltimore MD 21234
Joan Gerhardt, 8821 Old Harford Road, Parkville MD 21234
William and Robin Norcross, 8819 Old Harford Road, Parkville MD 21234
Frederick Davis, 8761 Old Harford Road, Parkville MD 21234
People's Counsel; DEPRM; Case File
Code Enforcement

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8818 Old Harford Rd

which is presently zoned RDA

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)

Section 202.3.C.2.c or 409.4.A – To permit parking in the front yard with a side setback of 3 feet in lieu of the required side or rear and 10 feet, respectively, or alternatively, to permit 2-way movement on a driveway 12 feet in width, to access rear parking, in lieu of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Positioning of existing structures denies rights afforded similar properties in area and creates practical difficulty and for other reasons to be discussed at the 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

Legal Owner(s):

Donald Fackett

Name - Type or Print

Signature

Name - Type or Print

Signature — 410-668-6510

9524 Powder Horn Lane

Address — Telephone No.

Balt., Md 21234

City — State — Zip Code

Attorney For Petitioner:

John B. Gontrum

Name - Type or Print

Signature

Whiteford, Taylor & Preston

Company

210 W. Pennsylvania Ave — 410-832-2000

Address — Telephone No.

Towson Md 21204

City — State — Zip Code

Representative to be Contacted:

Name

Address — Telephone No.

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By KD Date 1/11/07

Case No. 07-316-A

ORDER RECEIVED FOR FILING
Date 3-26-07
By DSW

REV 9/15/98

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

ZONING DESCRIPTION
8818 OLD HARFORD ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

5th Councilmanic District

BEGINNING FOR THE SAME at a point on the North side right-of-way of Old Harford Road, a right-of-way (60) feet in width, at a distance of 336'+/- southwest from the centerline intersection of Bedlington Drive, a right-of-way (40) feet in width. Thence leaving said point of beginning; the three following courses and distances: (1) North 58 degrees 40 minutes 00 seconds West 231.05 feet, (2) South 23 degrees 21 minutes 08 seconds West 51.47 feet, (3) South 58 degrees 40 minutes 00 seconds East 200.39 feet, to a point on the North side right-of-way of Old Harford Road, Thence running and binding on said right-of-way (4) North 56 degrees 06 minutes 00 seconds East 56.13 feet to the point of beginning. Also being known as 8818 Old Harford Road as recorded in the Baltimore County Land Records in Liber 22842 folio 443.

Containing a net area of 0.252 acres or 10,995 square feet of land, more or less.

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

1/9/07

Item # 316

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 23095

DATE 1/4/07 ACCOUNT 001-006-650

AMOUNT $ 525.00

RECEIVED FROM:

FOR: variance hearing case #07-316-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

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: #07-316-A
8818 Old Harford Road
N/west side of Old Harford Road, 336 feet +/- southwest of centerline of Bedlington Drive
9th Election District - 5th Councilmanic District
Legal Owner(s): Donald Fackett

Variance: (Section 202.3.C.2.c or 409.4.A) to permit parking in the front yard with a side setback of 3 feet in lieu of the required side or rear and 10 feet, respectively, or alternatively, to permit 2-way movement on a driveway 12 feet in width, to access rear parking, in lieu of the required 20 feet.

Hearing: Friday, March 9, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 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.

2/336 February 22 125517

CERTIFICATE OF PUBLICATION

2/22/, 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 2/22/, 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.: 07-316-A

Petitioner/Developer: DONALD FACKETT

Date of Hearing/Closing: 3-9-07

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

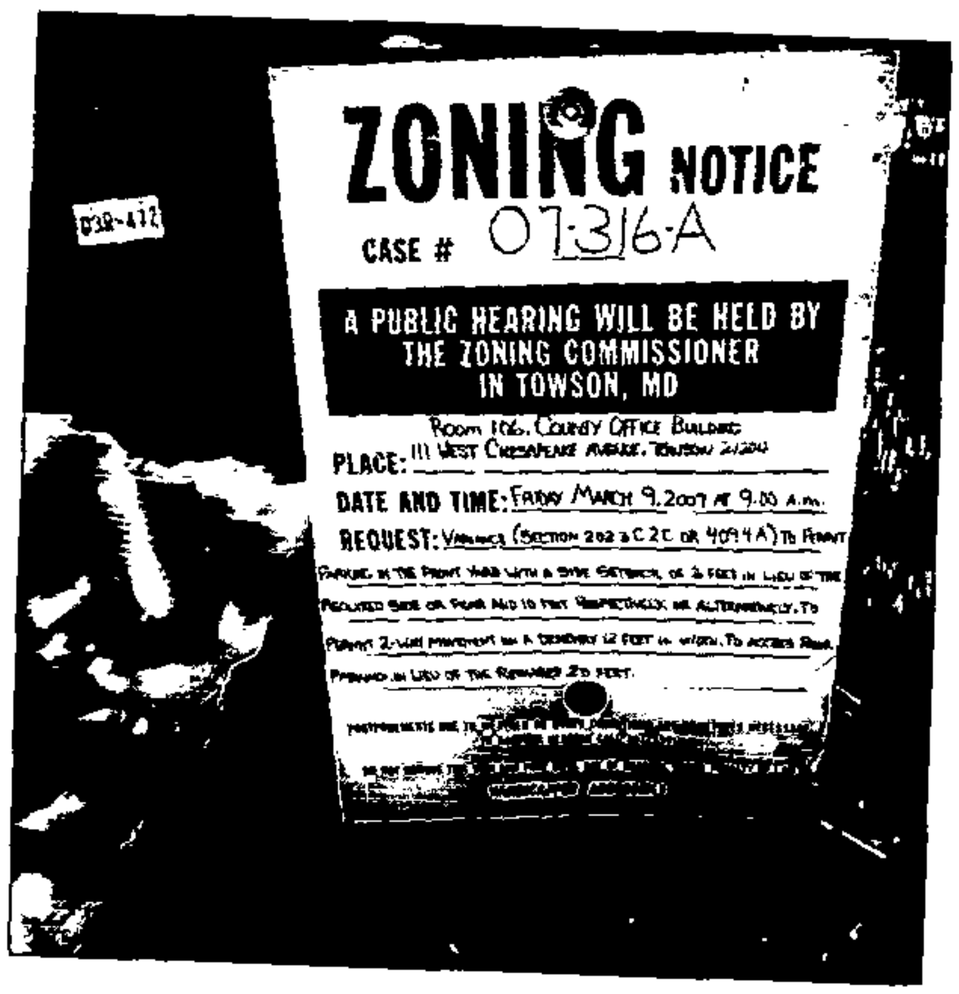
ATTN: Kristen Matthews {(410) 887-3394}

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: 8818 OLD HARFORD RD

The sign(s) were posted on 2-22-07
(Month, Day, Year)

Sincerely,



Robert Black 2-23-07
(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)

RE: PETITION FOR VARIANCE 8818 Old Harford Road; NW/S Old Harford Road, 336' SW c/line Bedlington Drive 9th Election & 5th Councilmanic Districts Legal Owner(s): Donald Fackett Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 07-316-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 2nd day of February, 2007, 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
FEB 02 2007
Per.....

TO: PATUXENT PUBLISHING COMPANY
Thursday, February 22, 2007 Issue - Jeffersonian

Please forward billing to:
Donald Fackett
9524 Powder Horn Lane
Baltimore, MD 21234

410-668-6510

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: 07-316-A
8818 Old Harford Road
N/west side of Old Harford Road, 336 feet +/- southwest of centerline of Bedlington Drive
9th Election District – 5th Councilmanic District
Legal Owners: Donald Fackett

Variance (Section 202.3.C.2.c or 409.4.A) to permit parking in the front yard with a side setback of 3 feet in lieu of the required side or rear and 10 feet, respectively, or alternatively, to permit 2-way movement on a driveway 12 feet in width, to access rear parking, in lieu of the required 20 feet.

Hearing: Friday, March 9, 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

February 7, 2007

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

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: 07-316-A
8818 Old Harford Road
N/west side of Old Harford Road, 336 feet +/- southwest of centerline of Bedlington Drive
9th Election District – 5th Councilmanic District
Legal Owners: Donald Fackett

Variance (Section 202.3.C.2.c or 409.4.A) to permit parking in the front yard with a side setback of 3 feet in lieu of the required side or rear and 10 feet, respectively, or alternatively, to permit 2-way movement on a driveway 12 feet in width, to access rear parking, in lieu of the required 20 feet.

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

Timothy Kotroco
Director

TK:klm

C: John Gontrum, 210 W. Pennsylvania Avenue, Towson 21204
Donald Fackett, 9524 Powder Horn Lane, Baltimore 21234

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, FEBRUARY 22, 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.

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: 07-316-A

Petitioner: _____

Address or Location: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Donald Brickett

Address: 9524 Powder Horn Lane
Baltimore, md 21234

Telephone Number: 410-668-6510

Revised 7/11/05 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

February 28, 2007

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

Dear Mr. Gontrum:

RE: Case Number: 07-316-A, 8818 Old Harford Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 11, 2007.

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
Donald Fackett 9524 Powder Horn Lane Baltimore 21234

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 6, 2007

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

SUBJECT: 8818 Old Harford Road

INFORMATION:

Item Number: 7-316

Petitioner: Donald Fackett

Zoning: ROA

Requested Action: **Variance**

Section 202.5 of the Baltimore County Zoning Regulations (BCZR) states that a dwelling located in an RO-A zone must be occupied as a residential use for five years before submitting a plan for conversion to a Class A Office. Since the petitioner purchased the subject property on November 3rd, 2005 (*according the Maryland Department of Taxation and Assessments – Map 71, Parcel 814*) this Office has concerns that the petitioner had not resided at the subject property for the minimum required time period prior to converting the property from residential use to Class A office use.

The petitioner is seeking relief from section 202.3.C.2.c to provide parking in the front yard of the property in lieu of the required side or rear. It is clear from field inspection that parking in the side yard(s) would be practically difficult if not impossible to achieve. After review of the site plan submitted, there appears to be adequate space in the rear portion of the property to satisfy all parking requirements.

Therefore the Office of Planning does not oppose the petitioner's request to permit 2-way movement on a driveway 12 feet in width, to access the rear parking, in lieu of the required 20 feet. However, this office does <u>not support</u> the petitioner's request to permit parking in the front yard with a side setback of 3 feet in lieu of the required side or rear yard with a side yard setback of 10 feet. As previously stated, sufficient rear yard area exists to satisfy all parking requirements (*1,568 sq. ft / 1000 = 1.568 x 3.3 parking spaces per square foot = 5.174 spaces or 5 total spaces*).

Further, this Office recommends that the petitioner remove <u>all</u> macadam paving from the front of the subject property and return the front of the property to the previous conditions. This is

justified in part by observations made within the East Joppa Road Corridor Community Plan (as adopted by County Council), of which the subject property is located.

- *Note: "Executive Summary", notes that the cumulative impact from excessive paving on small RO and ROA properties has a deleterious effect on surrounding residential uses.* (East Joppa Road Corridor Community Plan, pg. 6)

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

Reviewed by: _____

Division Chief: _____
AFK/LL: CM

W:\DEVREV\ZAC\7-316.doc

-BW 3/9
9AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 6, 2007

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

RECEIVED
MAR - 8 2007
ZONING COMMISSIONER

SUBJECT: 8818 Old Harford Road

INFORMATION:

Item Number: 7-316

Petitioner: Donald Fackett

Zoning: ROA

Requested Action: **Variance**

Section 202.5 of the Baltimore County Zoning Regulations (BCZR) states that a dwelling located in an RO-A zone must be occupied as a residential use for five years before submitting a plan for conversion to a Class A Office. Since the petitioner purchased the subject property on November 3rd, 2005 (*according the Maryland Department of Taxation and Assessments – Map 71, Parcel 814*) this Office has concerns that the petitioner had not resided at the subject property for the minimum required time period prior to converting the property from residential use to Class A office use.

The petitioner is seeking relief from section 202.3.C.2.c to provide parking in the front yard of the property in lieu of the required side or rear. It is clear from field inspection that parking in the side yard(s) would be practically difficult if not impossible to achieve. After review of the site plan submitted, there appears to be adequate space in the rear portion of the property to satisfy all parking requirements.

Therefore the Office of Planning does not oppose the petitioner's request to permit 2-way movement on a driveway 12 feet in width, to access the rear parking, in lieu of the required 20 feet. However, this office does not support the petitioner's request to permit parking in the front yard with a side setback of 3 feet in lieu of the required side or rear yard with a side yard setback of 10 feet. As previously stated, sufficient rear yard area exists to satisfy all parking requirements (*1,568 sq. ft / 1000 = 1.568 x 3.3 parking spaces per square foot = 5.174 spaces or 5 total spaces*).

Further, this Office recommends that the petitioner remove all macadam paving from the front of the subject property and return the front of the property to the previous conditions. This is

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

January 26, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 22, 2007

Item Number: 304 and 307 through 321 316

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: February 5, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For February 5, 2007
Item Nos. 07-316, 323, 325, 328, 330, 331, 332, and 333

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-02052006.doc

Martin O'Malley, *Governor*
Anthony Brown, *Lt. Governor*

SHA
State Highway Administration
Driven to Excel
Maryland Department of Transportation

John D. Porcari, *Secretary Designate*
Neil J. Pedersen, *Administrator*

Date: FEBRUARY 1, 2007

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

RE: Baltimore County
Item No. 7-316 A
8818 OLD HARFORD ROAD
DONALD FACKETT PROPERTY
VARIANCE

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. 7-316-A.

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 A. Bailey

for Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 4, 2007

Mr. Robert W. Gorman
9030 Naygall Road
Baltimore, MD 21234

RE: RE: **PETITION FOR VARIANCE**
NW/s Old Harford Road, 336' SW c/l Old Bedlington Drive
(8818 Old Harford Road)
Donald Fackett, Petitioner
Case No. 07-316-A

Dear Mr. Gorman:

In response to your correspondence of April 2, 2007 concerning an inaccuracy within the body of the Order issued in the above-captioned matter on March 26, 2007, the following comments are offered. The error in question relates to the issue of the "driveway and garage configuration." Specifically, Page 3, Paragraph 2, Lines 4 through 6 of the Order indicates that the driveway that runs along the northeast side of the lot, next to Mr. Gorman's property, appears to have been so configured for many years in order to serve the existing three car garage of some age at the rear of the property. Since the error relates to the length of time the driveway/garage have been in existence and does not impact the nature of the relief requested, this letter will serve to correct the Order administratively and will not affect the appeal period. Therefore, pursuant to your request, the error has been duly noted and Page 3, Paragraph 2, Lines 4 through 6, of the Order should be changed to read as follows:

> "The garage and driveway that runs alongside Mr. Gorman's property, and rear parking lot were all recently built by Mr. Fackett in his first phase of redevelopment of the site into a business use."

A copy of this letter shall be incorporated into the case file and made a part of the Order and I trust that this will resolve any discrepancies found therein. Thank you for bringing this matter to my attention and should you need any further assistance in this regard, please do not hesitate to call me.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Donald Fackett, 9524 Powderhorn Lane, Baltimore MD 21234
Janina Laye, 8413 Old Harford Road, Baltimore MD 21234
Rick Richardson, Richardson Engineering LLC, 30 East Padonia Road, # 500, Timonium MD 21093
Donna Aquilano, 3525 East Joppa Road, Parkville MD 21234
Joan Gerhardt, 8821 Old Harford Road, Parkville MD 21234
William and Robin Norcross, 8819 Old Harford Road, Parkville MD 21234
Frederick Davis, 8761 Old Harford Road, Parkville MD 21234
People's Counsel; DEPRM; Case File

Robert W. Gorman
9030 Naygall Road
Baltimore, Maryland 21234

April 2. 2007

RECEIVED
APR - 3 2007
ZONING COMMISSIONER

William J. Wiseman, III
Zoning Commissioner
County Courts Building
401 Bosley Avenue, Suite 405
Towson, MD 21204

Re: Petition for Variance, 8818 Old Harford Road, Donald Fackett - Petitioner

Dear Mr. Wiseman,

This is to correct a mistake in your Findings of Fact and Conclusions of Law statement. You said "The driveway that runs along the northeastern side of the lot, next to Mr. Gorman's property, appears to have been so configured for many years in order to serve the existing three car garage of some age at the rear of the property". I don't know where this "fact" came from. I don't recall it being part of the discussion at the hearing. You are hereby informed that the garage, drive way alongside my property, and rear parking lot were all **recently built** by Mr. FacKett in his first phase of **redevelopment of the site into a business use**. I would appreciate this correction being made as part of the public record.

Sincerely,

Robert. W. Gorman, Architect

February 17, 2007

Zoning Commissioner of Baltimore County
111 West Chesapeake
Room 111
Towson, Md 21204

RE: Case # 07-316-A
8818 Old Harford Rd.

To Whom It May Concern:

I am writing with regard to the above mentioned case. My home is across Old Harford Road from this property at 8761. I have read the petition for variance and I feel that parking in front of the building would not be acceptable. I would not appose the granting of 2-way movement on a 12' wide driveway to access rear parking, as I feel that would help to maintain some of the residential character of the property.

However, I want to bring to your attention that the property owner has already paved the entire front yard of 8818 and has no grass or landscaping. This has caused a great deal of storm water runoff onto Old Harford Rd and is a concern for those of us with homes across the street. It also makes the building look more like an office than a residence. I also want to note that during construction there was a very nice front door on the building that resembled a residential entry. A few weeks ago that was changed to a glass entry door that is common in office buildings. You can clearly see inside that there is an office layout.

It would be my hope that these issues would be addressed during the hearing on March 9, some grassy area would be restored to the front yard and the front door replaced with one that has less commercial appearance. This would help to restore some of the residential character of the property.

Frederick C. Davis Jr.

Frederick C. Davis
8761 Old Harford Rd.

February 17, 2007

Zoning Commissioner of Baltimore County
111 West Chesapeake
Room 111
Towson, Md 21204

RE: Case # 07-316-A
8818 Old Harford Rd.

To Whom It May Concern:

I am writing with regard to the above mentioned case. I live across Old Harford Road from this property at 8821. I have read the Petition for Variance and I feel that parking in front of the building would not maintain a residential character and would be unacceptable. However, I would not appose the granting of 2-way movement on a 12' wide driveway to access rear parking, and I feel that would be the more acceptable solution.

I want to bring to your attention that the property owner has already paved the entire front of the property. This has caused an increase in storm water runoff onto Old Harford Rd which is a concern for those of us with homes across the street. In addition, it makes the building look more like an office than a home. It is also important to note that during construction there was a residential entry door on the building. That was recently changed to a glass entry door that is common in office buildings, also changing the look of the property.

I would hope that these issues will be addressed in the hearing on March 9 and some grassy area be restored to the front in keeping with the effort to maintain a residential character. I have lived many years on Old Harford Road and would like to see the residential look of the street preserved. It is my understanding that the ROA zoning will do that if zoning regulations are observed.

Joan J. Gerhardt

Joan J. Gerhardt
8821 Old Harford Rd.

File

William and Robin Norcross
8819 Old Harford Rd.
Parkville, MD 21234
410-665-6673

February 21, 2007

Zoning Commissioner of Baltimore County
111 West Chesapeake
Room 111
Towson, Md 21204

RE: Case # 07-316-A
8818 Old ~~Harford Rd.~~

Dear Sir/Madam:

This letter is to voice our concerns regarding 8818 Old Harford Rd, zoned ROA, case # 07-316-A regarding the request for variance to permit parking in the front yard with a side setback of 3 feet in lieu of the required side or rear and 10 feet respectively, or alternatively, to permit 2-way movement on a driveway 12 feet in width, to access rear parking, in lieu of the required 20 feet. Since Mr. Fackett purchased 8818 there have been several issues.

- The property remained vacant for several months with out any type of exterior maintenance, i.e. tall grass, newspapers and trash littering the yard and a broken mailbox.
- Mr. Fackett applied for 2 permits- 1 for a new garage and 1 for an addition to the kitchen
- As construction for the garage started, several items occurred.
    - No drain water management was installed when the grass was removed.
    - Since there was no power, a generator was brought in to pump runoff water into the street

  The generator ran at all times of the day and night and caused a disturbance in the neighborhood.
- The house is described on the property record as asbestos shingle. When construction began an outside contractor came and removed the asbestos shingles. This was done with no posted warning of the asbestos hazard, in addition to not using proper control methods. In fact, the debris was discarded into a construction dumpster and the ACM dust blew across the street to our home.

- Weeks later a backhoe started to tear the house down, again not using proper dust control or proper permitting. The permit in place was for a kitchen addition. The concern is that the footprint of the garage as compared to the footprint of the original house is not conforming to code.
- The Permit Enforcement office was contacted. As the house had been razed, the enforcement officer stopped work and new permits were required.
- When construction resumed, Mr. Fackett's crew struck the gas line on 2 separate occasions. I do not know if Miss Utility was informed.
- Another concern is whether the required electrical, plumbing and occupancy inspections have been performed.

It is important to note that as construction has progressed, at least 90% of the front yard has been paved as well as approximately 70% of the back yard, creating the potential for storm water run off that could affect adjacent properties.

During initial construction there was a residential type door and frame on the building. As of this writing a bronze aluminum storefront door has been installed, not maintaining a residential character to the property as ROA indicates. The office layout is clearly visible inside.

We would request the granting of 2 way movement on a driveway 12 feet in width to access rear parking to help to preserve the residential character of the property and the neighborhood. We would also ask that grass and landscaping be restored to the front area of the building, also in an effort to maintain a residential quality to the property

Thank you for taking the time to read this letter and address our concerns.

William Norcross

Robin Norcross

From: Debra Wiley
To: Murray, Curtis
Date: 03/02/07 2:21:06 PM
Subject: Office of Planning Comments

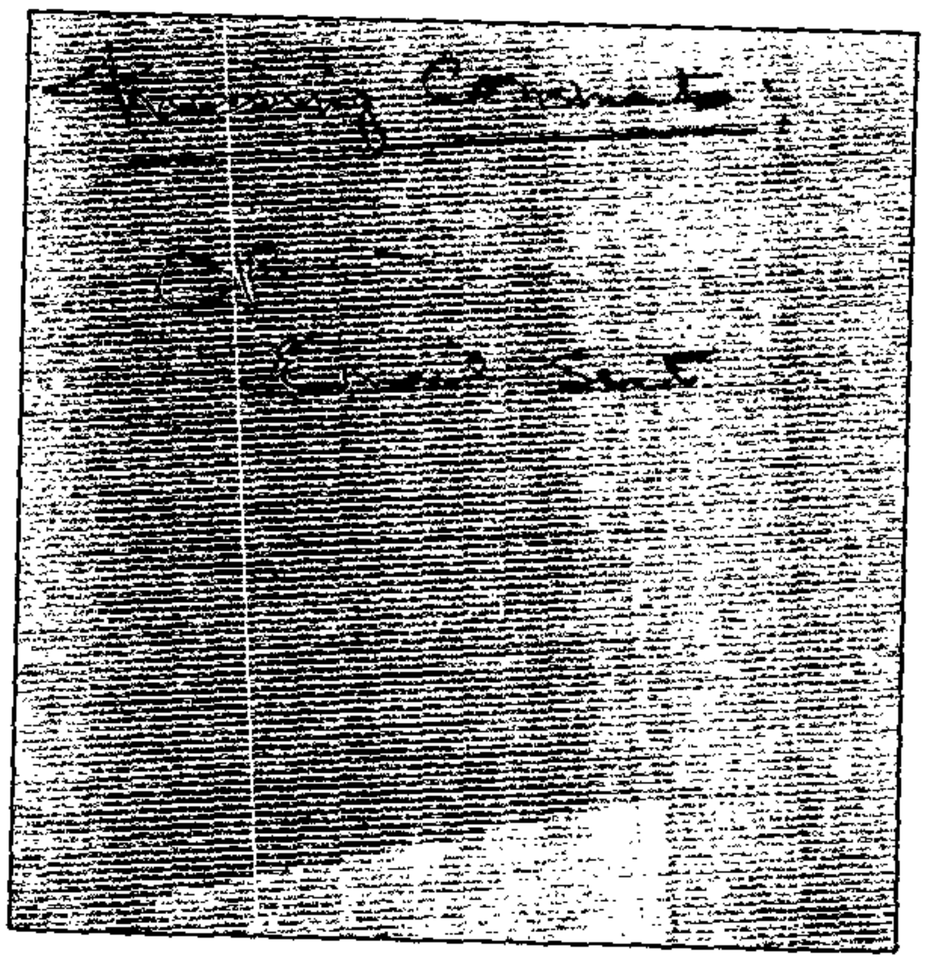
Hi Curtis,

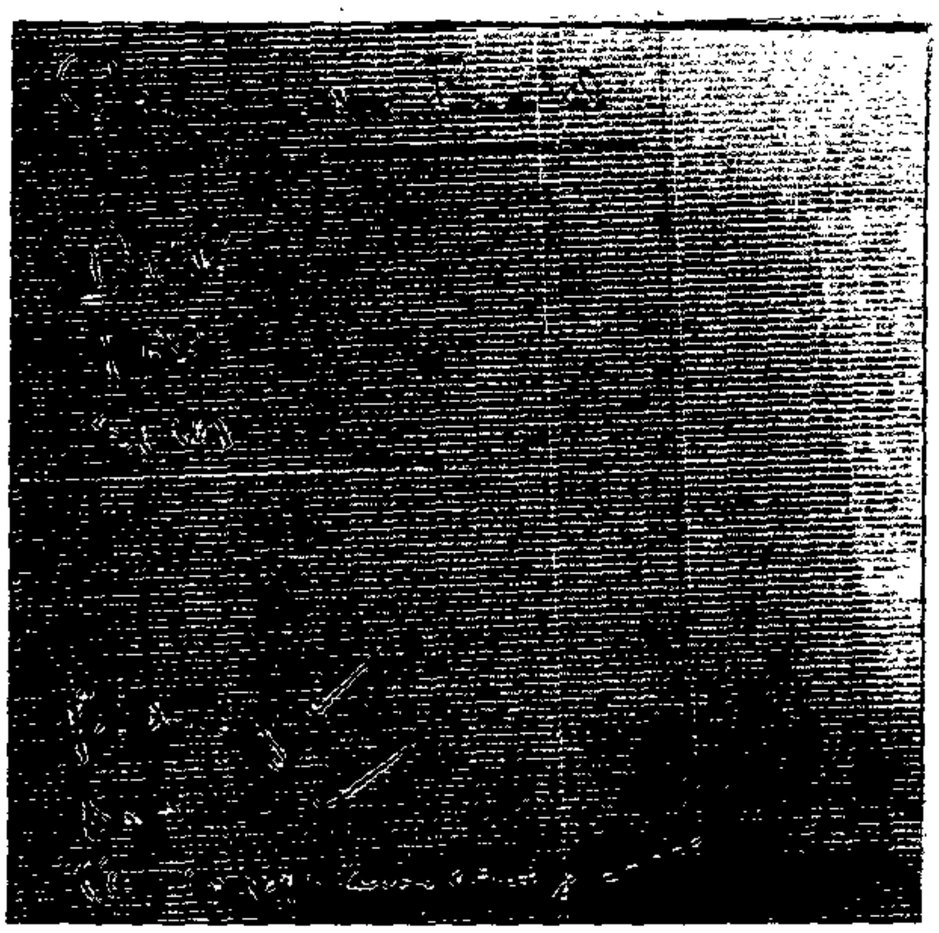
Bill has hearings scheduled next week and is missing comments for the following:

3/6 - 07-314-SPH - 16701 Yeoho Road

3/9 - 07-316-A - 8818 Old Harford Road

Thanks and have a great weekend!!

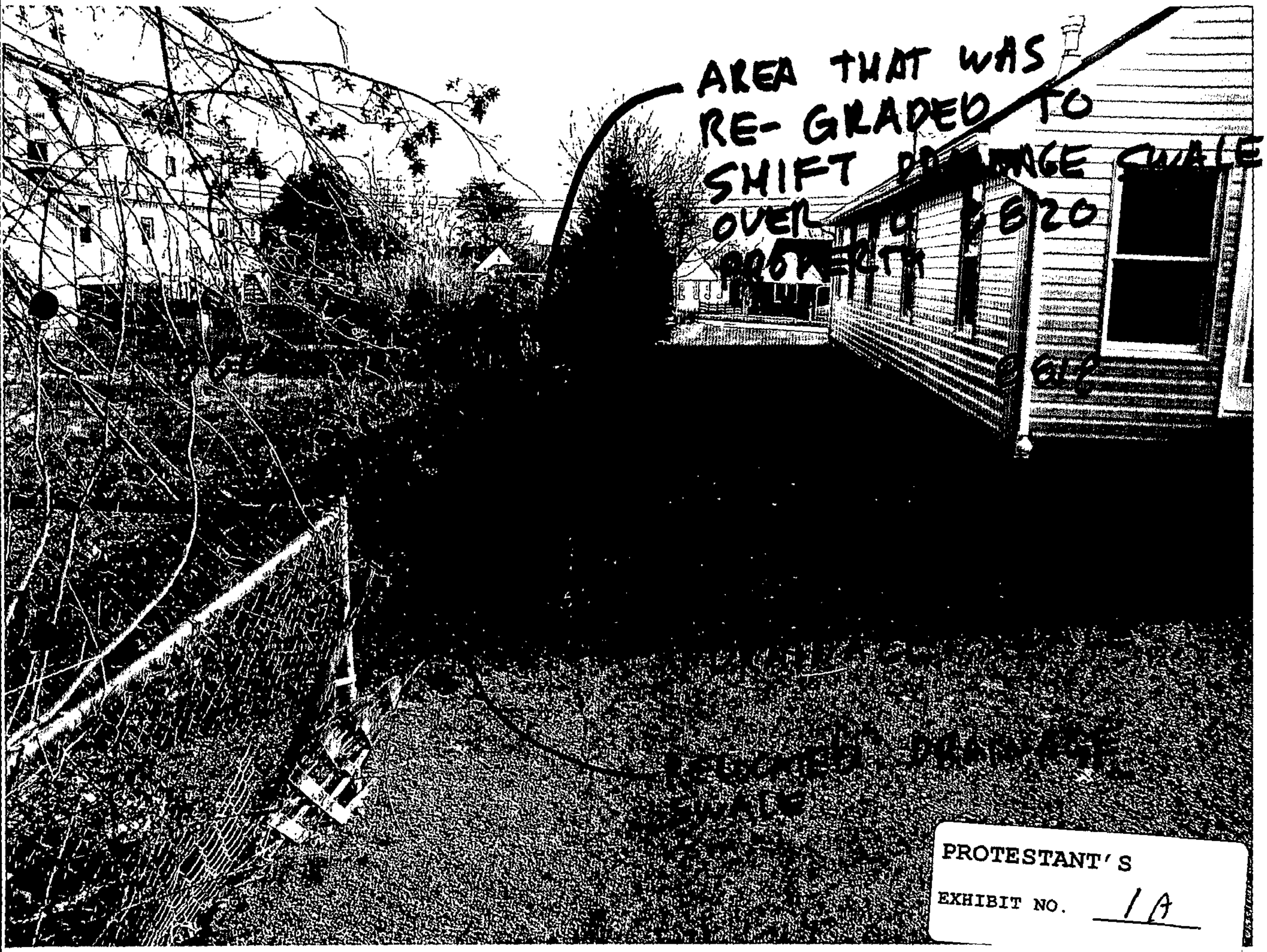




Case No.: 07-316-A 8818 OLD HARFORD RD

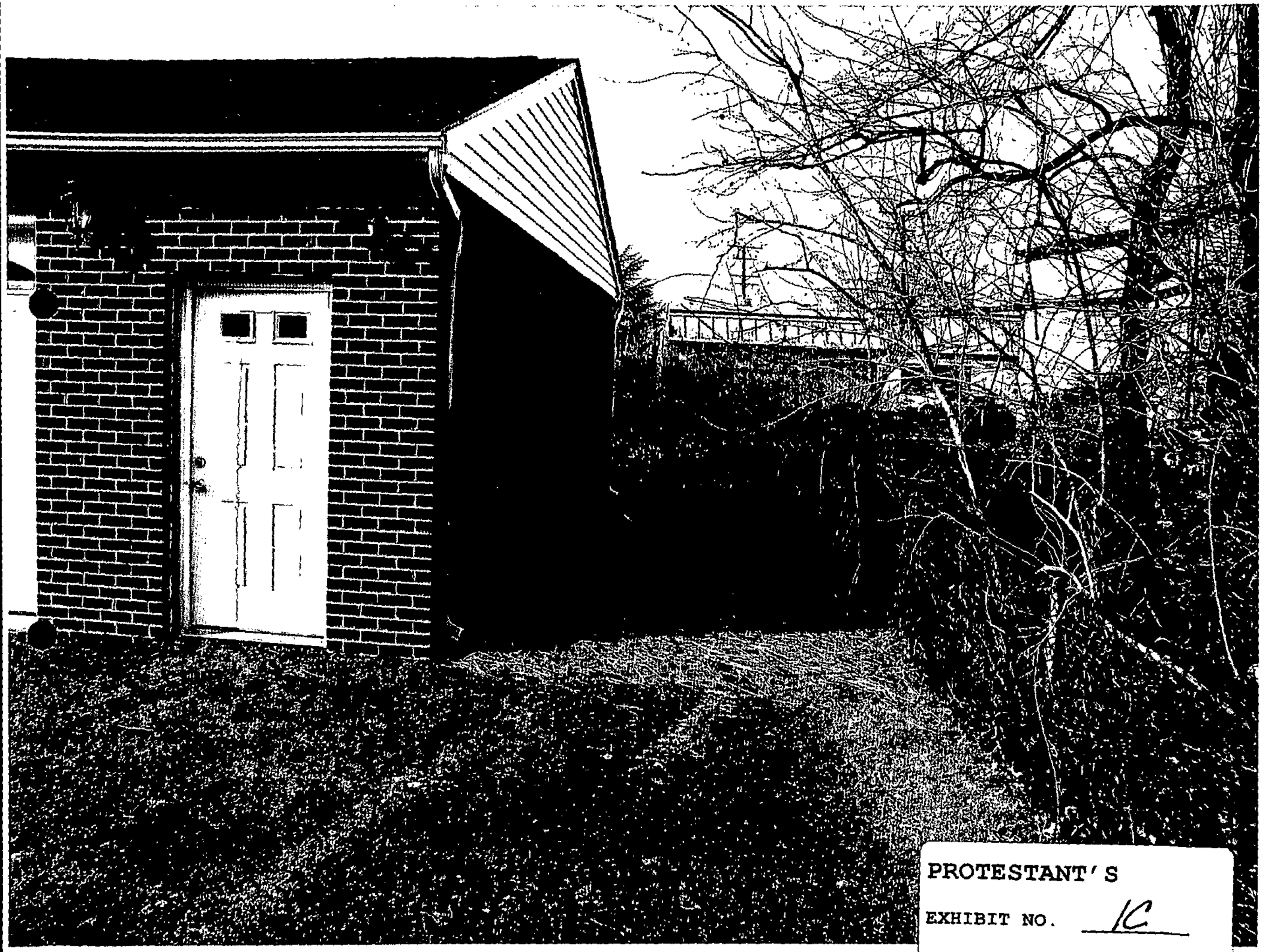
Exhibit Sheet

	Petitioner/Developer	Protestant
No. 1	SITE PLAN	
No. 2	2A - DEED'S - affidavit 2B - Deed - affidavit USED AS RESIDENTIAL	
No. 3	3A - front of subject property 3B - Close up 3C - } FRONT OF 3D - } DWELLING	
No. 4	Collectively Photographs of Property and approaches	
No. 5	Modified Site Plan Sealed 3/13/07	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		


AREA THAT WAS
RE- GRADED TO
SHIFT
OVER
PROPERTY
PROTESTANT'S
EXHIBIT NO. 1A

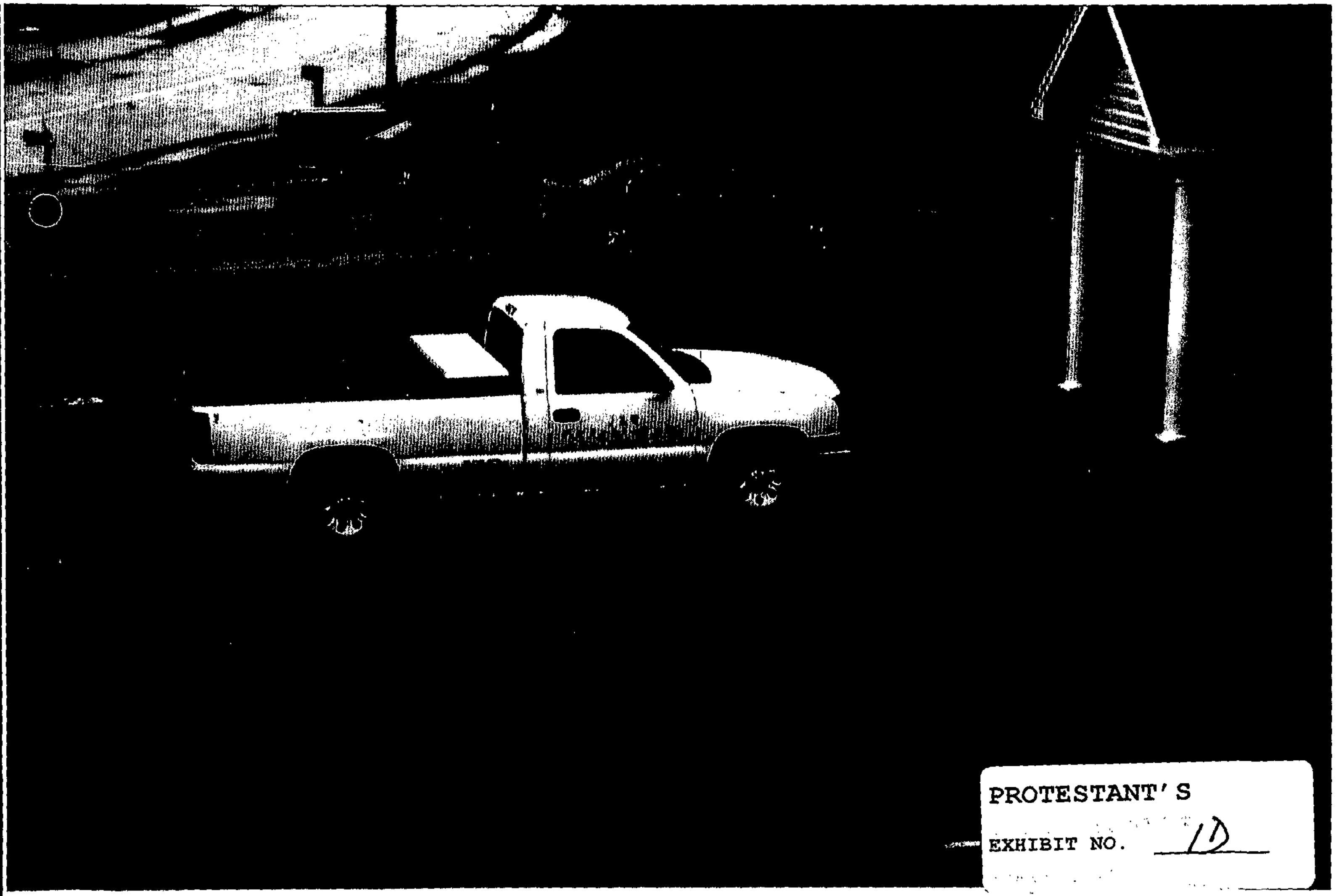
PROTESTANT'S

EXHIBIT NO. 1B



PROTESTANT'S

EXHIBIT NO. 1C



PROTESTANT'S

EXHIBIT NO. 1D

American Title Associates, Inc.
File No. 10749AT
Tax ID # 09-19-077560

0022842 443

This Deed, made this 26th day of October, 2005, by and between ROBERT S. PACOCHA, party of the first part, Grantor; and DONALD N. FACKETT, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Two Hundred Forty Thousand And 00/100 Dollars ($240,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said DONALD N. FACKETT, as sole owner, in fee simple, all that lot of ground situate in the County of Baltimore, State of Maryland and described as follows, that is to say:

All that piece of parcel of land situate, lying, and being in the Ninth Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

Beginning for the same at a point on the northwest side of Old Harford Road, as widened, and shown on the Baltimore County Bureau of Land Acquisition drawing No. RW -83-430-21, and in the second or North 58 degrees 40 minutes West 332.63 feet line of that parcel of land which by Deed dated March 4, 1966, and recorded among the Land Records of Baltimore County in Liber No. 4589, Folio 147 was conveyed by Wade Poole and Catherine J. Poole, his wife, to Agnes J. Schmitt; said point being distance North 58 degrees 40 minutes West 29.57 feet from the beginning of said line and running thence and binding on part of said second line,

1) North 58 degrees 40 minutes West, 231.05 feet, to the end of the third or North 23 degrees 24 minutes East 72.00 feet line of that parcel of land which by a Deed dated March 10, 1959, and recorded among the Land Records of Baltimore County in Liber 3496, folio 464 was conveyed by Palma E. Hall (a.k.a. Palmer E. Hall), to Theron L. Gustin, thence running and binding reversely on part of said third line,

2) South 23 degrees 24 minutes West, 51.74 feet to the end of the second or North 58 degrees 41 minutes West 231.16 feet line of that parcel of land which by a lease dated February 23, 1961, and recorded among the Land Records of Baltimore County in Liber No. 3816, Folio 208 was leased by Mary L. Hooper, et al., thence running and binding reversely on part of said second line.

3) South 58 degrees 40 minutes East, 200.39 feet, to the aforesaid side of Old Harford Road, thence binding on said road,

4) North 56 degrees 06 minutes East, 56.13 feet, to the point of beginning.

This description had been prepared from deeds and plats of reco

PETITIONER'S

Containing 0.253 of an acre of land more or less.

EXHIBIT NO. 24

BEING the fee simple property which, by Deed dated May 9, 1[illegible], and recorded in the Land Records of the County of Baltimore, Maryland in *Liber 12677, Folio 130*, was granted and conveyed by Leonard B. Schmitt and Janet L. Schmitt unto ROBERT S. PACOCHA.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-22697] Book SM 22842, p. 0443. Printed 03/08/2007. Online 01/19/2006.

CERTIFICATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF MARYLAND REAL ESTATE

AFFIDAVIT OF RESIDENCY OR PRINCIPAL RESIDENCE

File Number: 10749AT

Property: 8818 OLD HARFORD ROAD, BALTIMORE, MARYLAND 21234

Based on the certification below, Transferor claims exemption from the tax withholding requirements of § 10-912 of Maryland's Tax General Article. Section 10-912 states that certain tax payments must be withheld when a deed or other instrument that affects a change in ownership of real property is recorded. The requirements of § 10-912 do not apply when a transferor provides a certification of Maryland residency or certification that the transferred property is the transferor's principal residence.

1. Transferor Information
Name of Transferor **ROBERT S. PACOCHA**

2. Reason for Exemption	
Resident Status	☑ I, Transferor, am a resident of the State of Maryland. ☐ Transferor is a resident entity under § 10-912(A)(4) of Maryland's Tax General Article. I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
Principal Residence	☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC § 121.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors	
Witness Diane Shatay	ROBERT S. PACOCHA Name Signature

3b. Entity Transferors	
Witness/Attest	Name of Entity By: Name Title

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said DONALD N. FACKETT, as sole owner, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

Diane Sheckells

ROBERT S. PACOCHA {Seal}

STATE OF MARYLAND, COUNTY OF Balto, to wit:

I hereby certify that on this 26th day of October, 2005, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared ROBERT S. PACOCHA, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

DIANE L. SHECKELLS
NOTARY PUBLIC, STATE OF MARYLAND
BALTIMORE CITY
COMMISSION EXPIRES 10-1-06

Notary Public
My commission expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney Andrew Bett, atty

AFTER RECORDING, PLEASE RETURN TO:
Donald N. Fackett
9524 Powderhorn Lane
Baltimore, MD 21234

0022842 446

State of Maryland Land Instrument Intake Sheet

| | | Baltimore City | | X | County: Baltimore

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation, and the County Finance Office only.

(Type or Print in Black Ink Only All Copies Must Be Legible)

INFO SURE $ 20.00
RECORDING FEE 20.00
TR TAX STATE 1,200.00
TOTAL 1,240.00
Rec# DA02 Rcpt # 17987
CK CA Blk # 504
Nov 03, 2005 11:51 am

1 Type(s) of Instruments (| | Check Box if Addendum Intake Form is Attached.)

1	Deed		Mortgage	3	Other dot		Other
2	Deed of Trust		Lease				

2 Conveyance Check Box

X	Improved Sale Arms-Length *[1]*		Unimproved Sale Arms-Length *[2]*		Multiple Accounts Arms Length *[3]*		Not an Arms-Length Sale *[9]*

3 Tax Exemptions (If Applicable) Cite or Explain Authority

Recordation	
State Transfer	pur
County Transfer	

4 Consideration and Tax Calculations

Consideration	Amount
Purchase Price/Consideration	$ 240,000.00
Any New Mortgage	$ 192,000.00
Balance of Existing Mortgage	$
Other: 2nd dot	3 36000.
Other:	$
Full Cash Value	$ 240,000.00

Finance Office Use Only	
Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
x ( ) % =	$
Less Exemption Amount -	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
x ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$ 95.00
Surcharge	$ 20.00	$ 0.00
State Recordation Tax	$ 1,200.00	$ 0.00
State Transfer Tax	$ 1,200.00	$ 0.00
County Transfer Tax	$ 3,600.00	$ 0.00
Other	$	$
Other	$	$

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
	09-19-077560					(5)

Subdivision Name	Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
S OF JOPPA ROAD					

Location/Address of Property Being Conveyed (2)
8818 OLD HARFORD ROAD, BALTIMORE, MARYLAND 21234

Other Property Identifiers (if applicable) | Water Meter Account No.

Residential [X] or Non-Residential [ ] | Fee Simple [X] or Ground Rent [ ] | Amount: $N/A
Partial Conveyance? [ ] Yes [X] No | Description/Amt. of SqFt/Acreage Transferred: | N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
ROBERT S. PACOCHA	DONALD N. FACKETT
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
DONALD N. FACKETT	AMERICAN HOME MORTGAGE

New Owner's (Grantee) Mailing Address
9524 POWDER HORN LANE, PARKVILLE, MARYLAND 21234

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: Christine DeFord
Firm: American Title Associates, Inc.
Address: 9515 Deereco Road, Suite 100, Timonium, MD 21093
Phone: Telephone: 410-560-0391 Fax: 410-561-9021

[ ] Return to Contact Person
[ ] Hold for Pickup
[X] Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
[ ] Yes [X] No Will the property being conveyed be the grantee's principal residence?
[ ] Yes [X] No Does transfer include personal property? If yes, identify:
[ ] Yes [X] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)

Assessment Use Only - Do Not Write Below This Line

[ ] Terminal Verification [ ] Agricultural Verification [ ] Whole [ ] Part [ ] Tran. Process Verification
Transfer Number: Date Received: Deed Reference: Assigned Property No.:

Geo.	Map	Sub	Block		
Zoning	Grid	Plat	Lot		
Use	Parcel	Section	Occ. Cd.		
Town Cd.	Ex. St.	Ex. Cd.			

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

DOC # 2 3 4 5 6
Initial:
Date 10/3/05

DUPLICATE PAID RECEIPT
RECEIPT
BUSINESS ACTUAL TIME DRW
11/04/2005 11/03/2005 11:31:38 4
REG MSG KMCM KMM
REMARKS:
RECEIPT # 41742
Total $4,800.00
Land
Bldgs
DEPT 7 701 RECORDATION TAXES $4,800.00
ACCOUNT NO 0908007560
Baltimore County, Maryland
CA $.00

BALTIMORE COUNTY CIRCUIT COURT (Land Records) MSA CE 62-22697 | Book SM 22842, p. 0446. Printed 03/08/2007. Online 01/19/2006

10749AT

Addendum
State of Maryland Land Instrument Intake Sheet
County: Baltimore

The addendum form should be used when one transaction involves more than two instruments.
Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

2 (Continued) Consideration and Fees	Consideration Amount/Recordation Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
	Consideration, Including Assumed Indebtedness	$	$	$	$
	Recording Charge	$ 40	$	$	$
	Surcharge	$	$	$	$
	State Recordation Tax	$	$	$	$
	State Transfer Tax	$	$	$	$
	County Transfer Tax (if Applicable)	$	$	$	$
	Other	$	$	$	$
	Total Fees	$ 0.00	$ 0.00	$ 0.00	$ 0.00

6 (Continued) Transferred From	Doc. 3 - Grantor(s) Name(s)	Doc. 4 - Grantor(s) Name(s)
	DONALD N. FACKETT	
	Doc. 5 - Grantor(s) Name(s)	**Doc. 6 - Grantor(s) Name(s)**
	Doc. 3 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 4 - Owner(s) of Record, if Different from Grantor(s)**
	Doc. 5 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 6 - Owner(s) of Record, if Different from Grantor(s)**

7 (Continued) Transferred To	Doc. 3 - Grantee(s) Name(s)	Doc. 4 - Grantee(s) Name(s)
	AMERICAN HOME MORTGAGE	
	Doc. 5 - Grantee(s) Name(s)	**Doc. 6 - Grantee(s) Name(s)**

8 (Continued) Other Names To Be Indexed	Doc. 3 - Additional Names to be Indexed (Optional)	Doc. 4 - Additional Names to be Indexed (Optional)
	Doc. 5 - Additional Names to be Indexed (Optional)	**Doc. 6 - Additional Names to be Indexed (Optional)**

9 (Continued) Special Instructions	Special Recording Instructions (if any)

09-19-077960

RECORDATION TAX NOT REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
T.P. ART 12-108

DOC # 2 3 4 5 6

Initial: _____

Date 11/3/09

09-19-077560
Tax Account No./Parcel Identifier

DEED

This Deed Made This 9th day of May, 1997, by and between **LEONARD B. SCHMITT and JANET L. SCHMITT,** parties of the first part, and **ROBERT S. PACOCHA,** party of the second part.

WITNESSETH, that in consideration of the sum of **One Hundred Four Thousand and 00/100 Dollars ($104,000.00)**, receipt of which is hereby acknowledged and which parties of the first part certify under the penalties of perjury as the actual consideration paid or to be paid, including the amount of any mortgage or deed of trust outstanding, the said parties of the first part do grant and convey unto the party of the second part in fee simple as sole owner, all that property situate in Baltimore County, State of Maryland, described as:

ALL that piece or parcel of land situate, lying, and being in the Ninth Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

BEGINNING for the same at a point on the northwest side of Old Harford Road, as widened, and shown on the Baltimore County Bureau of Land Acquisition drawing No. RW-83-430-21, and in the second or North 58 degrees 40 minutes West 332.63 feet line of that parcel of land which by a deed dated March 4, 1966, and recorded among the Land Records of Baltimore County in Liber No. 4589 folio 147 was conveyed by Wade Poole and Catherine J. Poole, his wife, to Agnes J. Schmitt; said point being distant North 58 degrees 40 minutes West 29.57 feet from the beginning of said line and running thence and binding on part of said second line,

1) North 58 degrees 40 minutes West, 231.05 feet, to the end of the third or North 23 degrees 24 minutes East 72.00 feet line of that parcel of land which by a deed dated March 10, 1959, and recorded among the Land Records of Baltimore County in Liber No. 3496 folio 464 was conveyed by Palma E. Hall (aka: Palmer E. Hall), to Theron L. Gustin, thence running and binding reversely on part of said third line,
2) South 23 degrees 24 minutes West, 51.74 feet to the end of the second or North 58 degrees 41 minutes West 231.16 feet line of that parcel of land which by a lease dated February 23, 1961, and recorded among the Land Records of Baltimore County in Liber No. 3816 folio 208 was leased by Mary L. Hooper, et al., thence running and binding reversely on part of said second line.
3) South 58 degrees 40 minutes East, 200.39 feet, to the aforesaid side of Old Harford Road, thence binding on said road, 4) North 56 degrees 06 minutes East, 56.13 feet, to the point of beginning.

This description has been prepared from deeds and plats of record.

CONTAINING 0.253 of an acre of land more or less.

BEING THE SAME LOT OF GROUND BY WHICH DEED dated March 16, 1990 and recorded among the Land Records of BALTIMORE COUNTY, MARYLAND in Liber 8444, folio 457 from AGNES J. SCHMITT unto LEONARD B. SCHMITT and JANET L. SCHMITT, his wife.

PETITIONER'S

EXHIBIT NO. 26

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE 62-12532] Book SM 12677, p.
03/04/2005.

SUBJECT to covenants, easements and restrictions of record.

TO HAVE AND TO HOLD said land and premises above described or mentioned and hereby intended to be conveyed, together with the buildings and improvements thereupon erected, made or being, and all and every title, right, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, unto and for the proper use only, benefit and behalf forever of said party of the second part in fee simple.

AND the said parties of the first part covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of said land as may be requisite or necessary.

IN TESTIMONY WHEREOF, the said parties of the first part have set their hands and seals the day and year first above written.

LEONARD B. SCHMITT (SEAL)

JANET L. SCHMITT (SEAL)

STATE OF Maryland
City/County of Baltimore, **TO WIT;**

I Hereby Certify, That on this 9th of May, 1997, before me, the subscriber, did personally appeared **LEONARD B. SCHMITT and JANET L. SCHMITT**, known to me or satisfactorily proven to be the persons whose names is/are set forth in the within deed, and did further acknowledge that they executed the aforegoing deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL.

My Commission Expires: 11-01-00

NOTARY PUBLIC

GERRY C. FRANCIS, JR. NOTARY PUBLIC BALTIMORE CO., MD.

I certify that this instrument was prepared under the supervision of 1) one the parties to this instrument and/or 2) an Attorney admitted to practice before the Court of Appeals of the State of Maryland.

GRANTOR'S ADDRESS:	8818 OLD HARFORD ROAD, BALTIMORE, MD 21234
GRANTEE'S ADDRESS:	8818 OLD HARFORD ROAD, BALTIMORE, MD 21234
TITLE INSURER:	SECURITY TITLE
CASE #	970333
REMIT TO:	THE SECURITY TITLE GUARANTEE CORPORATION OF BALTIMORE 6 South Calvert Street Baltimore, Md. 21202-1388

BALTIMORE COUNTY CIRCUIT COURT (Land Records) [MSA CE[illegible]. Printed 03/08/2007. Online 03/04/2005.

2999-3 M. McGraw / B. Rogers

0012677 132

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Harford

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(☐ Check Box if Addendum Intake Form is Attached.)

INP FD SURE $	5.00
RECORDING FEE	20.00
RECORDATION T	520.00
TR TAX STATE	520.00
TOTAL	1,065.00
Rec# 8486	Rcpt # 34234
3M TD	Blk # 1773
Feb 20, 1998	03:43 PM

1 Type(s) of Instruments: 1 Deed; 2 Deed of Trust; Mortgage; Lease; 3 Other 2nd Affidavit; Other

2 Conveyance Type Check Box: Improved Sale Arms-Length [1]; Unimproved Sale Arms-Length [2]; Multiple Accounts Arms-Length [3]; Not an Arms-Length Sale [9]

3 Tax Exemptions (If Applicable) Cite or Explain Authority: Recordation; State Transfer; County Transfer

4 Consideration and Tax Calculations

Consideration Amount

Purchase Price/Consideration	$ 104,000.00
Any New Mortgage	$ 72,800.00
Balance of Existing Mortgage	$
Other: 2nd Affidavit	$ 31,200.00
Other:	$
Full Cash Value	$

Finance Office Use Only — Transfer and Recordation Tax Consideration

Transfer Tax Consideration	$ 104,000
X (1.5) % =	$ 1560
Less Exemption Amount –	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$ 20
Surcharge	$ 5.00	$
State Recordation Tax	$ 520.00	$
State Transfer Tax	$ 520.00	$
County Transfer Tax	$ 1230.00	$
Other	$	$
Other	$	$

Agent:

Tax Bill: 1222.34

C.B. Credit:

Ag. Tax/Other:

6 Description of Property — SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG (5)
09	09-19-027360	844/457			

Subdivision Name	Lot (3a)	Block (3b)	Sect/Alt(3c)	Plat Ref.	SqFt/Acreage (4)
					.43

Location/Address of Property Being Conveyed (2): 3515 Old Harford Rd. Apt. 102 Balto. Md. 21234

Other Property Identifiers (If applicable): Water Meter Account No.

Residential ☑ or Non-Residential ☐ | Fee Simple ☑ or Ground Rent ☐ Amount:

Partial Conveyance? Yes ☐ No ☑ | Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Leonard J. Schmitt, Janet R. Schmitt	Robert S. Tracey
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 - Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Robert S. Tracey	

New Owner's (Grantee) Mailing Address: 3515 Old Harford Rd. Apt. 102 Balto. Md. 21234

9 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
	Fidy Mortgage Corp.

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Brian Akers

Firm: Security Title Guarantee Corp.

Address: 6 S. Calvert St. Suite 400 Balto.

Phone: ( )

☒ Return to Contact Person

☐ Hold for Pickup

☒ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☒ Yes ☐ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☒ No Does transfer include personal property? If yes, identify:

☒ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

☐ Terminal Verification ☐ Agricultural Verification ☐ Whole ☐ Part ☐ Tran. Process Verification

Control Number: Date Received: Deed Reference: Assessed Property No.

Year	19	19	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Bldg.			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. Bl.	Ex. Cd.	

REMARKS

BALTIMORE COUNTY, MARYLAND

1,560.00 CHECK

RECEIPT

PAID

TIME 14:40:39

2/20/1998

REC 8001 CHARGER CLRK OK DRAWER 1

9 TITLE TRANSFER

039261 OPLN

BALTIMORE COUNTY MULTI-CO(Land Records) [MSA_CE_62_12532] Book SM 12677 p. 0132. Printed 03/08/2007. Online 03/04/2005.

Distribution: White - Clerk's Office; Canary - SDAT; Pink - Office of Finance; Goldenrod - Preparer

AOC-CC-300 (6/95)

0012677 133

Addendum
State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: BALTIMORE

The addendum form should be used when one transaction involves more than two instruments. Each instrument should be itemized in accordance with Section No. 1 of the Intake Sheet.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

5 (Continued) **Fees**

Amount of Fees	Doc. 3	Doc. 4	Doc. 5	Doc. 6
Recording Charge	$ 20.00	$	$	$
Surcharge	$ 5.00	$	$	$
State Recordation Tax	$ 117.50	$	$	$
State Transfer Tax	$	$	$	$
County Transfer Tax	$	$	$	$
Other	$	$	$	$
Other	$	$	$	$

7 (Continued) **Transferred From**

Doc. 3 - Grantor(s) Name(s)	Doc. 4 - Grantor(s) Name(s)
ROBERT S. PACCHA	
Doc. 5 - Grantor(s) Name(s)	**Doc. 6 - Grantor(s) Name(s)**
Doc. 3 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 4 - Owner(s) of Record, if Different from Grantor(s)**
Doc. 5 - Owner(s) of Record, if Different from Grantor(s)	**Doc. 6 - Owner(s) of Record, if Different from Grantor(s)**

8 (Continued) **Transferred To**

Doc. 3 - Grantee(s) Name(s)	Doc. 4 - Grantee(s) Name(s)
JONATHAN J. HOOKE	
Doc. 5 - Grantee(s) Name(s)	**Doc. 6 - Grantee(s) Name(s)**

9 (Continued) **Other Names to be Indexed**

Doc. 3 - Additional Names to be Indexed (Optional)	Doc. 4 - Additional Names to be Indexed (Optional)
LEONARD L. SCHMITT JANET L. SCHMITT	
Doc. 5 - Additional Names to be Indexed (Optional)	**Doc. 6 - Additional Names to be Indexed (Optional)**

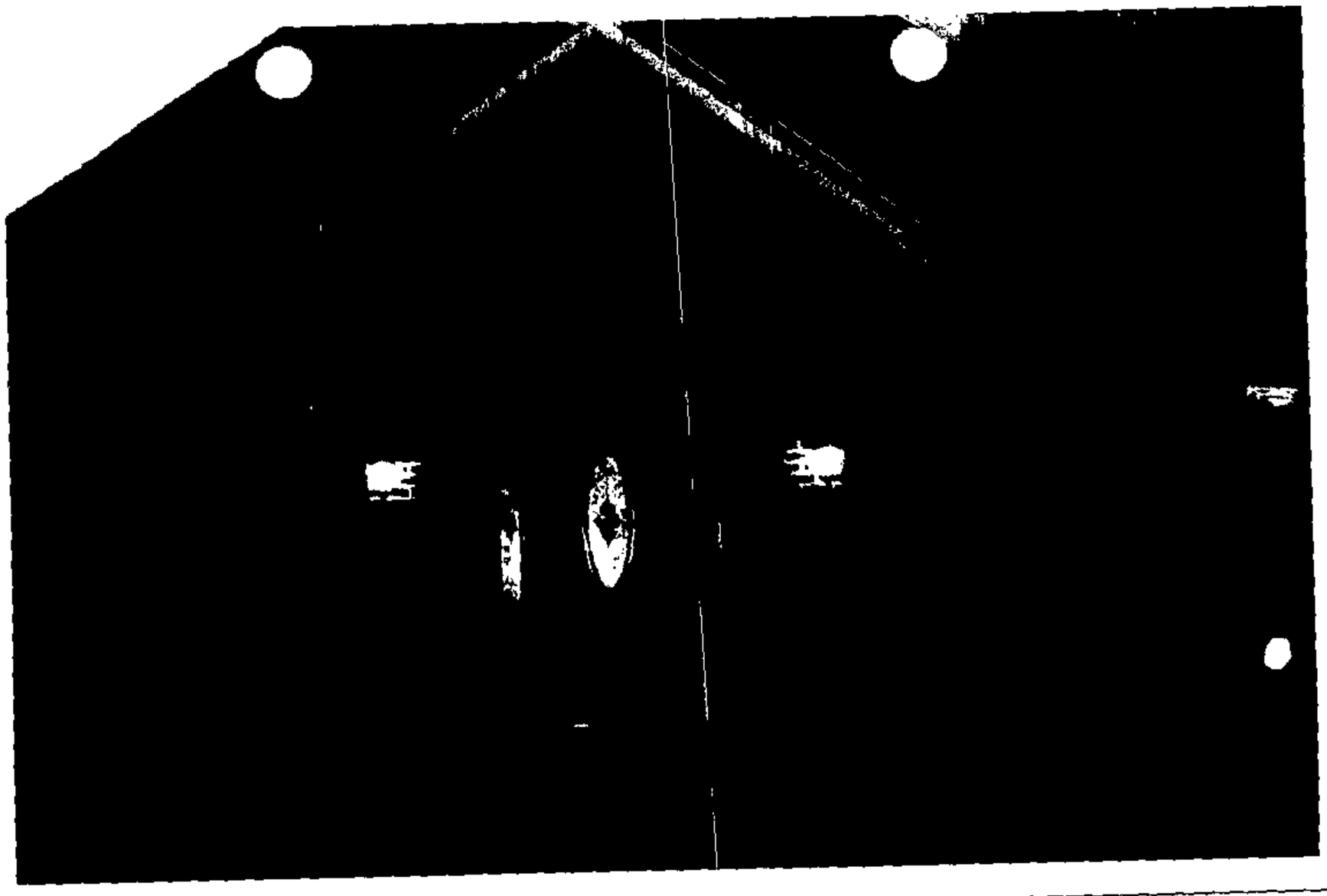
Special Instructions

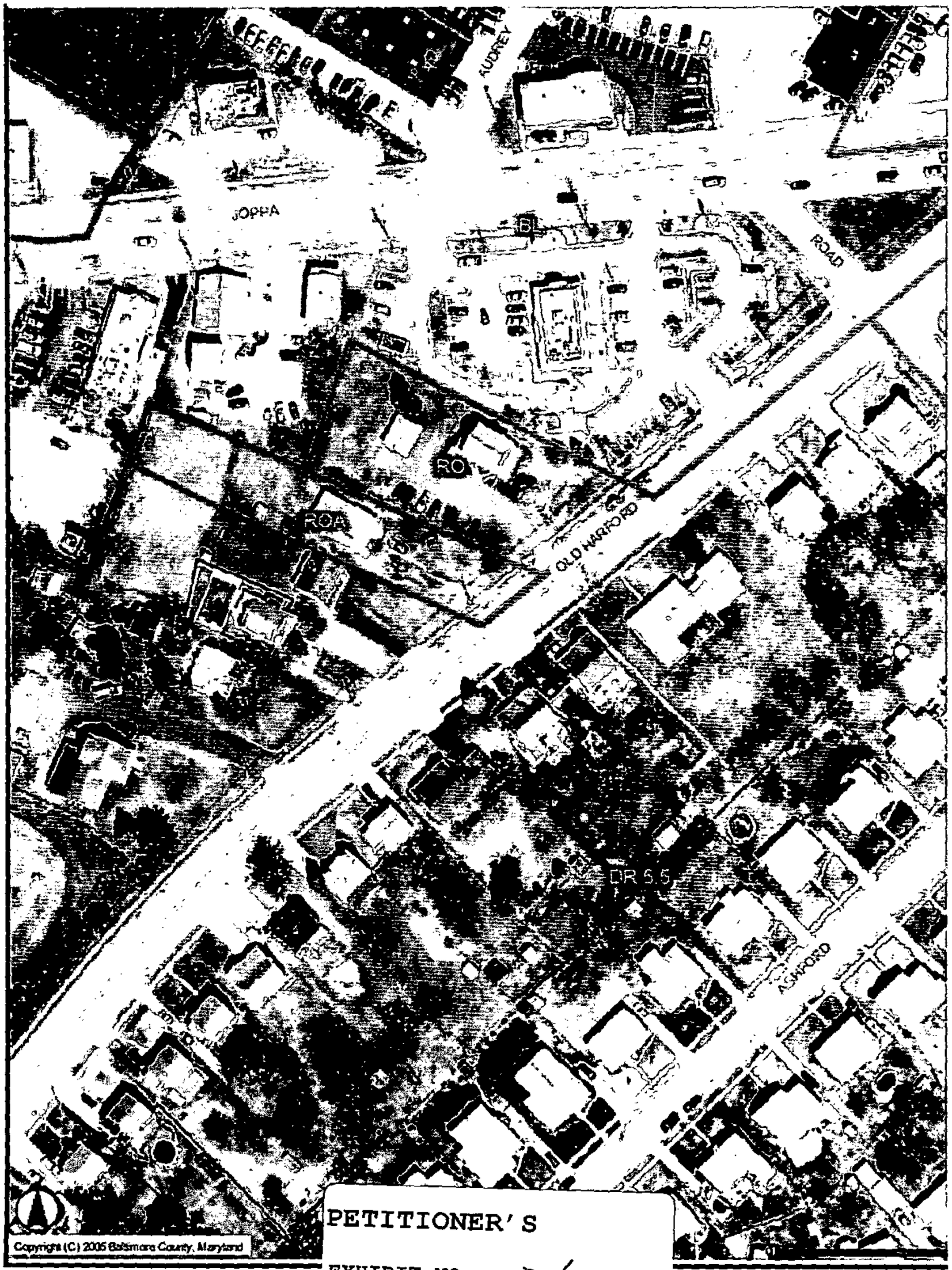
Special Recording Instructions (if any)

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-301(8/95)

PETITIONER'S

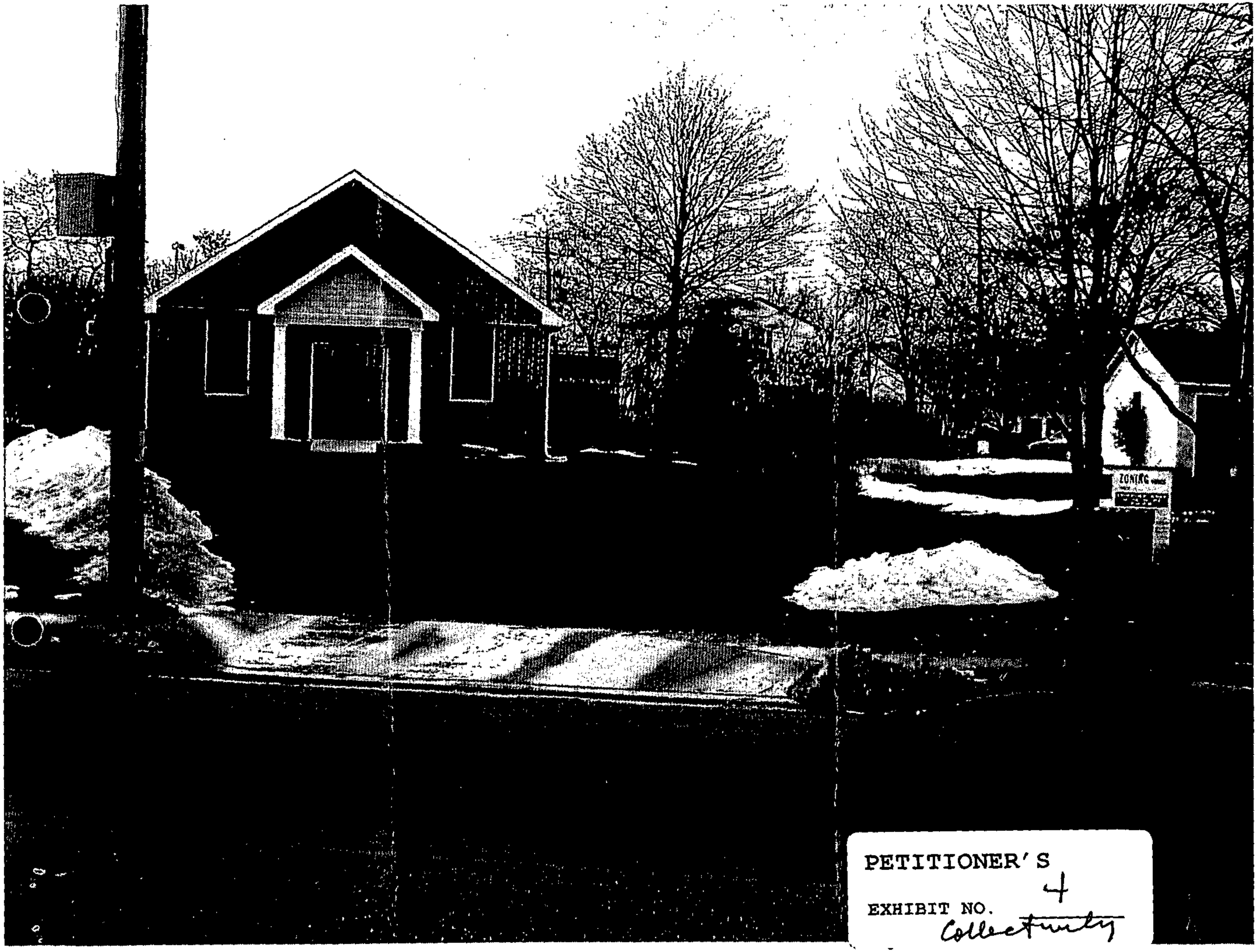
EXHIBIT NO. 3c





PETITIONER'S

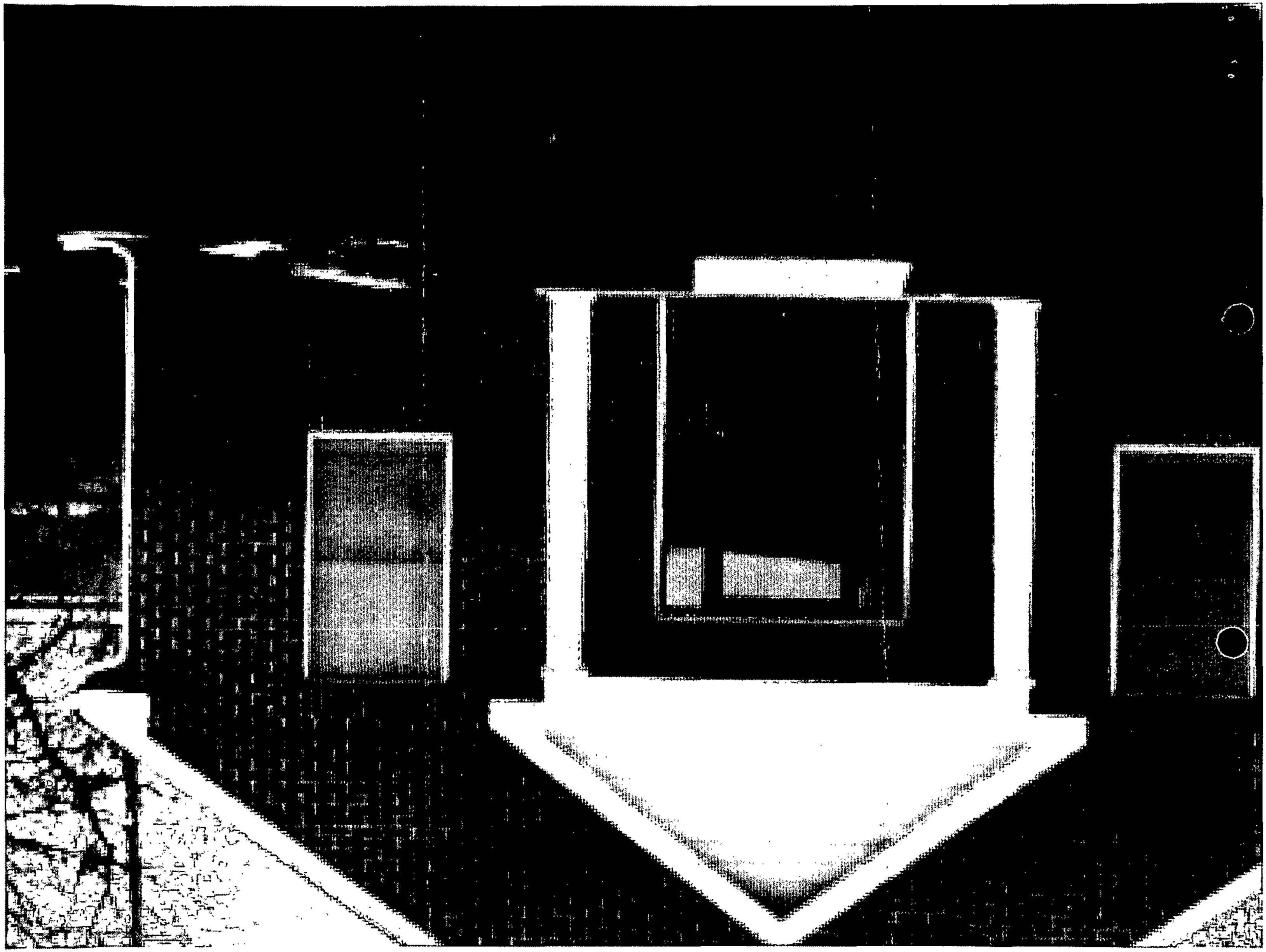
EXHIBIT NO. 3d

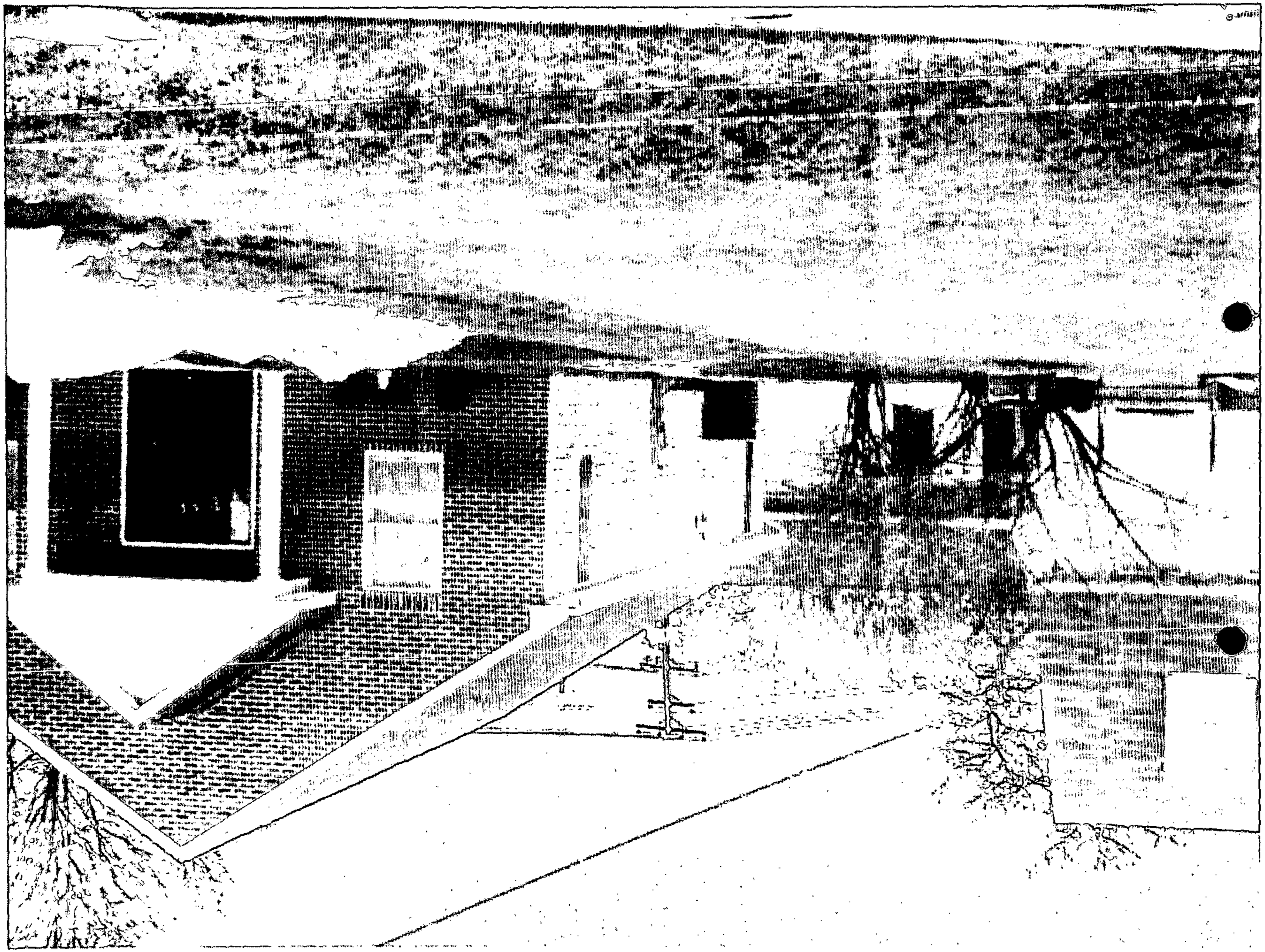


PETITIONER'S

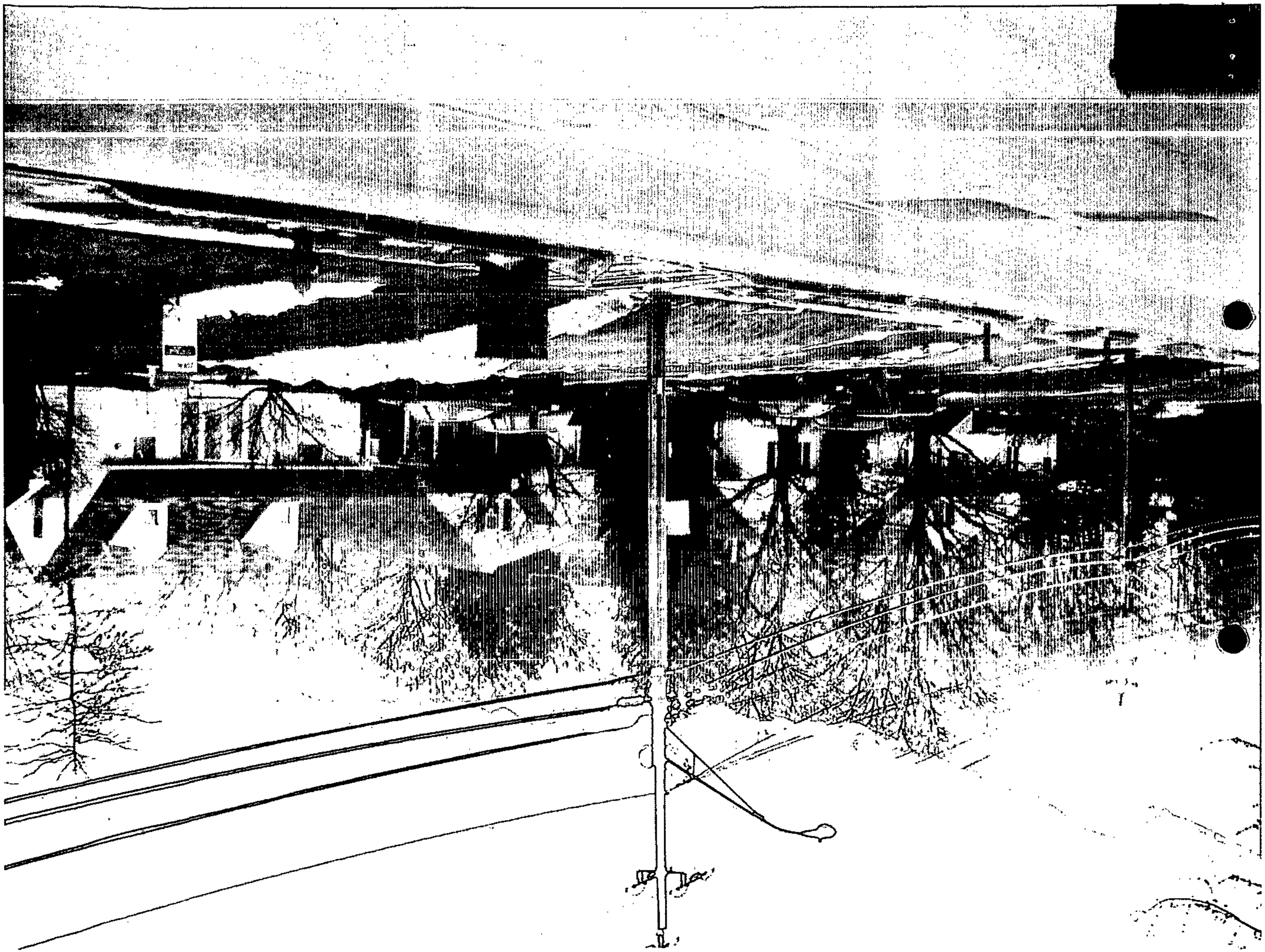
EXHIBIT NO. 4

Collectively





ZONING



BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: February 7, 2007

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT:		
	Item No.:	316
	Legal Owner/Petitioner	Fackett, Donald
	Contract Purchaser:	N/A
	Property Address:	8818 Old Harford Rd
	Location Description:	NW s/Old Harford Rd, 336' SW/ Beddington Dr

VIIOLATION INFORMATION: Case No. 06-6695
Defendants: Fackett, Donald

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Robert Gorman	8820 B Old Harford Rd

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

X 1. Complaint letter/memo/email/fax (if applicable)
X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
X 3. State Tax Assessment printout
☐ 4. State Tax Parcel Map (if applicable)
☐ 5. MVA Registration printout (if applicable)
☐ 6. Deed (if applicable)
☐ 7. Lease-Residential or Commercial (if applicable)
X 8. Photographs including dates taken
☐ 9. Correction Notice/Code Violation Notice
☐ 10. Citation and Proof of Service (if applicable)
☐ 11. Certified Mail Receipt (if applicable)
☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/rr
C: Code Enforcement Officer

Robert W. Gorman
8820 - B Old Harford Road
Baltimore, Maryland 21234

July 10. 2006

Code Inspections and Enforcement
County Office Building
Room G-21
111 West Chesapeake Ave
Towson Maryland, 21204

Attention: John M. Altmeyer, Supervisor (or to whom it concerns)
Reference: 8818 Old Harford Road; permit no. B611022 and B623856

Dear Mr. Altmeyer,

I own the property at 8820 Old Harford Road, next to the above referenced property. I am concerned that the construction taking place at 8818 Old Harford Road may not be in compliance with the permits that were issued and/or that the permits falsely state the intended use of the property. Such construction/intended use could adversely affect my property value.

The permits your office has issued are for a single family dwelling. The property owner owns a plumbing business. I believe the owner has intentions of using this property for his plumbing business. And the property's RO zoning does not permit contractor equipment, trucks, or supplies.

Permit B623856 states that a 250 square foot addition is to be added to the existing dwelling. It also states that the proposed use is a single family dwelling. Last week, the entire dwelling was demolished down to the foundation. No demolition permit was posted.

Permit B611022 is for a detached garage. The garage is partially completed. The garage appears as a structure intended for commercial use, suitable for contractor's equipment or supply storage.

As you probably know, RO uses especially for re-builds require landscape buffer strips between the RO building and parking lots and adjacent properties. It also requires new RO buildings to be of a residential character.

I am writing you now as a step to protect myself and other adjacent property owners in case this owner's intentions are to use this property for the equipment/supply side of his plumbing business. I respectfully request that you look into this matter. Or at least "red flag" the property and keep a close eye on what he is doing I also request verification that work already permitted and constructed, and any future permits on the site be compliant with Baltimore County zoning regulations especially in regards to parking and building setbacks.

Thank you for your attention to this matter. I can be reached at 410-882-7281 or 443-838-6959 (cell) should you wish to discuss the matter.

Sincerely,

Robert. W. Gorman

PANEL BP1003M

TIME: 10:17:19 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/17/2006
DATE: 07/13/2006 GENERAL PERMIT APPLICATION DATA CPC 11:28:15

PERMIT #: B623856 PROPERTY ADDRESS
RECEIPT #: A538153 8818 OLD HARFORD RD
CONTROL #: MR SUBDIV: S OF JOPPA RD
XREF #: B623856 TAX ACCOUNT #: 0919077560 DISTRICT/PRECINCT 09 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 105.00 NAME: FACKETT, DONALD
PAID: 105.00 ADDR: 9524 POWDERHORN LN
PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 03/17/2006 NAME: DONALD FACKETT
ISSUED: 03/17/2006 COMPANY:
OCCPNCY: ADDR1: 9524 POWDERHORN LN
FINAL INSPECT: ADDR2: BALTIMORE, MD 21234
INSPECTOR: 09R PHONE #: 410-668-6510 LICENSE #:
NOTES: CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

TIME: 10:17:27 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/17/2006
DATE: 07/13/2006 BUILDING DETAIL 1 CPC 11:31:37

DRC#

PERMIT # B623856 PLANS: CONST 0 PLOT 2 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: OWNER
IMPRV 2 ADDN ENGNR:
USE 01 SELLR:

FOUNDATION BASE WORK: COSNTRUCT ADDITION ON FRT OF SFD T/B LIVINGRM
PWDR 28'X24'=250SF IRREG IN SHAPE; ALSO
CONSTRUC FUEL SEWAGE WATER INTERIOR ALTS TO REPLACE STRUCTURAL MEMBERS
1E 1E AS NEEDED DEMO EX. KITCHEN REPLACE W NEW
CENTRAL AIR KITCHEN, DOORS, WINDOWS & BATHRMS
ESTIMATED COST OVERALL WORK FOR ALTS 200SF,
20,000.00 PROPOSED USE: SFD W ADDN & ALTERATIONS
OWNERSHIP: 1 EXISTING USE: SFD
RESIDENTIAL CAT: 1
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 10:17:36 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/17/2006

DATE: 07/13/2006 BUILDING DETAIL 2 CPC 11:31:37

PERMIT #: B623856

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

BUILDING SIZE
FLOOR: 250SF
WIDTH: 28'
DEPTH: 24'
HEIGHT:
STORIES:

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS
SIZE: 0056.10 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: 76'
SIDE SETB: NC
SIDE STR SETB:
REAR SETB: NC

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 06

ASSESSMENTS
LAND: 0051700.00
IMPROVEMENTS: 0064800.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1003M

TIME: 10:24:26 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/03/2005
DATE: 07/13/2006 GENERAL PERMIT APPLICATION DATA CPC 11:26:09

PERMIT #: B611022 PROPERTY ADDRESS
RECEIPT #: A532181 8818 OLD HARFORD RD
CONTROL #: MR SUBDIV: S OF JOPPA RD
XREF #: B611022 TAX ACCOUNT #: 0919077560 DISTRICT/PRECINCT 09 01

OWNERS INFORMATION (LAST, FIRST)

FEE: 65.00 NAME: FACKETT, DONALD
PAID: 65.00 ADDR: 9524 POWDERHORN LN
PAID BY: APPL

DATES APPLICANT INFORMATION

APPLIED: 11/03/2005 NAME: DONALD FACKETT
ISSUED: 11/03/2005 COMPANY:
OCCPNCY: ADDR1: 9524 FOWDERHORN LN
FINAL INSPECT: ADDR2: BALTIMORE, MD 21234
INSPECTOR: 09R PHONE #: 410-668-6510 LICENSE #:
NOTES: CPC/CPC

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

PANEL BP1004M

TIME: 10:24:50 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/03/2005
DATE: 07/13/2006 BUILDING DETAIL 1 CPC 11:28:39

DRC#

PERMIT # B611022 PLANS: CONST 0 PLOT 2 PLAT 0 DATA 0 EL 1 PL 2

TENANT

BUILDING CODE: CONTR: OWNER
IMPRV 1 DETGARAGE ENGNR:
USE 06 GARAGE SELLR:

FOUNDATION BASE WORK: CONSTRUCT A DETACHED GARAGE ON THE REAR OF THE PROPERTY, 38'X24'X15'=920SF, FOOTERS REQUIRED ACCESSORY LTR ATTACHED, DWELLING SIZE 1022 SF 1ST FLR.

CONSTRUC FUEL SEWAGE WATER
1E 1E

CENTRAL AIR
ESTIMATED COST
10,000.00 PROPOSED USE: SFD W DETACHED GARAGE
OWNERSHIP: 1 EXISTING USE: SFD
RESIDENTIAL CAT: 1
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:
1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 10:25:29 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 11/03/2005

DATE: 07/13/2006 BUILDING DETAIL 2 CPC 11:28:39

PERMIT #: B611022

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

BUILDING SIZE
FLOOR: 920SF
WIDTH: 40'
DEPTH: 24'
HEIGHT: 15'
STORIES:

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS
SIZE: 0056.10 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: NC
SIDE SETB: 3'/8'
SIDE STR SETB:
REAR SETB: 3'

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 06

ASSESSMENTS
LAND: 0051700.00
IMPROVEMENTS: 0064800.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1003M

TIME: 12:42:25 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/17/2006
DATE: 07/17/2006 GENERAL PERMIT APPLICATION DATA CPC 11:28:15

PERMIT #: B623856 PROPERTY ADDRESS
RECEIPT #: A538153 8818 OLD HARFORD RD
CONTROL #: MR SUBDIV: S OF JOPPA RD
XREF #: B623856 TAX ACCOUNT #: 0919077560 DISTRICT/PRECINCT 09 01
OWNERS INFORMATION (LAST, FIRST)
FEE: 105.00 NAME: FACKETT, DONALD
PAID: 105.00 ADDR: 9524 POWDERHORN LN
PAID BY: APPL
DATES APPLICANT INFORMATION
APPLIED: 03/17/2006 NAME: DONALD FACKETT
ISSUED: 03/17/2006 COMPANY:
OCCPNCY: ADDR1: 9524 POWDERHORN LN
FINAL INSPECT: ADDR2: BALTIMORE, MD 21234
INSPECTOR: 09R PHONE #: 410-668-6510 LICENSE #:
NOTES: CPC

443 506
4163

PASSWORD :

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE PF9 - SAVE
PF2 - APPROVALS PF4 - ISSUE PERMIT PF8 - NEXT PERMIT PF10 - INQRY

ROBIN NORCROFF
~~8817~~ 8819
410 486-3700

NOON

HOUSE TORN DOWN

DICK: See JDA.

PANEL BP1004M

TIME: 12:42:30 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/17/2006

DATE: 07/17/2006 BUILDING DETAIL 1 CPC 11:31:37

DRC#

PERMIT # B623856 PLANS: CONST 0 PLOT 2 PLAT 0 DATA 0 EL 1 PL 1

TENANT

BUILDING CODE: CONTR: OWNER

IMPRV 2 ADDN ENGNR:

USE 01 SELLR:

FOUNDATION BASE WORK: COSNTRUCT ADDITION ON FRT OF SFD T/B LIVINGRM
PWDR 28'X24'=250SF IRREG IN SHAPE, ALSO
INTERIOR ALTS TO REPLACE STRUCTURAL MEMBERS
AS NEEDED DEMO EX. KITCHEN REPLACE W NEW
KITCHEN, DOORS, WINDOWS & BATHRMS
OVERALL WORK FOR ALTS 200SF,

CONSTRUC FUEL SEWAGE WATER
1E 1E

CENTRAL AIR

ESTIMATED COST

20,000.00 PROPOSED USE: SFD W ADDN & ALTERATIONS

OWNERSHIP: 1 EXISTING USE: SFD

RESIDENTIAL CAT: 1

#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS:

1 FAMILY BEDROOMS: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE

PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

PANEL BP1005M

TIME: 12:42:35 AUTOMATED PERMIT TRACKING SYSTEM LAST UPDATE 03/17/2006

DATE: 07/17/2006 BUILDING DETAIL 2 CPC 11:31:37

PERMIT #: B623856

GARBAGE DISP:
POWDER ROOMS:
BATHROOMS:
KITCHENS:

BUILDING SIZE
FLOOR: 250SF
WIDTH: 28'
DEPTH: 24'
HEIGHT:
STORIES:

LOT NOS:
CORNER LOT:

LOT SIZE AND SETBACKS
SIZE: 0056.10 X 0000.00
FRONT STREET:
SIDE STREET:
FRONT SETB: 76'
SIDE SETB: NC
SIDE STR SETB:
REAR SETB: NC

ZONING INFORMATION
DISTRICT:
PETITION:
DATE:
MAP:

BLOCK:
SECTION:
LIBER: 000
FOLIO: 000
CLASS: 06

ASSESSMENTS
LAND: 0051700.00
IMPROVEMENTS: 0064800.00
TOTAL ASS.:

PLANNING INFORMATION
MSTR PLAN AREA: SUBSEWER: CRIT AREA: PASSWORD:

ENTER - NEXT DETAIL PF2 - APPROVALS PF7 - PREV. SCREEN PF9 - SAVE
PF1 - GENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

entered KH

CODE ENFORCEMENT REPORT

DATE: 7/26/06 INTAKE BY: Hopkins, K CASE #: 06-6695 INSPEC: _____

COMPLAINT LOCATION: 8818 Old Harford Rd

ZIP CODE: _____ DIST: _____

COMPLAINANT NAME: Bob Gorman PHONE #: (H) 443 838 6959 (W) _____

ADDRESS: _____ ZIP CODE: _____

PROBLEM: demo'd entire house (not just kitchen) bldg new office for plbg business - not like on permit B623856 using garage for warehouse

IS THIS A RENTAL UNIT? YES _____ NO _____

IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: 7-26-06 DON AQUALANO IS APPLYING FOR PERMITS FOR RAZING AND RE-BUILD OF HOUSE (NEW HOUSE PERMIT) - HE IS AWARE THAT NO FURTHER WORK CAN CONTINUE

REINSPECTION: until PERMITS ARE ISSUED

F/C 8-30-06

REINSPECTION:

Spoke to complainants by phone

KH

REINSPECTION:

AB

RA1001B

DATE: 07/26/2006 STANDARD ASSESSMENT INQUIRY (1)

TIME: 12:32:30

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 19 077560	09	2-2	06-00	N	NO		04/19/06

FACKETT DONALD N

DESC-1.. IMPS.2538 AC

DESC-2.. S OF JOPPA RD

9524 POWDERHORN LN

PREMISE. 08818 OLD HARFORD RD

00000-0000

BALTIMORE MD 21234-1030 FORMER OWNER: PACOCHA ROBERT S

	FCV PRIOR	FCV PROPOSED		PHASED IN CURR FCV	CURR ASSESS	PRIOR ASSESS
LAND:	33,140	51,700				
IMPV:	56,250	64,800	TOTAL..	107,462	107,462	98,426
TOTL:	89,390	116,500	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	98,426
CURT:	0	0	EXEMPT.		0	0
DATE:	09/01	03/05				

TAXABLE BASIS			FM DATE
00/01	ASSESS:	107,462	04/17/06
	ASSESS:	98,426	
	ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Code Enforcement - Daily Worksheet

#9

Inspector -

Area	Case #	Location	Apt	Zip	Date Rec	Reinsp Dt
017	06-6695	8818 OLD HARFORD RD		21234	7/26/2006	

Tax Acct #: 0919077560

Owner: FACKETT, DONALD

Complainant Name: (Last) GORMAN (First) BOB

Addr:

Str # Dir Street Name Type Apt

City ST Zip

Phone: (Home) 443/838-6959 (Work)

Problem: DEMO'D WHOLE HOUSE (NOT JUST KITCHEN) BLDG NEW OFFICE FOR PL BG BUSINESS-NOT LIKE ON PERMIT B623856. USING GAR. FOR WAREH OUSE

CODE ENFORCEMENT REPORT

DATE: 12/6/06 INTAKE BY: RJP CASE #: 06-10107 INSPEC: 17

COMPLAINT LOCATION: 8818 Old Harford Rd

ZIP CODE: 21234 DIST:

COMPLAINANT NAME: Robert Gorman PHONE #: (H) 410 882-7281 (W)

ADDRESS: 8820 Old Harford Rd ZIP CODE: 21234

PROBLEM: putting in parking lot, possibly over 5000 square feet no buffer of landscaping for parking

IS THIS A RENTAL UNIT? YES ____ NO ____

IF YES, IS THIS SECTION 8? YES ____ NO ____

OWNER/TENANT INFORMATION: DONALD N FACKETT 9524 POWDERHORN LA BALT MD 21234

TAX ACCOUNT #: 09-19-077560 ZONING: R.O.

INSPECTION: check interior of structure, says single family dwelling but interior construction is office lay-out I check with Bldg Inspector. BOND. INSP REC 12-13-06 GB

REINSPECTION:

REINSPECTION:

REINSPECTION:

RA1001B

DATE: 12/06/2006 STANDARD ASSESSMENT INQUIRY (1)

TIME: 10:39:24

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
09 19 077560	09	2-0	06-00	N	NO		10/03/06

FACKETT DONALD N

DESC-1.. IMPS.2538 AC

DESC-2.. S OF JOPPA RD

9524 POWDERHORN LN

PREMISE. 08818 OLD HARFORD RD

00000-0000

BALTIMORE MD 21234-1030 FORMER OWNER: PACOCHA ROBERT S

	FCV PRIOR	FCV PROPOSED	PHASED IN	CURR FCV	CURR ASSESS	PRIOR ASSESS
LAND:	33,140	51,700				
IMPV:	56,250	64,800	TOTAL..	116,500	116,500	107,462
TOTL:	89,390	116,500	PREF...	0	0	0
PREF:	0	0	CURT...	0	0	0
CURT:	0	0	EXEMPT.		0	0
DATE:	09/01	03/05				

TAXABLE BASIS		FM DATE
ASSESS:	116,500	09/11/06
ASSESS:	107,462	
ASSESS:	0	

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

Robert W. Gorman
8820 - B Old Harford Road
Baltimore, Maryland 21234

July 10. 2006

Code Inspections and Enforcement
County Office Building
Room G-21
111 West Chesapeake Ave
Towson Maryland, 21204

Attention: John M. Altmeyer, Supervisor (or to whom it concerns)
Reference: 8818 Old Harford Road; permit no. B611022 and B623856

Dear Mr. Altmeyer,

I own the property at 8820 Old Harford Road, next to the above referenced property. I am concerned that the construction taking place at 8818 Old Harford Road may not be in compliance with the permits that were issued and/or that the permits falsely state the intended use of the property. Such construction/intended use could adversely affect my property value.

The permits your office has issued are for a single family dwelling. The property owner owns a plumbing business. I believe the owner has intentions of using this property for his plumbing business. And the property's RO zoning does not permit contractor equipment, trucks, or supplies.

Permit B623856 states that a 250 square foot addition is to be added to the existing dwelling. It also states that the proposed use is a single family dwelling. Last week, the entire dwelling was demolished down to the foundation. No demolition permit was posted.

Permit B611022 is for a detached garage. The garage is partially completed. The garage appears as a structure intended for commercial use, suitable for contractor's equipment or supply storage.

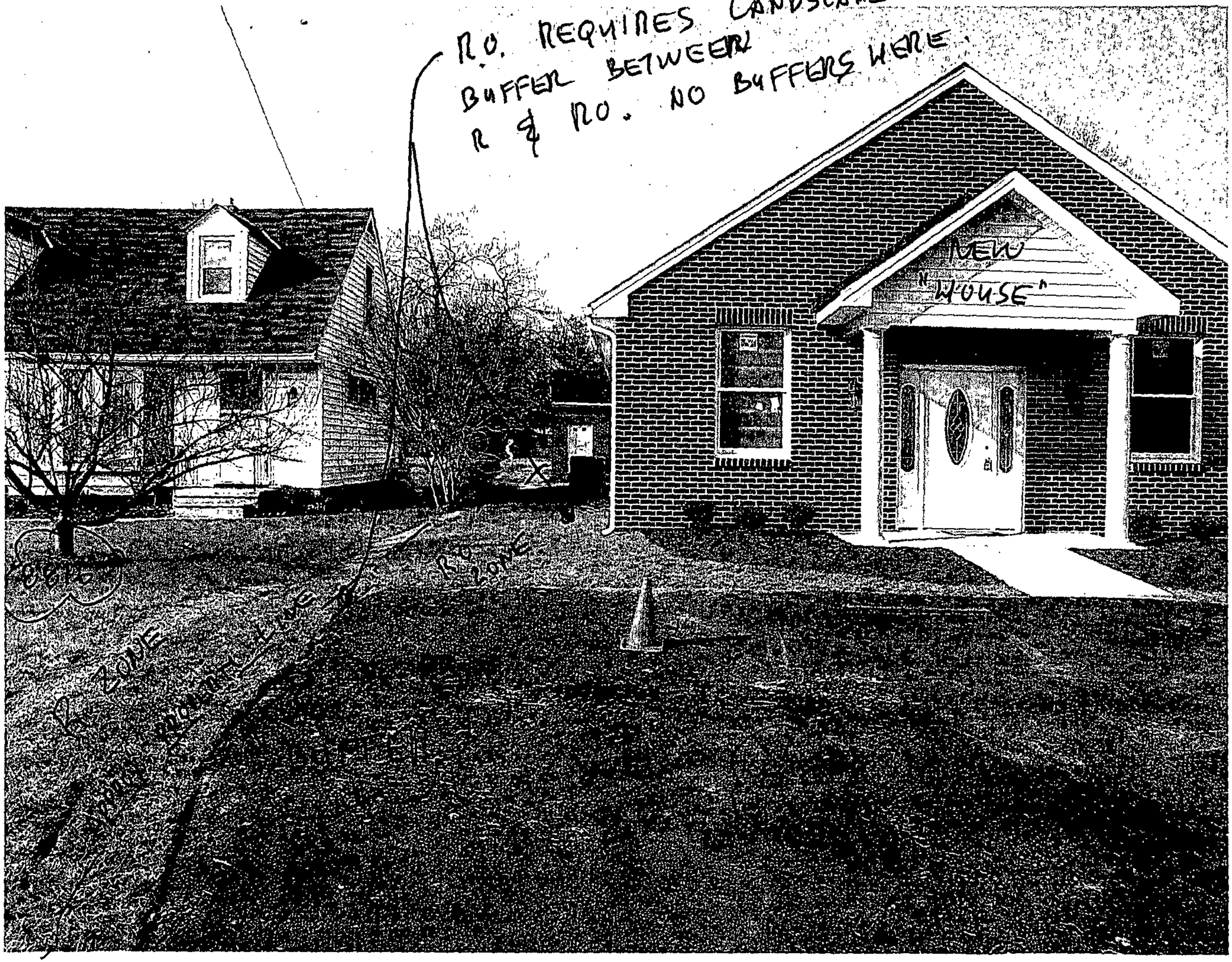
As you probably know, RO uses especially for re-builds require landscape buffer strips between the RO building and parking lots and adjacent properties. It also requires new RO buildings to be of a residential character.

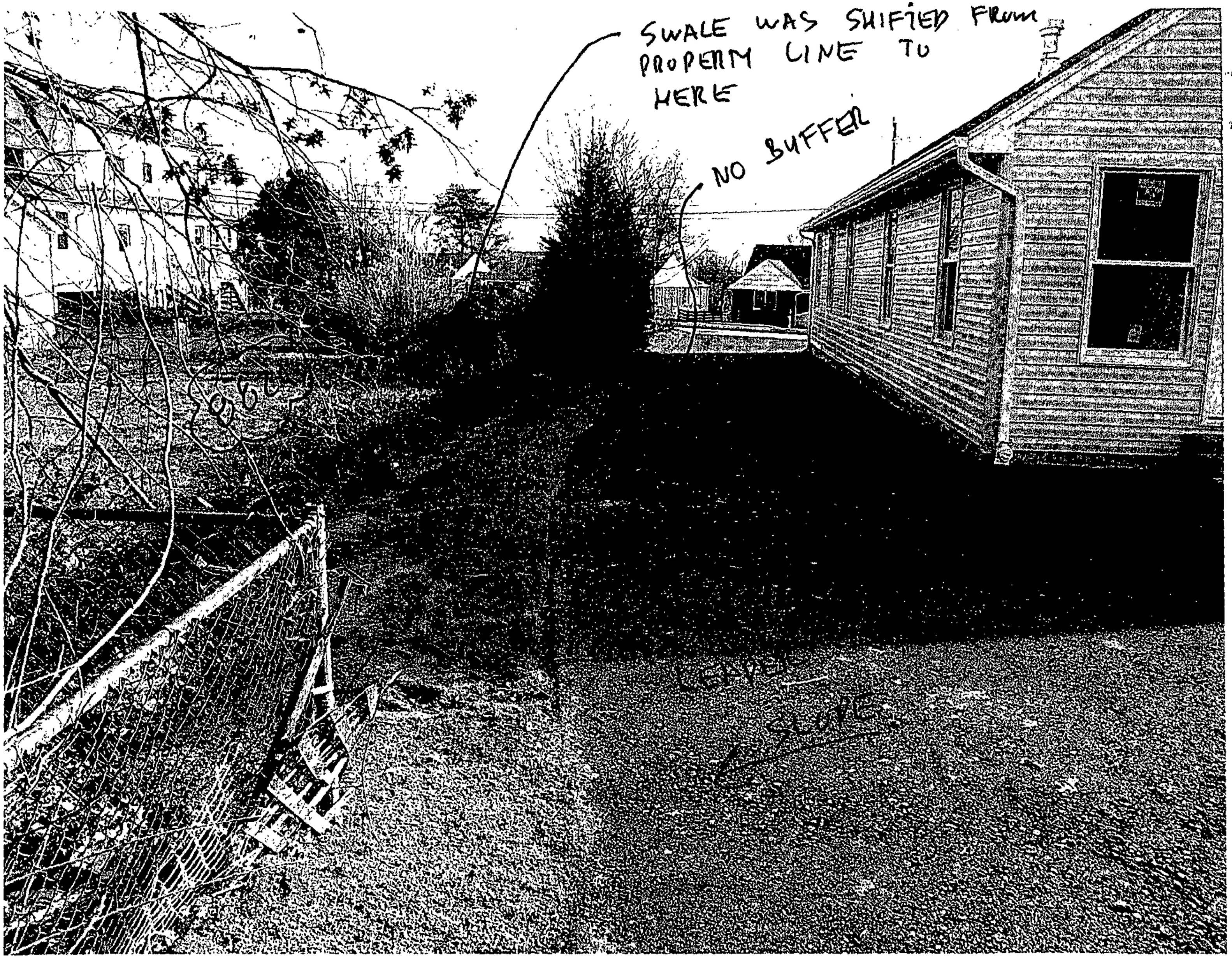
I am writing you now as a step to protect myself and other adjacent property owners in case this owner's intentions are to use this property for the equipment/supply side of his plumbing business. I respectfully request that you look into this matter. Or at least "red flag" the property and keep a close eye on what he is doing I also request verification that work already permitted and constructed, and any future permits on the site be compliant with Baltimore County zoning regulations especially in regards to parking and building setbacks.

Thank you for your attention to this matter. I can be reached at 410-882-7281 or 443-838-6959 (cell) should you wish to discuss the matter.

Sincerely,

Robert. W. Gorman


R.O. REQUIRES LANDSCAPE
BUFFER BETWEEN
R & RO. NO BUFFERS HERE.
NEW
"HOUSE"
R ZONE
RO ZONE


SWALE WAS SHIFTED FROM
PROPERTY LINE TO
HERE
NO BUFFER

SWALE SHIFTED TO HERE

PLEASE PRINT CLEARLY

CASE NAME 8818 OLD HARFORD RD
CASE NUMBER 07-316-A
DATE 3-9-07

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Donald Fackett	9524 Powderhorn Ln.	Balto., MD 21234	jbplumbing@comcast.net
Janina Laye	8413 Old Harford Rd.	Balto., MD 21234	janinalaye@comcast.net
RICK RICHARDSON	30 E PADONIA RD SUITE 500	TIMONIUM MD 21093	RICK@RICHARDSONENGINEERING.NET
DONALD AQUILANO	3525 E. JOPPA RD	PARKVILLE MD 21234	DonA3897@AOL.com
aquilano			

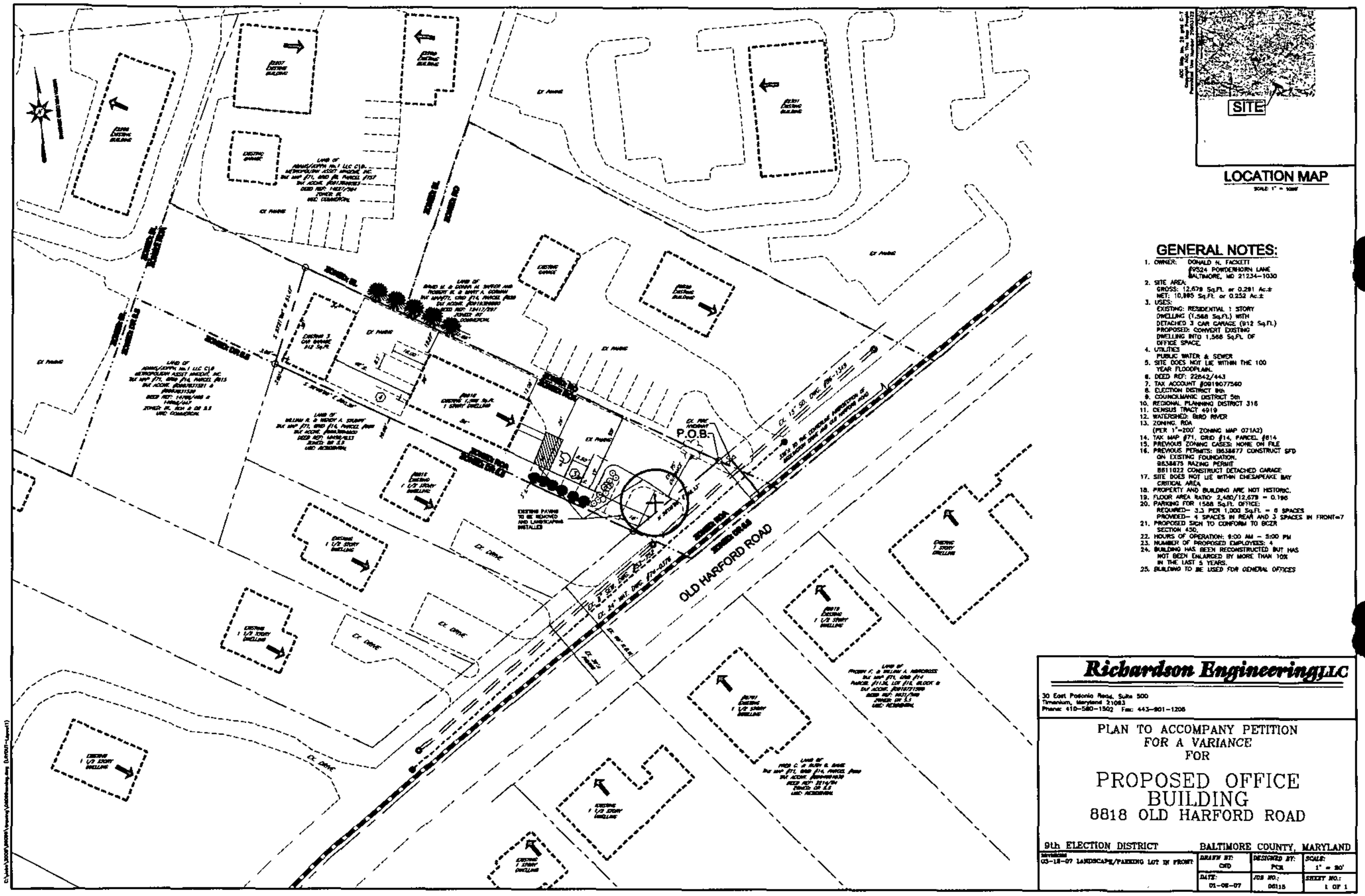
PLEASE PRINT CLEARLY

CASE NAME 8818 OLD HARFORD RD
CASE NUMBER 07-316-A
DATE 3/9/07

CITIZEN'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Robert Gorman	8820-B Old Harford Rd	Baltimore MD 21234	Bob.gorman@comcast.net

ORDER RECEIVED FOR FILING
Date 3-26-07
By DFW



GENERAL NOTES:

1. OWNER: DONALD N. FACKETT
   9524 POWDERHORN LANE
   BALTIMORE, MD 21234-1030
2. SITE AREA:
   GROSS: 12,679 Sq.Ft. or 0.291 Ac.±
   NET: 10,885 Sq.Ft. or 0.252 Ac.±
3. USES:
   EXISTING: RESIDENTIAL 1 STORY DWELLING (1,568 Sq.Ft.) WITH DETACHED 3 CAR GARAGE (912 Sq.Ft.)
   PROPOSED: CONVERT EXISTING DWELLING INTO 1,568 Sq.Ft. OF OFFICE SPACE.
4. UTILITIES
   PUBLIC WATER & SEWER
5. SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.
6. DEED REF: 22842/443
7. TAX ACCOUNT #0919077560
8. ELECTION DISTRICT 9th
9. COUNCILMANIC DISTRICT 5th
10. REGIONAL PLANNING DISTRICT 316
11. CENSUS TRACT 4919
12. WATERSHED: BIRD RIVER
13. ZONING: RDA
    (PER 1"=200' ZONING MAP 071A2)
14. TAX MAP #71, GRID #14, PARCEL #614
15. PREVIOUS ZONING CASES: NONE ON FILE
16. PREVIOUS PERMITS: B638677 CONSTRUCT SFD ON EXISTING FOUNDATION.
    B638675 RAZING PERMIT
    B611022 CONSTRUCT DETACHED GARAGE
17. SITE DOES NOT LIE WITHIN CHESAPEAKE BAY CRITICAL AREA
18. PROPERTY AND BUILDING ARE NOT HISTORIC.
19. FLOOR AREA RATIO: 2,480/12,679 = 0.196
20. PARKING FOR 1568 Sq.Ft. OFFICE:
    REQUIRED- 3.3 PER 1,000 Sq.Ft. = 6 SPACES
    PROVIDED- 4 SPACES IN REAR AND 3 SPACES IN FRONT=7
21. PROPOSED SIGN TO CONFORM TO BCZR SECTION 450.
22. HOURS OF OPERATION: 9:00 AM - 5:00 PM
23. NUMBER OF PROPOSED EMPLOYEES: 4.
24. BUILDING HAS BEEN RECONSTRUCTED BUT HAS NOT BEEN ENLARGED BY MORE THAN 10% IN THE LAST 5 YEARS.
25. BUILDING TO BE USED FOR GENERAL OFFICES

Richardson Engineering, LLC
30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-580-1502 Fax: 443-901-1208

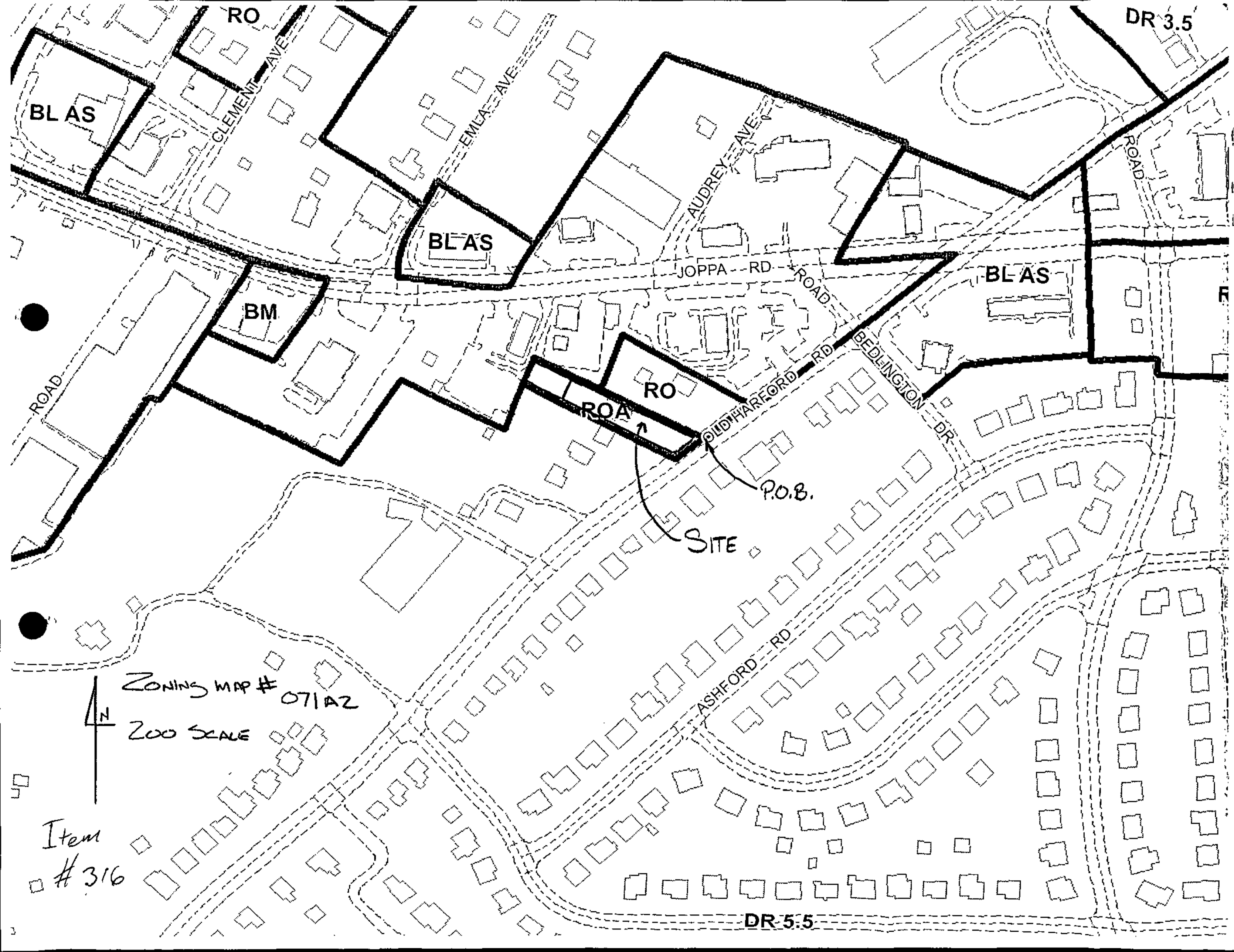
PLAN TO ACCOMPANY PETITION
FOR A VARIANCE
FOR

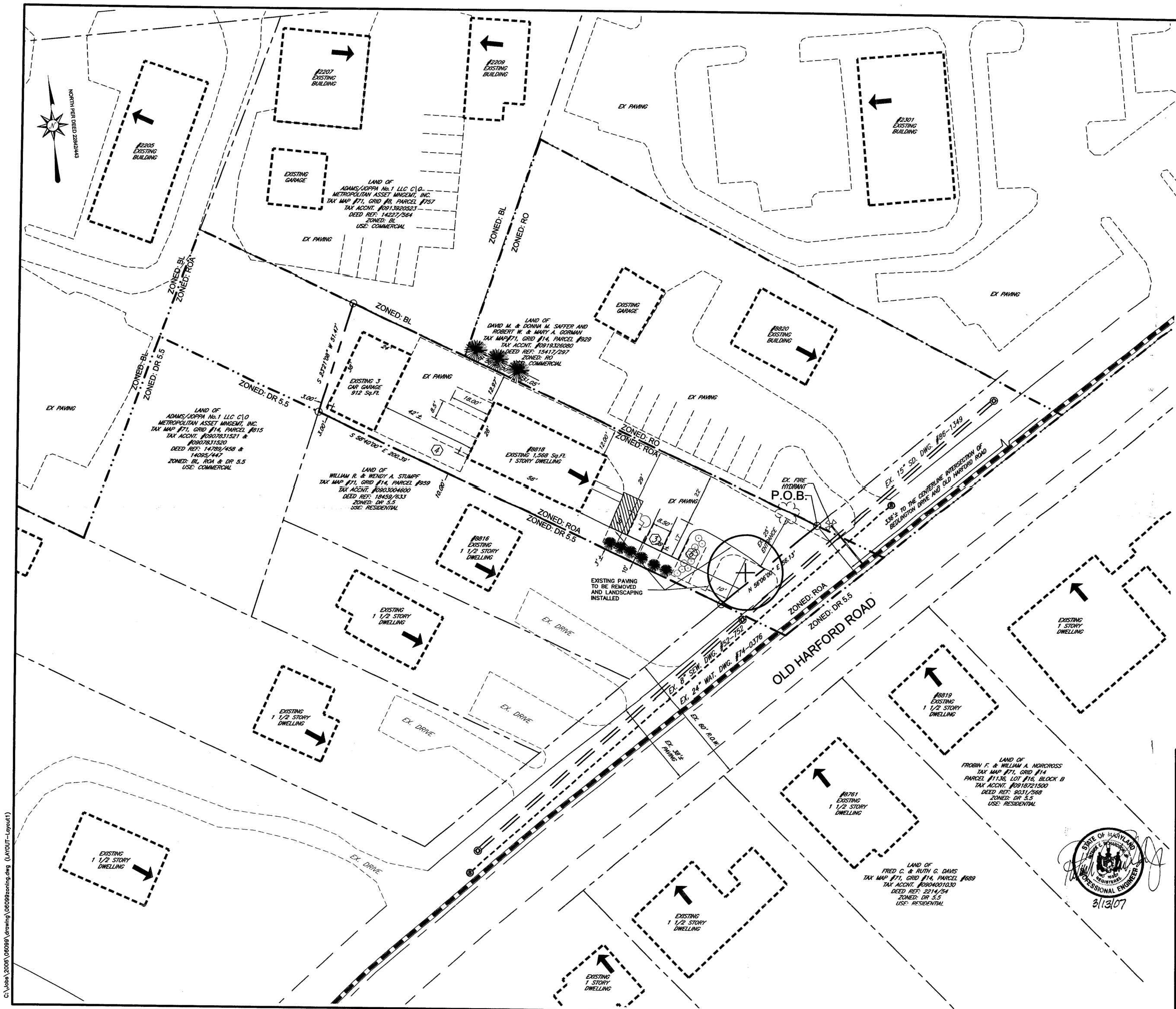
PROPOSED OFFICE BUILDING
8818 OLD HARFORD ROAD

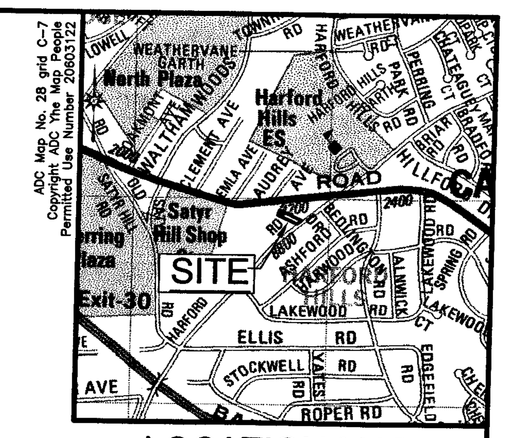
9th ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

REVISION: 03-19-07 LANDSCAPE/PARKING LOT IN FRONT

DRAWN BY:	DESIGNED BY:	SCALE:
CMD	PCR	1" = 20'
DATE: 01-08-07	JOB NO.: 06115	SHEET NO.: 1 OF 1


RO
DR 3.5
BL AS
CLEMENT AVE
EMILY AVE
AUDREY AVE
ROAD
BL AS
JOPPA RD
ROAD
BL AS
BM
ROAD
RO
ROA
OLD HARFORD RD
BEDLINGTON DR
P.O.B.
SITE
ASHFORD RD
ZONING MAP # 071A2
N
200 SCALE
Item
316
DR 5.5





LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

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   BALTIMORE, MD 21234–1030
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3. USES:
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   PROPOSED: CONVERT EXISTING DWELLING INTO 1,568 Sq.Ft. OF OFFICE SPACE.
4. UTILITIES
   PUBLIC WATER & SEWER
5. SITE DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN.
6. DEED REF: 22842/443
7. TAX ACCOUNT #0919077560
8. ELECTION DISTRICT 9th
9. COUNCILMANIC DISTRICT 5th
10. REGIONAL PLANNING DISTRICT 316
11. CENSUS TRACT 4919
12. WATERSHED: BIRD RIVER
13. ZONING: ROA
    (PER 1"=200' ZONING MAP 071A2)
14. TAX MAP #71, GRID #14, PARCEL #814
15. PREVIOUS ZONING CASES: NONE ON FILE
16. PREVIOUS PERMITS: B638677 CONSTRUCT SFD ON EXISTING FOUNDATION.
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PLANT LIST

KEY	QUANTITY	PLANTING UNITS	PLANT TYPE
+	1	1	MAJOR DECIDUOUS TREE
⊕	0	0	FLOWERING TREE
●	3	4.5	EVERGREEN TREE
○	10	2	SHRUB

7.5 TOTAL PLANTING UNITS

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410–560–1502 Fax: 443–901–1208

PLAN TO ACCOMPANY PETITION
FOR A VARIANCE
FOR

PROPOSED OFFICE BUILDING
8818 OLD HARFORD ROAD

9th ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
03–12–07 LANDSCAPE/PARKING LOT IN FRONT	CND	PCR	1" = 20'
	DATE: 01–02–07	JOB NO.: 06115	SHEET NO.: 1 OF 1

PETITIONER'S

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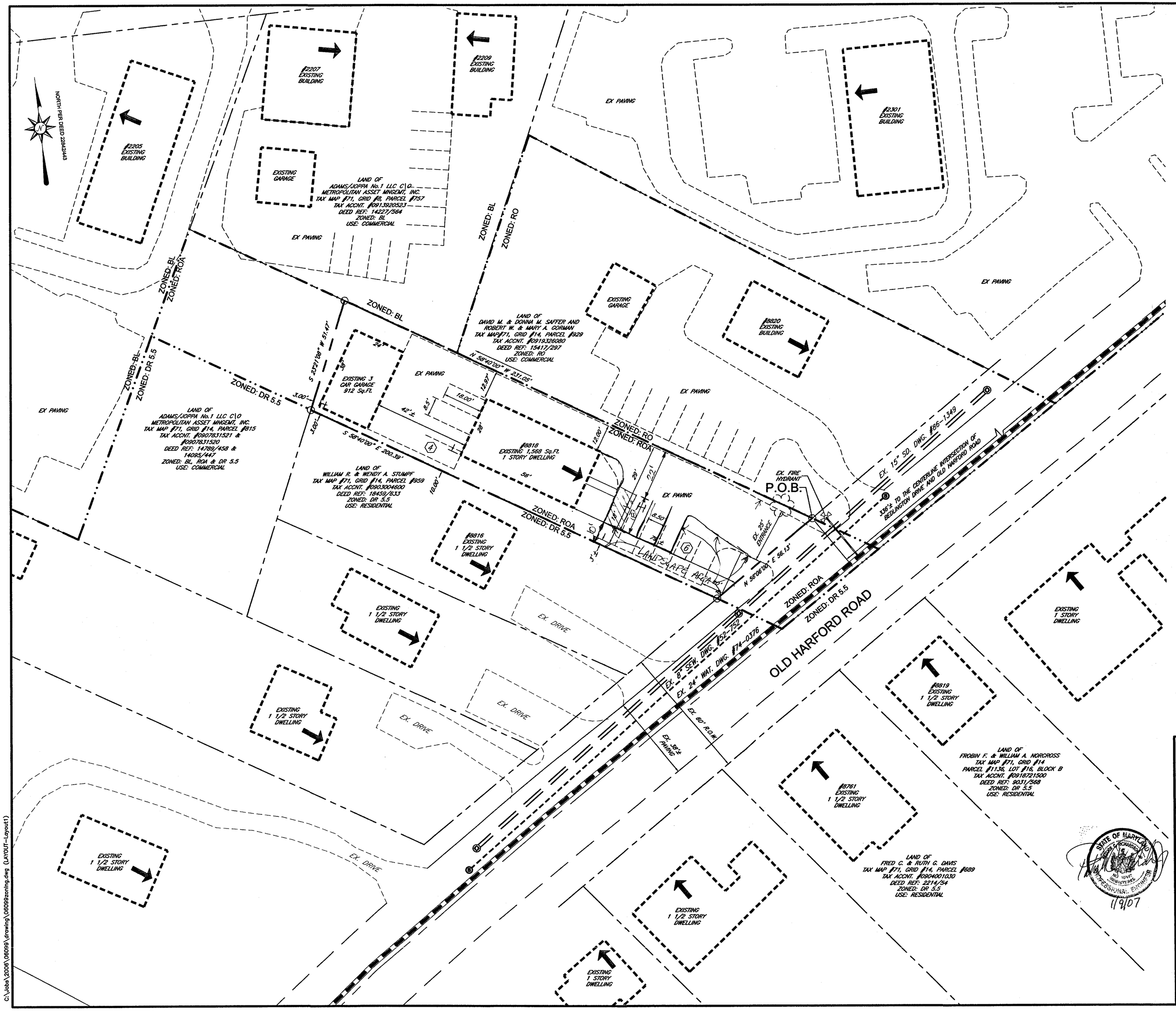

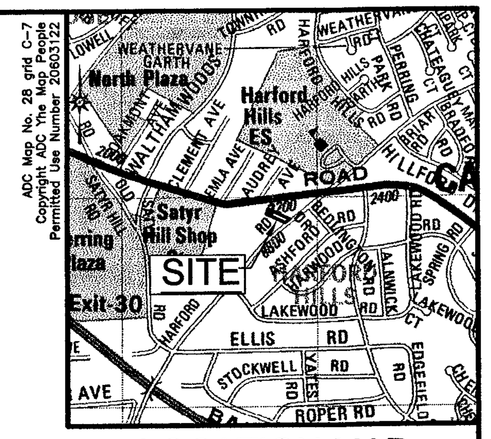

LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

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Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY PETITION
FOR A VARIANCE
FOR

PROPOSED OFFICE BUILDING
8818 OLD HARFORD ROAD

9th ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE: 01-02-07	JOB NO.: 06115	SHEET NO.: 1 OF 1

PETITIONER'S EXHIBIT NO. 1

07-316-A

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