

IN RE: DEVELOPMENT PLAN HEARING	*	BEFORE THE
AND PETITION FOR VARIANCE		
N Side Monkton Road (MD Rte. 138),	*	HEARING OFFICER
W of Big Falls Road		
(Fishel Property)	*	FOR
7 th Election District	*	BALTIMORE COUNTY
3 rd Council District		
	*	
Dorothy G. Fishel, Edward M. Fishel, II,	*	
Barbara M. Fishel, Susan F. Ramzy,	*	
Margaret A. Melfa		
<i>Legal Owners</i>	*	
Susan F. Ramzy and Margaret A. Melfa	*	Case Nos. VII-420 & 07-352-A
<i>Developers</i>		

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before the Hearing Officer/Zoning Commissioner for a combined hearing pursuant to Section 32-4-230 of the Baltimore County Code (B.C.C.). That Section permits an applicant to request development plan approval and zoning relief through a single public hearing. Pursuant to the Development Regulations codified in Article 32, Title 4, thereof, the Developer seeks approval of a development plan prepared by McKee & Associates, Inc., for the proposed development of the subject property into five (5) building lots for single-family dwellings, two (2) of which are existing, on 9.24 +/- acres of land zoned R.C.5. In addition, variance relief is requested from Section 32-4-409(e)(2)&(3) of the Baltimore County Code (B.C.C.) to permit a panhandle driveway length of 1,320 feet in lieu of the maximum permitted length of 1,000 feet. The proposed development and requested relief are more particularly described on the two-paged redlined development plan submitted at the hearing which was accepted and marked as Developers' Exhibits 1A-2010 and 1B-2010.

The project has an unusual development review process history. As codified in Article

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32 of the Baltimore County Code, a concept plan, which is a schematic representation of the proposed development, is first prepared and a conference held by and between representatives of the Developer and the County. In this case, the Concept Plan Conference (CPC) was held on January 3, 2006. Thereafter, as required, a Community Input Meeting (CIM) is conducted during evening hours at a public facility in the vicinity of the proposed development to provide residents in the area an opportunity to review and comment on the Plan. A CIM for this project was held on February 15, 2006 in the Hereford High School Cafeteria. Subsequently, a development plan is prepared, based upon the comments received at the CPC and CIM, and submitted for further review at a Development Plan Conference (DPC) which is again held between the Developer's consultants and reviewing County agencies. In this case, the DPC was held on February 28, 2007. Following the DPC, a public hearing on the proposal is conducted before the Zoning Commissioner/Deputy Zoning Commissioner. A Hearing Officer's Hearing (HOH) was first scheduled before me on March 23, 2007; however, as the record of the case will show the hearing was opened and continued without objection in view of the death of Counsel's (J. Carroll Holzer, Esquire) mother. As the sign-in sheets will reflect, there were approximately seven (7) citizens from the local community who appeared as well as Mr. Holzer's representative, Mr. Sterling Leese, informing the Hearing Officer of the need for a continuance.

Ms. Carrie Gittings, Treasurer of the North County Preservation Group, addressed the Hearing Officer and indicated a concern with the environmental impacts (surface water flows from the Fishel property westerly and into the Panther Branch stream). Courtney Bishop indicated that storm water management and runoff created by the panhandle driveway and the road widening planned for the north side of Monkton Road would be a problem. Cindy Bachur, who is actually a client of Mr. Holzer's, began indicating her concerns with the additional impervious surface(s)

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and increased runoff into nearby streams. These individuals were allowed to speak in the event that they, for some reason, would be unable to attend the next hearing date; however, all were advised via letter dated April 18, 2007 that the hearing would reconvene before me for a Hearing Officer's Hearing on June 15, 2007.

Appearing on behalf of the owners/Developers were Howard L. Alderman, Jr., Esquire, Margaret (Pegg) Melfa, Lawrence A. Melfa, Esquire, Susan F. Ramzy, Virginia and Thomas Hoshall and James D. Grammer, with McKee & Associates, Inc., the engineering consultant and land planner who prepared the development plan. Mr. Grammer was accepted as an expert witness in matters of development and zoning in Baltimore County. In addition to the area residents previously mentioned, Tom Ruhl attended the hearing as an interested party who resides on the south side of Monkton Road opposite the subject property, as well as M. Eisman, T. LeGardeur and Regina Bello. J. Carroll Holzer, Esquire entered his appearance on behalf of his clients, Nicholas and Cindy Bachur.

Numerous representatives of the various Baltimore County agencies tasked with reviewing the Development Plan for compliance with the various requirements and standards attended the hearing, including the following individuals: Jeffrey Perlow, (Zoning Plans Review), Dennis Kennedy, P.E. (Development Plans Review), Gigi Hampshire, (Bureau of Land Acquisition), Walter Smith (Development Management), David Lykens (Department of Environmental Protection and Resource Management – [DEPRM]), Donnell Zeigler (Office of Planning), and Bruce Gill (Department of Recreation & Parks). Written comments were received from Lt. Roland Bosley, Jr., Baltimore County Fire Department, and Steven F. Foster, on behalf of the Maryland State Highway Administration (SHA). These and other agency remarks are contained in the case file.

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Pursuant to B.C.C. Sections 32-4-227 and 228, which regulate the conduct of the Hearing Officer's Hearing, I am required, first, to determine what, if any, issues or comments remain unresolved as of the date of the hearing before me. Mr. Alderman, on behalf of Developer, informed me of two items, neither of which could be easily addressed. Satisfactory resolution would involve ongoing negotiations regarding concerns raised by Mr. Holzer's clients (storm water management and driveway extension) and pending a successful solution of the points in question, McKee & Associates would then address the issue of storm water management which needed DEPRM review and approval. By agreement of all parties, the record of this case was held open, for what ended up being a period of approximately 38 months, to allow time for the parties to reach an understanding and to submit additional information about proposed site grading and clarification of drainage patterns for review by DEPRM's Kevin L. Quelet, P.E. In brief, a series of substantial negotiations between the Developer and the Bachurs occurred which resulted in an Agreement being entered into between the parties. A copy of that Agreement entitled *Declaration of Private Ingress, Egress & Utility Easements and Creation of Maintenance Obligations* was submitted as Developer's Exhibit 2-2010 and shall be incorporated herein. A revised plan embodying these modifications was refilled with the Department of Permits and Development Management (DPDM) and a new DPC was held on July 21, 2010 and a Hearing Officer's Hearing (HOH) was then rescheduled, advertised and posted, and occurred on August 12, 2010.¹ As required, this decision now follows.

Appearing at the public hearing required for this project were the parties, their respective counsel, James Grammer, the Developer's consultant who prepared the amended development

Due to the extended time for the review of the storm water management design and the creation of the ingress-egress/maintenance obligation document as well as the realignment of the original panhandle driveway, McKee and Associates mailed the resubmitted development plan with notification of the DPC and Hearing Officer's Hearing to those persons present at both the March 23, 2007 and June 15, 2007 hearings.

plan(s) and the numerous representatives of the various Baltimore County agencies who reviewed the plan.

DEVELOPER'S ISSUES

Mr. Alderman, on behalf of Susan Ramzy and Pegg Melfa, identified no outstanding or unresolved agency issues or comments. Testimony was received from Mr. Grammer, with McKee and Associates, Inc., who described the site and briefly reviewed the redlined plan dated August 9, 2010. As will be discussed below, he indicated that the two (2) significant changes to the plan presented today versus the original submission were the realignment of the proposed driveway and the storm water management design. He certified that the redlined plan met all regulations for development in Baltimore County.

COUNTY ISSUES

The County agency representatives who were present corroborated Mr. Alderman's comments. Each of the representatives indicated that there were no unsettled issues or unresolved comments and recommended plan approval. I have summarized their responses below:

Zoning Review – Bruno Rudaitis appeared as the representative of the Zoning Review Office and indicated that, assuming the requested variance is granted, his office has no outstanding issues with the development plan and recommended approval.

Department of Environmental Protection and Resource Management (DEPRM) – David Lykens stated that the redlined plan addressed all comments from the various sections including Groundwater Management, Environmental Impact Review and Storm Water Management and recommended approval of the plan. As the property is zoned R.C.5, no approval from Agricultural Preservation was required.

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Office of Planning – Lloyd Moxley appeared on behalf of the Office of Planning and stated that an updated School Impact Analysis had been submitted as requested and that the analysis indicates that student projections were within the acceptable limits. *See* enrollment calculations submitted and received as Baltimore County Exhibit 1-2010.

Due to the limited number of lots, the rural nature of the development and the distance of the proposed lots from Monkton Road, it was decided that in lieu of the submission of a Pattern Book, the Office of Planning would request a requirement or condition that detailed architectural elevations be submitted for their review and approval prior to the issuance of building permits.

He indicated that the Office of Planning supports the Petitioner's request to permit a variance to the maximum length of a panhandle driveway in the R.C.5 zone.

Department of Public Works – Michael Viscarra appeared on behalf of Dennis Kennedy, as representative of Development Plans Review, and indicated that the redlined plan meets all Public Works requirements and that his department, therefore, was recommending approval of the Plan. In providing further detail, he pointed out that the Director of Public Works recommended the waiver for a panhandle driveway.

Department of Recreation and Parks – Bruce Gill of the Department of Recreation and Parks confirmed his Department reviewed Developers request for a waiver of Local Open Space and approved the payment of a fee in lieu of providing open space. This waiver was granted in accordance with B.C.C. Section 32-6-108(c) as shown by letter, dated February 13, 2007. Mr. Melfa, following his review of the correspondence, requested leave to discuss the aggregate sum of the Director's approved fee amount since two (2) of the present homes have existed for many years – one since 1926 and previously exempted from the local open space requirements. Absent any objection, Mr. Melfa's request was granted. Subsequently, on August 24, 2010 Mr. Gill

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informed the undersigned by way of an approval letter signed by Robert J. Barrett, Director, that Lots 1 and 2 were considered grandfathered and that the three (3) new lots would be subject to a fee in lieu in the amount of \$10,290.00. See Baltimore County Exhibit 2-2010.

Land Acquisition – Gigi Hampshire indicated that the redlined plan addressed the comments and concerns of the Bureau of Land Acquisition. She also indicated that the private Declaration of Private Ingress, Egress & Drainage Utility Easements and Creation of Maintenance Obligations document be recorded prior to the record plat.

Fire Department – Acting Lieutenant Don W. Muddiman of the Baltimore County Fire Marshal's Office reviewed the plan and stated the panhandle driveway met all his Department's concerns and was capable of handling emergency apparatus weighing 70,000 pounds.

State Highway Administration – Steve Foster of the Maryland State Highway Administration issued a revised Development Plan Conference comment on July 21, 2010 indicating that his agency had no objection to approval.

BACHUR ISSUES

Next, I asked Mr. Holzer whether his clients had any concerns about the project. As indicated earlier, Mr. Holzer, on behalf of Nick and Cindy Bachur, indicated the agreement and revised site plan addressed the storm water impacts to the adjoining properties and provided for a use-in-common driveway on a portion of the development property minimizing impervious areas. In concluding, he asked on behalf of the Bachurs that if the proposed Lot 5 or common driveway, as shown on the redlined plan, would ever be modified that his clients receive written notice of any such contemplated change.

With the community concerns having been articulated, I concluded the informal portion of the hearing. Moving on to the more formal portion, the Developer introduced the redlined

plan through James D. Grammer, an associate and project manager whose firm was responsible for the preparation of the plan. As indicated above, Mr. Grammer provided a description of the property and the proposed development, indicating that the subject property is located on the north side of Monkton Road (Md. Route 138), just west of Big Falls Road in the Hereford area of northern Baltimore County. As noted, the site contains approximately 9.5 acres of land zoned R.C.5. The zoning classification would allow six (6) lots, however, five (5) are being proposed. The five (5) lots will include the two (2) existing homes and three (3) new homes. Each of the lots is approximately 1.6 acres. The two existing lots were created by a minor subdivision in April 1991. The lots will be accessed by an extension of the existing driveway to create a 16-foot wide panhandle. The driveway design has been revised to include portions of the existing Bachur driveway to the east, as well as removal of portions of the Bachur driveway. The result of the realignment is a reduction in the total amount of impervious area from that originally proposed. The storm water management design incorporates various methods to reduce the amount of runoff, control the direction of runoff and reduce the potential effects of erosion on the remaining portions of the Bachur driveway.

In addition, a second sheet (Exhibit 1B-2010) has been added to the Development Plan, permitting several details to be added clarifying the location and extent of the use-in-common driveway easement and the locations of the various easements to be dedicated to Baltimore County. The remaining changes to the redline plans were in response to the agency comments at the DPC.

ZONING RELIEF

Following Mr. Grammer's testimony, the hearing moved to the Petition for Variance filed by the Developer. Specifically, Petitioner requests a Variance from Section 32-4-409(e)(2) of

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the Baltimore County Code (B.C.C.) to permit a panhandle driveway length of 1,320 feet in lieu of the maximum permitted length of 1,000 feet.

Section 32-4-409(d)(2) of the B.C.C. pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) provides that panhandle driveways serving lots greater than 20,000 square feet may serve five (5) internal lots plus two (2) dwellings on front lots adjacent to the panhandle driveway and the local collector street. In this particular case, all of the lots being served are greater than 20,000 square feet. Lot 1 fronts on Monkton Road. Lots 2, 3, 4 and 5 will be served by the panhandle driveway. Future use by the owners of the "Townsend Parcel" to the west, as indicated on the plan, would constitute the fifth internal lot. The Bachur's will retain their existing access to Monkton Road; therefore the use is consistent with the requirements of the B.C.C.

Mr. Grammer testified that there was no means to shorten the proposed driveway and serve the proposed number of lots. There will be no increase to the permitted residential density other than that permitted; in fact, the proposed number of lots is less than that permitted by right. Strict compliance with the B.C.Z.R. would result in practical difficulty to the Petitioners in that they would not be able to create the proposed lots permitted as a matter of right. The relief requested is the minimum relief necessary, and the spirit and intent of the B.C.Z.R. will be observed. There will be no adverse impact to the health, safety and welfare of the surrounding community. The grant of variance relief is appropriate.

CONCLUSION

The Baltimore County Code (B.C.C.) clearly provides that the "Hearing Officer shall grant approval of a Development Plan that complies with these development regulations and applicable policies, rules, and regulations". B.C.C. Section 32-4-229. With the testimony of

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Messrs. Grammer, Moxley and Kennedy and the concurrence of the different County agencies and the State Highway Administration, I find that the redlined development plan is in compliance with those regulations. Therefore, having identified no unresolved or outstanding issues, Developer has satisfied their burden of proof and entitled to approval of the development plan.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, the requirements of which are contained in Article 32, Title 4, of the Baltimore County Code, and Baltimore County Zoning Regulations, the amended redlined Fishel Property Development Plan, introduced as Developer's Exhibits 1A-2010 and 1B-2010, shall be approved consistent with the comments contained herein and for the reasons set forth above, the Petition for Variance shall be granted.

THEREFORE, IT IS ORDERED, by this Hearing Officer/Zoning Commissioner for Baltimore County, this 24th day of August 2010, that the redlined development plan for the **FISHEL PROPERTY**, identified as Developers' Exhibits 1A-2010 and 1B-2010, be and are hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 32-4-409(e)(2) of the Baltimore County Code (B.C.C.) to permit a panhandle driveway length of 1,320 feet in lieu of the maximum permitted length of 1,000 feet is hereby APPROVED, subject to the following conditions:

1. Prior to making any modification to the stormwater or forest conservation easements on Lot No. 5 and/or the common drive as shown on Developer's Exhibits 1A-2010 or 1B-2010, the Developer shall provide written notice of such proposed modifications to: Mr. and Mrs. Nicholas Bachur at 750 Monkton Road, Monkton, MD 21111 and to their attorney, J. Carroll Holzer, Esq. at Holzer & Lee, PA, 508 Fairmount Avenue, Towson, Maryland 21286.

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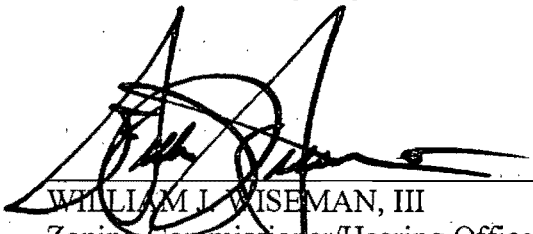
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2. Prior to recording of the plat for the Fishel Property, a Declaration of Private Ingress, Egress & Utility Easements and Creation of Maintenance Obligations (Developer's Exhibit 2-2010) shall be recorded among the Land Records of Baltimore County.
3. Prior to the issuance of a new dwelling building permit for any of new lots on the Fishel Property (Lot Nos. 3, 4 and 5), the owner of the lot shall submit plans and elevations to the Baltimore County Office of Planning for review and approval pursuant to Section 1A04.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), RC-5 Residential Performance Standards.

Any appeal of this decision must be taken in accordance with Sections 32-4-281 of the Baltimore County Code and 32-3-401 of the Baltimore County Zoning Regulations.


WILLIAM J. WISEMAN, III
Zoning Commissioner/Hearing Officer
for Baltimore County

WJW:dlw

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Date 8-24-10
By ESJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 24, 2010

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, MD 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE

N Side Monkton Road, W of Big Falls Road

(Fishel Property)

7th Election District - 3rd Council District

Dorothy G. Fishel, Edward M. Fishel, II, Barbara M. Fishel, Susan F. Ramzy,

Margaret A. Melfa; *Legal Owners*

Susan F. Ramzy and Margaret A. Melfa; *Developers*

Case Nos. VII-420 & 07-352-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

- c: J. Carroll Holzer, Esquire, Holzer & Lee, 508 Fairmount Avenue, Towson, MD 21286
James D. Grammer, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville, Md. 21030
Susan F. Ramzy, 2 Eastport Court, Lutherville, Md. 21093
Margaret (Pegg) Melfa, 1302 Wine Spring Lane, Towson, Md. 21204
Ms. Carrie Gittings, Treasurer, North County Preservation Group,
616 Gifford Lane, Monkton, Md. 21111

Howard L. Alderman, Jr., Esquire

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August 24, 2010

Courtney Bishop, 743 Monkton Road, Monkton, Md. 21111

Nicholas R. & Cindy Bachur, 750 Monkton Road, Monkton, Md. 21111

Lawrence A. Melfa, Esquire, 407 W. Pennsylvania Avenue, Towson, Md. 21204

Thomas D. & Virginia N. Hoshall, 720 Monkton Road, Monkton, Md. 21111

Tom Ruhl, 737 Monkton Road, Monkton, Md. 21111

Martin Eisman, 6 Bargate Court, Baltimore, Md. 21212

T. LeGardeur, 538 Monkton Road, Monkton, Md. 21111

Regina Bello, 743 Monkton Road, Monkton, Md. 21111

Darryl Putty, DPDM; Dennis Kennedy, P.E., Development Plans Review, DPW; L.A., DPDM;
OP; DEPRM; R&P; People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 746 to 746D Monkton Road
which is presently zoned RC-5

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

32-4-409. (e)(2) of the Baltimore County code to permit a panhandle driveway length of 1,320 feet in-lieu-of the maximum permitted length of 1,000 feet.

(2)3

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

- 1) The property is long and narrow in shape and the application of environmental regulations and minimum lot sizes within the proposed development dictates the location and length of the proposed panhandle driveway.
- 2) Other good and sufficient testimony to be offered 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

Attorney For Petitioner:

Lawrence A. Melfa

Name - Type or Print

City

Signature

Butler, Melfa & Taylor, P.A.

Company

401 Allegheny Avenue

410-337-0900

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

SEE ATTACHED

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

State

Zip Code

Representative to be Contacted:

James D. Grammer

McKee & Associates, Inc.

Name

5 Shawan Road Suite 1

410-527-1555

Address

Telephone No.

Cockeysville,

MD

21030

City

State

Zip Code

OFFICE USE ONLY

Case No. 07-352-A

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

BH

Date

2/2/07

PETITION FOR VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
For the property located at 746A-746D Monkton Road
Which is presently zoned R.C.-5

Legal Owner(s):

Parcel 122

Susan F. Ramzy

Susan F. Ramzy
Signature

401 Allegheny Avenue
Towson, MD 21204

Margaret A. Melfa

Margaret A. Melfa
Signature

Parcel 489

Edward M. Fishel

(deceased)
Signature

746 Monkton Road
Monkton, MD 21111

Dorothy G. Fishel

Dorothy G. Fishel
Signature

Parcel 490

Edward M. Fishel, 2nd

Edward M. Fishel
Signature

746A Monkton Road
Monkton, MD 21111

Barbara M. Fishel

Barbara M. Fishel
Signature

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*

January 23, 2007

ZONING DESCRIPTION

746-746D Monkton Road

Fishel Property, PDM No. 07-420

Beginning on the centerline of Monkton Road at a point being 200-feet west of the centerline intersection of Monkton Road with Big Falls Road, then along the centerline of Monkton Road S 71° 12' 32" W 314.04', then leaving said Monkton Road and running N 15° 23' 16" W 503.88', N 19° 35' 47" W 997.47', N 69° 47' 39" E 272.63', S 19° 45' 52" E 1,287.22', S 69° 37' 32" W 100.00', S 19° 45' 52" E 200.00', N 69° 37' 32" E 100.00', and S 19° 45' 52" E 20.10' to the point of beginning. Containing 9.243 acres of land, more or less. Also known as 746-746D Monkton Road, Fishel Property, PDM No. 07-420 and lying in the 7th Election District, 3rd Councilmanic District.

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 24038

DATE 2/13/59 ACCOUNT Rec'd-006-6150

AMOUNT \$ 65.00

RECEIVED FROM M.A. McF...

FOR Var. a/c

DISTRIBUTION
WHITE CASHIER
PINK AGENCY
YELLOW CUSTOMER
THM 20353

PAID RECEIPT

BUSINESS ADDRESS: 2012/2017 2012/2017 09:43:09 2
FEB 1962 WALKIN JEAN JET
> RECEIPT # 54224 1/31/2019 07:11
Depts: 5-520 201909 VERIFICATION
CR NO: 1024133
Receipt Tot: \$45.00
\$40.00 CR \$45.00 DA
Baltimore County, Maryland

CASHIER'S VALIDATION

CHIRLAND WATERCOLORS: A PORTION OF THE PROCEEDS FROM WATERCOLORS
CHECKS BENEFIT THE MAKE-A-WISH FOUNDATION

M. A. MELFA 01/2003
1302 WINE SPRING LN
TOWSON, MD 21204-3664

711
65-270/550

1-26-07

DATE

PAY TO THE
ORDER OF

Baltimore County

\$ 60.00

Sixty and 00/100

DOLLARS



Security
Features
Details on
Back



SUNTRUST

ACH RT 061000104

FOR

ZONING VARIANCE

Melfa

MP

⑆055002707⑆1000002847589⑈0911

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: #07-352-A

746 to 746D Monkton Road,
N/side of Monkton Road, 200 feet west of centerline of Big Falls Road

7th Election District - 3rd Councilmanic District

Legal Owner(s): Ms. Ramzy, Ms. Melfa, Mr. & Mrs. Edward Fishel, Mr. Edward Fishel, 2nd

Variance: to permit a panhandle driveway length of 1,320 feet in lieu of the maximum permitted length of 1,000 feet.

Hearing: Friday, March 23, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

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

3/134 Mar. 8

127073

CERTIFICATE OF PUBLICATION

3/8, 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 3/8, 2007.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

McKEE & ASSOCIATES, INC.

Engineering • Surveying • Environmental Planning
Real Estate Development

DATE: March 06, 2007

TO: Baltimore County, PDM

RE : Case No. : 07-352-A

Fishel Prop. / # 746 to 746D Monkton Road

MAI : Job No. : 06-123

ATTENTION: Zoning Commissioner / Mrs. Kristen Matthews

☒ (X) We are submitting

☐ () We are returning

☐ () We are forwarding

☐ () Herewith

☐ () Under separate cover

No.	Description
1	Certificate Of Posting
2	Photos

☒ (X) For processing

☐ () For your use

☐ () For your review

☐ () Please call when ready

☐ () Please return to this office

☐ () In accordance with your request

Remarks:

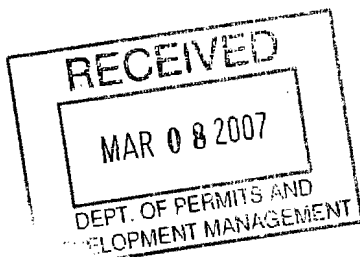
For further information, please contact the writer at this office.

Very truly yours,

McKee & Associates, Inc.

William D. Gulick, Jr.

cc:



CERTIFICATE OF POSTING

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

Date: March 6, 2007
MAI Job No : 06-123

Attention: Zoning Commissioner / Mrs. Kristen Matthews

RE: Case Number : 07-352-A

Petitioner/Developer: Susan F. Ramzy & Margaret A. Melfa

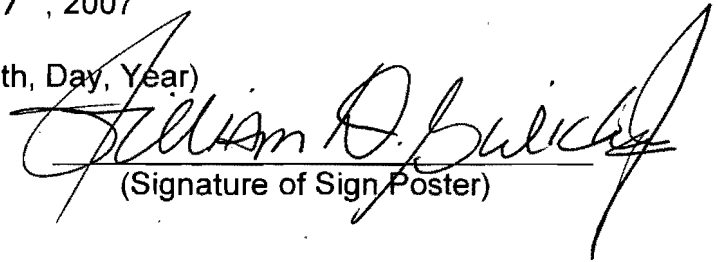
Date of Hearing/Closing: March 23, 2007 at 9:00 am

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at # 746 to 746D Monkton Road

The sign(s) were posted on

March 7, 2007

(Month, Day, Year)



(Signature of Sign Poster)

William D. Gulick, Jr.

(Printed Name of Sign Poster)

McKee and Associates, Inc.

5 Shawan Road, Suite 1

(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

SEE
**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY**

ZONING NOTICE

CASE # 07-352-A

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

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE. ROOM 106
PLACE: TOWSON, MD 21204

FRIDAY

DATE AND TIME: MARCH 23, 2007 @ 9:00 AM

REQUEST: VARIANCE

TO PERMIT A PANHANDLE DRIVEWAY

LENGTH OF 1,320 FEET IN LIEU OF

MAXIMUM PERMITTED LENGTH OF

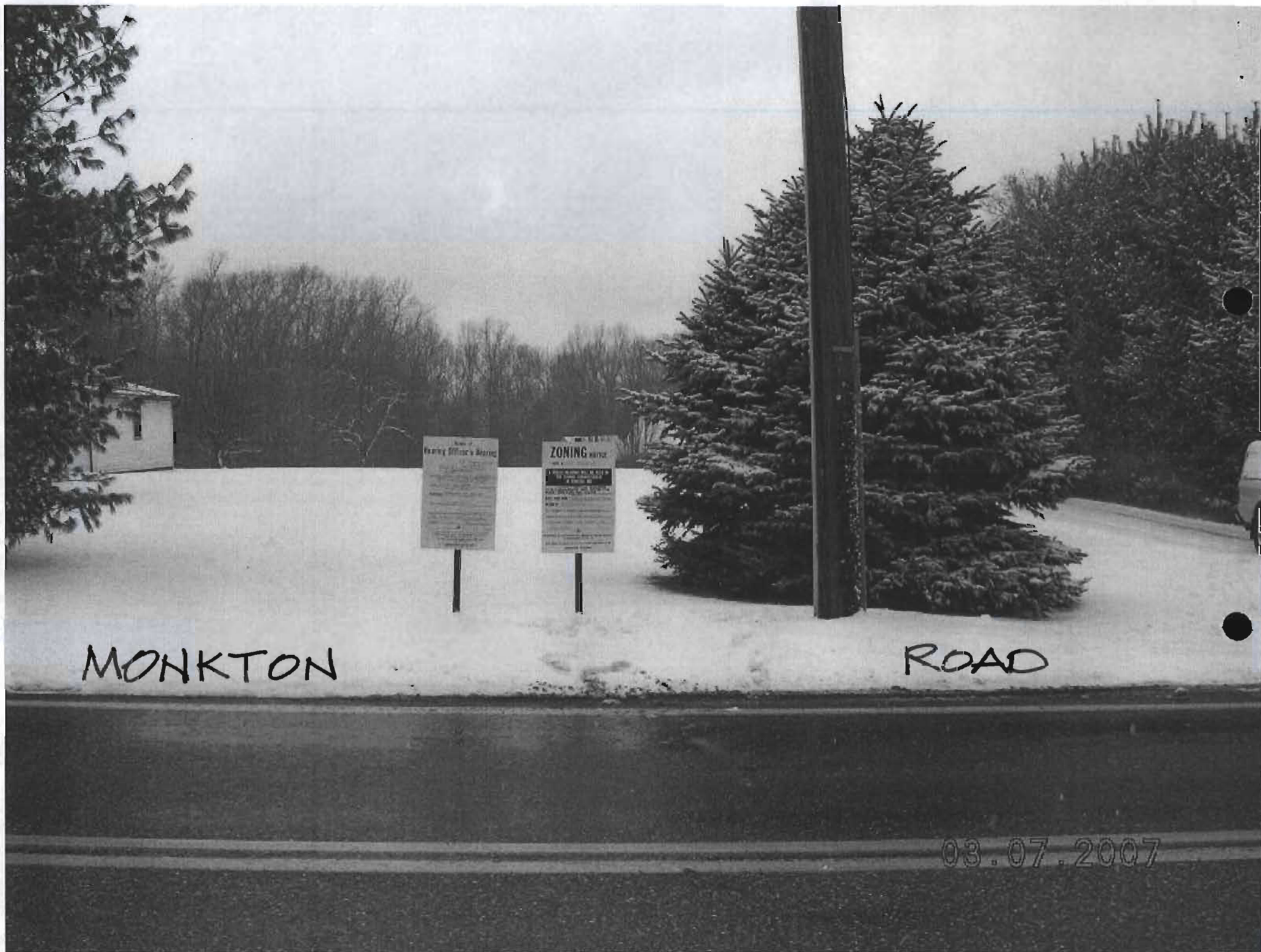
1,000 FEET.

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

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

HANDICAPPED ACCESSIBLE

03.07.2007



MONKTON

ROAD

03.07.2007

mydungh 7/24/10

ZONING NOTICE

CASE # 07-352-A

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

ROOM 106, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21206

PLACE:

DATE AND TIME:

THURSDAY, AUGUST 12, 2010
AT 9:00 A.M.

REQUEST:

VARIANCE TO PERMIT A PAVEMENT DRIVEWAY
LENGTH OF 1,320 FEET IN EXCESS OF THE
MAXIMUM PERMITTED LENGTH OF 1,000 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SCHEDULED NECESSARY
TO CONSIDER PUBLIC CALL 844-3381

DO NOT REMOVE THIS SIGN AND POSTER FROM HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

RE: Case No 07-352-A

Petitioner/Developer JAMES
GRAMMER

Date Of Hearing/Closing: 8/12/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 746-746 D MOUNTON RD

This sign(s) were posted on July 28, 2010
Month, Day, Year
Sincerely,

Martin Ogle 7/28/10
Signature of Sign Poster and Date
Martin Ogle

60 Chelmsford Court
Baltimore, Md, 21220
443-629-3411

RECEIVED

AUG 10 2010

ZONING COMMISSIONER

**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: 07-352-A
Petitioner: Susan F. Ramzy, Margaret A. Melfa, Edward M. Fishel, Dorothy G. Fishel,
Edward M. Fishel, 2nd, Barbara M. Fishel
Address or Location: 746-746D Monkton Road, Fishel Property, PDM No. 07-420

PLEASE FORWARD ADVERTISING BILL TO:

Name: Susan F. Ramzy
Address: 401 Allegheny Avenue
Towson, MD 21204

Telephone Number: 410-337-0900

Revised 2/20/98 - SCJ



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

February 28, 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: 07-352-A

746 to 746D Monkton Road

N/side of Monkton Road, 200 feet west of centerline of Big Falls Road

7th Election District – 3rd Councilmanic District

Legal Owners: Ms. Ramzy, Ms. Melfa, Mr. & Mrs. Edward Fishel, Mr. Edward Fishel, 2nd

Variance to permit a panhandle driveway length of 1,320 feet in lieu of the maximum permitted length of 1,000 feet.

Hearing: Friday, March 23, 2007 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

C: Lawrence Melfa, 401 Allegheny Avenue, Towson 21204
James Grammer, 5 Shawan Road, Ste. 1, Cockeysville 21030
Legal Owners as listed above

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MARCH 8, 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.

RECEIVED MAR - 5 2007

TO: PATUXENT PUBLISHING COMPANY
Thursday, August 5, 2010 Issue – Daily Record

Please forward billing to:
Susan Ramzy
401 Allegheny Avenue
Towson, MD 21204

410-337-0900

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: 07-352-A

746 to 746D Monkton Road

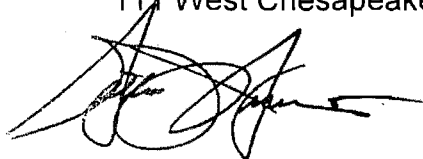
N/side of Monkton Road, 200 feet west of centerline of Big Falls Road

7th Election District – 3rd Councilmanic District

Legal Owners: Ms. Ramzy, Ms. Melfa, Mr. & Mrs. Edward Fishel, Mr. Edward Fishel, 2nd

Variance to permit a panhandle driveway length of 1,320 feet in lieu of the maximum permitted length of 1,000 feet.

Hearing: Thursday, August 12, 2010 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.

August 4, 2010

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: 07-352-A

746 to 746D Monkton Road

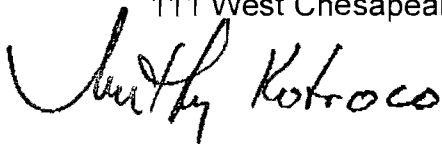
N/side of Monkton Road, 200 feet west of centerline of Big Falls Road

7th Election District – 3rd Councilmanic District

Legal Owners: Ms. Ramzy, Ms. Melfa, Mr. & Mrs. Edward Fishel, Mr. Edward Fishel, 2nd

Variance to permit a panhandle driveway length of 1,320 feet in lieu of the maximum permitted length of 1,000 feet.

Hearing: Thursday, August 12, 2010 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

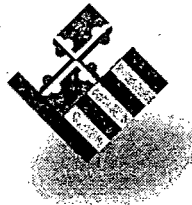


Timothy Kotroco
Director

TK:klm

C: Lawrence Melfa, 401 Allegheny Avenue, Towson 21204
James Grammer, 5 Shawan Road, Ste. 1, Cockeysville 21030
Legal Owners as listed above

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY , MARCH 8, 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.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

March 15, 2007

Lawrence A. Melfa
Butler, Melfa & Taylor, P.A.
401 Allegheny Avenue
Towson, MD 21204

Dear Mr. Melfa:

RE: Case Number: 07-352-A, 746 to D Monkton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 2, 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,

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

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
James D. Grammer McKee & Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville
21030
Susan F. Ramzy 401 Allegheny Avenue Towson 21204
Dorothy G. Fishel 746 Monkton Road Monkton 21111
Edward M. Fishel, 2nd Barbara M. Fishel 746 A Monkton Road Monkton 21111

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 20, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For February 19, 2007
Item Nos. 07-349, 350, 351, 352, 353,
354, 355, 356, 357, 360, 361, and 362

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-02202007.doc



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 2/12/2007

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

RE: Baltimore County
Item No. 7-352-A
746 TO 746D MONKTON RD
FISHEL 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. 7-352-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

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



Kris - Full

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

August 22, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, MD 21204

J. Carroll Holzer, Esquire
Holzer & Lee
508 Fairmount Avenue
Towson, MD 21286

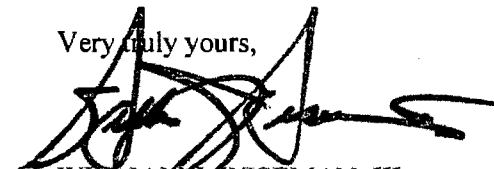
RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE
N/Side Monkton Road, W of Big Falls Road
(Fishel Property)
7th Election District – 3rd Council District
Case Nos. VII-420 & 07-352-A

Dear Counsel:

As the record of the case will reflect, the last status of this case was received from J. Carroll Holzer, Esquire on December 11, 2007 indicating that his clients had been working with the Developer through various problems and that a new proposed plan was under review. Mr. Lykens advised me that Stormwater Management reviewer, Kevin Quelet, had not received any additional information from the engineer regarding the Fishel Property and was, therefore, unable to recommend approval of the Development Plan.

In view of the passage of time, I am returning the file(s) to the Department of Permits and Development Management (DPDM) for safekeeping pending further advice from the parties and DEPRM.

Very truly yours,



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Walt Smith, Development Manager, Bureau of Development Management, DPDM
Dave Lykens, Supervisor, Development Coordinator, DEPRM

3-23-07
BW

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
APR 16 2007

BY:.....

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination *JWL*
DATE: April 16, 2007
SUBJECT: Zoning Item # 07-352-A
Address 746 - 746D Monkton Road
(Fishel Property)

Zoning Advisory Committee Meeting of February 12, 2007

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

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

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

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

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

Additional Comments:

DEPRM would support any minimization of impervious surfaces and minimization of impacts.

Reviewer: Paul A. Dennis

Date: March 12, 2007

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: File *WJW* **DATE:** March 28, 2007
FROM: William J. Wiseman, III
Zoning Commissioner
SUBJECT: Development Plan Hearing
N Side Monkton Road, W of Big Falls Road
7th Election District – 3rd Council District
(Fishel Property)
Estate of Edward M. Fishel, deceased, etc., et al
Case Nos. VII-420 and 07-352-A

It is noted that this hearing scheduled for March 23, 2007 was opened and continued in view of the death of Carroll Holzer's mother. As the sign-in sheets will reflect, there were approximately seven (7) citizens from the local community who appeared as well as Mr. Sterling Leese informing the Hearing Officer of the need for a postponement. Ms. Carrie Gittings, Treasurer of the North County Preservation Group, addressed the Hearing Officer and indicated concerns with the panhandle driveway, which is the subject matter of Case No. 07-352-A. Courtney Bishop indicated that storm water management and runoff created by the panhandle driveway and accel/decel lane planned for the north side of Monkton Road would be a problem. Cindy Bachur, who is actually a client of Mr. Holzer's, began indicating her concerns with runoff into nearby streams, etc. These individuals were allowed to speak in the event that they, for some reason, would be unable to attend the next hearing date; however, all will be advised of the new date upon our receiving same from Walt Smith, the project manager.

c: Walt Smith

We have the files and when a new date is determined, we will send out letters notifying all parties.

bc: Walt -

Bill was informed by attorney Alderman that Jack Murphy is conflicted and should not hear this case. While the reasons for this comment were not made clear, the matter should be assigned to Wiseman's hearing schedule.

RE: PETITION FOR VARIANCE * BEFORE THE
746 to 746D Monkton Road; N/S Monkton *
Road, 200' W c/line Big Falls Road * ZONING COMMISSIONER
7th Election & 3rd Councilmanic Districts
Legal Owner(s): Susan Ramzy, Margaret Melfa,* FOR
Edward, Dorothy, Edward, & Barbara Fishel
Petitioner(s) * BALTIMORE COUNTY
* 07-352-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and 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 26th day of February, 2007, a copy of the foregoing Entry of Appearance was mailed James Grammer, McKee & Associates, 5 Shawan Road, Suite 1, Cockeysville, MD 21030 and Lawrence Melfa, 401 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

FEB 26 2007

Per. *[Signature]*

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

December 4, 2007

WILLIAM J. WISEMAN III
Zoning Commissioner

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, MD 21204

J. Carroll Holzer, Esquire
Holzer & Lee
508 Fairmount Avenue
Towson, MD 21286

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE
N/Side Monkton Road, W of Big Falls Road
(Fishel Property)
7th Election District – 3rd Council District
Case Nos. VII-420 & 07-352-A

Dear Counsel:

I would be remiss in not pointing out that it has been since June (six months) since this matter was heard.

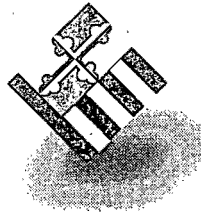
I would appreciate your dropping me a line advising me the status of your negotiations towards reaching an amicable agreement. By copy of this letter, I am asking Mr. Lykens in DEPRM to advise if there have been any further developments with respect to the storm water management review of those facilities. If I do not hear from you within the next few weeks, I will either reschedule these issues for further proceedings or return the file to the Department of Permits and Development Management (DPDM) for safekeeping until the parties are in agreement.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a circular stamp.
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Walt Smith, Project Manager
Dave Lykens, DEPRM



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

Lawrence A. Melfa
Butler, Melfa & Taylor, P.A.
401 Allegheny Ave.
Towson, MD 21204

TIMOTHY M. KOTROCO, *Director*
August 6, 2010
*Department of Permits and
Development Management*

RE: Case Number 2007-0352-A, 746 to 746D Monkton Rd.

Dear: Lawrence A. Melfa

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

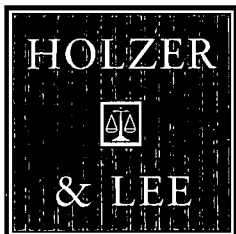
If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,
A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lw

C: People's Counsel
James D. Grammer; McKee & Assoc.; Inc., 5 Shawan Rd.; Cockeysville, MD 21030
Legal Owners



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE

OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

~~XXXXXXXXXXXXXXXXXXXX~~

jcholzer@cavtel.net

December 11, 2007

#7603

William Wiseman, Esquire
Zoning Commissioner
401 Bosley Avenue
Suite 405
Towson, Maryland 21204

RE: *Development Plan Hearing and Petition for Variance*
N/Side Monkton Road, W of Big Falls Road
(Fishel Property)
7th Election District
3rd Councilmanic District
Case Nos.: VII-420 and 07-352-A

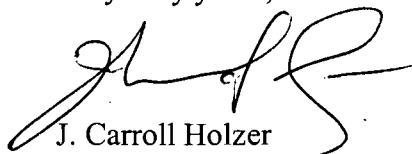
Dear Mr. Wiseman:

Please be advised that Mr. Alderman and his client Larry Melfa have been in touch with me regarding their proposed resolution of the above-captioned matter. It has taken a substantial period of time for the Developer to work through various problems related to this issue and we currently have a proposed plan under review. Many of the details have been resolved. However, in most cases money is an issue to some extent.

I would appreciate your continued assistance in allowing the parties to enter into a good faith agreement.

If you have any further questions, please feel free to contact me.

Very truly yours,



J. Carroll Holzer

JCH:mlg

Enclosure

cc: Howard Alderman, Esquire
Mr. Nick Bachur



State of Maryland
LETTERS OF ADMINISTRATION

Estate No. 121388

I certify that administration of the Estate of
EDWARD M FISHEL

was granted on the 27th day of June, 2002

to DOROTHY G FISHEL

as personal representative(s) and the appointment is in effect

this 27th day of June, 2002

☒ Will probated 06/27/2002
(date)

☐ Intestate estate.

Grace G. Connolly
GRACE G. CONNOLLY *KMD*
Register of Wills for

Baltimore County

VALID ONLY
WITH
IMPRESSED
SEAL

I HEREBY CERTIFY THAT THE ATTACHED IS A TRUE COPY OF A
RECORD ON FILE IN THE DIVISION OF VITAL RECORDS

DATE ISSUED:
MAY 13 2002

STATE REGISTRAR OF VITAL RECORDS

Please Type or Print in Black Indelible Ink. Ensure All Copies Are Legible.

State of Maryland / Department of Health and Mental Hygiene

Certificate of Death

Reg. No.

1- For
State
Registrar

1. Decedent's Name (First, Middle, Last) EDWARD FISHEL	2. Date of Death Month 05 Day 09 Year 02	3. Time of Death 11:30 PM
4a. Facility Name (If not institution, give street and number) Joseph Ritchie Hospice	4b. City, Town, or Location of Death Baltimore	4c. County of Death N/A
5. Social Security Number 212-20-5565	6. Sex ☒ M ☐ F	7. Age (In yrs. last birthday) 84 Yrs.
8. Date of Birth (Month, Day, Year) Dec. 13, 1917		9. Birthplace (State or Foreign Country) Maryland
Usual Residence of Decedent		
10a. State MD	10b. County Baltimore	10c. City, Town or Location Arbutus
10d. Inside City Limits ☐ Yes ☒ No		
10e. Street and Number 1258 Locust Avenue		10f. Zip Code 21227
10g. Citizen of What Country? United States		
11. Marital Status ☐ Never Married ☒ Married ☐ Widowed ☐ Divorced	12. Was Decedent Ever in U.S. Armed Forces? ☒ Yes ☐ No 1-5-51 If Yes, Give Year or Dates: 2-25-53	13. Was Decedent of Hispanic Origin? (Specify Yes or No - If Yes, specify Cuban, Mexican, Puerto Rican, etc.) ☐ Yes ☒ No Specify:
14. Race - American Indian, Black, White, etc. Specify: White		
15. Decedent's Education (Specify only highest grade completed) Elementary/Secondary (0-12) 12		16a. Decedent's Usual Occupation (Give kind of work done during most of working life. DO NOT use retired) Teacher
16b. Kind of Business/Industry Education		
17. Father's Name (First, Middle, Last) Clarence E. Fishel		18. Mother's Name (First, Middle, Maiden Surname) Mable Rehmeyer
19a. Informant's Name/Relationship (Type, Print) Dorothy G. Fishel Wife		19b. Mailing Address (Street and Number or Rural Route Number, City or Town, State, Zip Code) 1258 Locust Ave., Arbutus, MD 21227
20a. Method of Disposition ☐ Burial ☐ Cremation ☐ Removal from State ☒ Donation ☐ Other (Specify)		20b. Place of Disposition (Name of cemetery, crematory or other place) Loudon Park Cemetery
20c. Date 5-14-2002		20d. Location - City or Town, State Baltimore, MD
21. Signature of Funeral Service Licensee 		22. Name and Address of Facility Ambrose Funeral Home, Inc. 1328 Sulphur Spring Rd., Arbutus, MD 21227
23a. Part I. Enter the disease, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line. Immediate Cause (Final disease or condition resulting in death) METASTATIC BLADDER CANCER		
Sequentially list conditions, if any, leading to immediate cause. Enter Underlying Cause (Disease or injury that initiated events resulting in death) Last a. Due to (or as a consequence of): b. Due to (or as a consequence of): c. Due to (or as a consequence of): d.		
Approximate Interval Between Onset and Death 1 YEAR		
IF FEMALE: 23b. Was decedent pregnant in the past 12 months? ☐ Yes ☒ No 23c. If yes, outcome of pregnancy ☐ Live birth ☐ Fetal death ☐ Ectopic pregnancy ☒ Pregnant at time of death ☐ Other (specify) ☐ Unknown		
23d. Date of delivery Month Day Year		
Part II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I.		
23e. Did tobacco use contribute to the cause of death? ☐ Yes ☐ No ☐ Probably ☒ Unknown		
24a. Was an autopsy performed? ☐ Yes ☒ No		
24b. Were autopsy findings available prior to completion of cause of death? ☐ Yes ☒ No		
25. Was case referred to medical examiner? ☐ Yes ☒ No		
26. Place of Death (Check only one) Hospital: ☐ Inpatient ☐ ER/Outpatient ☐ DOA Other: ☐ Nursing Home ☐ Residence ☒ Other (Specify) HOSPICE		
27. Manner of Death ☒ Natural ☐ Pending investigation ☐ Accident ☐ Could not be determined ☐ Suicide ☐ Homicide		
28a. Date of Injury (Month, Day, Year)		
28b. Time of Injury M		
28c. Injury at Work? ☐ Yes ☒ No		
28d. Describe how injury occurred		
28e. Place of Injury - At home, farm, street, factory, office, building, etc. (Specify)		
28f. Location (Street and Number or Rural Route Number, City or Town, State)		
29a. Certifier (Check only one) ☒ Certifying Physician: To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner as stated. ☐ Medical Examiner: On the basis of examination and/or investigation, in my opinion, death occurred at the time, date and place, and due to the cause(s) and manner stated.		
29b. Signature and title of certifier 		
29c. License number 24071		
29d. Date signed (Month, Day, Year) 5-10-02		
30. Name and address of person who completed cause of death (Item 23a) (Type, Print) R. ANANDA KAISHANAN MD 821 N. EUTAW ST BALTIMORE MD 2120		
31. Date filed (Month, Day, Year) MAY 13 2002		
32. Registrar's Signature 		

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ORIGINAL EXHIBITS

ARE LOCATED IN

CASE FILE VII-420 –

FISHEL PROPERTY

Case No.:

VII-420 ; 07-352-A

FISHSL Property

(8-12-10)

Exhibit Sheet

Petitioner/Developer

Protestant

Red lined

No. 1 Site PLAN	8/9/10 - revision Sheets <u>1-A-2010</u> <u>1-B-2010</u>	
No. 2	Common Driveway Agreement	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

(8-12-10)

Case No.: V11-420 + 07-352-A - Fishel Property

County Exhibits

No. 1	1-2010 School Impact Analysis
No. 2	2-2010 - Amendment to Local Open Space Fee-in-Lieu \$10,290,00
No. 3	
No. 4	
No. 5	
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	

Case No.:

07-420- 07-352 A

Fishel Property (6-15-07)

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	RED LINED Site DEVELOPMENT PLAN	
No. 2		
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

(6-5-07)

Case No.: VII-420 Fisher Property

County Exhibits

No. 1	Waiver of Open Space Ltr. 2/13/07
No. 2	School Impact Analysis
No. 3	
No. 4	
No. 5	
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	

1. ALL LOTS SHOWN HEREON ARE FOR SINGLE-FAMILY USE AND ARE FOR SALE.
2. EXISTING LAND USE IS RESIDENTIAL.
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, OR HAZARDOUS MATERIALS ON THIS SITE.
4. INDIVIDUAL LOT GRADING WILL BE ACCOMPLISHED BY THE INDIVIDUAL HOME BUILDING CONTRACTOR(S).
5. EXISTING TREES AND VEGETATION SHALL BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROAD, BUILDING AND UTILITY CONSTRUCTION.
6. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS TILES 022B2 & 022B3.
7. SOILS SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY GIS SOIL SURVEY DATA MAP 9.
8. LOTS SHOWN HEREON SHALL OPERATE ON PRIVATE WELL AND SEPTIC SYSTEMS.
9. TOTAL AVERAGE DAILY TRIPS: 5 LOTS X 12.4 = 62 ADT'S.
10. MITIGATING MEASURES FOR SOILS WITH LIMITATIONS DUE TO STEEP SLOPES:
 - A. WHEREVER POSSIBLE, GRADING OR DISTURBANCE OF STEEP SLOPES SHALL BE AVOIDED.
 - B. ALL LOTS AND ROADS SHALL BE GRADED SO AS TO DIRECT ANY CONCENTRATED STORM WATER FLOW AWAY FROM AREAS OF STEEP SLOPES.
 - C. IF DISTURBED, ALL AREAS OF STEEP SLOPES SHALL BE PROPERLY VEGETATED TO ASSURE STABILITY AND PREVENT EROSION.
11. THE AREA BETWEEN THE SIGHT LINES AND THE EDGE OF PAVING MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
12. COURSES AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91).
13. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
14. THERE ARE NO HISTORIC BUILDINGS ON THE SUBJECT PROPERTY.
15. TRASH IS TO BE COLLECTED BY BALTIMORE COUNTY.
16. PROPOSED HOUSE SIZES AND LOCATIONS ARE SCHEMATIC ONLY. FINAL LOCATIONS TO BE DETERMINED AT TIME OF BUILDING PERMIT.
17. STORM DRAINS, GRADING, AND STORMWATER MANAGEMENT LAYOUTS SHOWN HEREON ARE SCHEMATIC ONLY, AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN AND APPROVAL.
18. THE MASTER PLAN 2010 LAND MANAGEMENT AREA PLAN DESIGNATION IS RURAL RESIDENTIAL AREA.

19. LOCAL OPEN SPACE NOTES:
 - A. OPEN SPACE REQUIRED – 3,250 S.F. ACTIVE & 1,750 S.F. PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION II.D.3.
 - B. OPEN SPACE PROVIDED – ZERO S.F., WAIVER REQUESTED AND FEE-IN-LIEU TO BE PAID.
20. 200'-SCALE ZONING MAP NO. 022B2 & 022B3.
21. THERE ARE NO PROPOSED SIGNS FOR THIS SITE AT THIS TIME, ANY FUTURE PROPOSED SIGN WILL COMPLY WITH BCZR SECTION 450 AND WILL COMPLY WITH ALL ZONING POLICIES.
22. ALL PROPOSED HOUSES WILL BE A MAXIMUM 2 STORIES TALL, MAXIMUM HEIGHT 35 FEET IN ALL RC ZONES.
23. NO MORE THAN 15% OF ANY LOT IN AN RC-5 ZONE MAY BE COVERED BY BUILDINGS.
24. THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PDW BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS, THAT IT COMPLIES WITH APPLICABLE POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
25. ACCESSORY STRUCTURES NOTES:
 - A. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPES, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
 - B. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
26. ENVELOPES OR TYPICAL DWELLINGS AS SHOWN DICTATE A SPECIFIC ORIENTATION WHICH IS INTEND TO ALLOW COMPLIANCE WITH BALTIMORE COUNTY ZONING REGULATIONS AND POLICIES. SHOULD THE ORIENTATION CHANGE OR CREATE CONFLICTS WITH THE REGULATIONS OR POLICIES, THE ORIENTATION MUST BE CHANGED TO ALLEVIATE THE CONFLICT.
27. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREA ON THE BASIC SERVICE MAPS PURSUANT TO SECTION 4A02-BCZR.
28. THE WIDENING OF MONKTON ROAD WILL BE DEDICATED TO BALTIMORE COUNTY AT NO COST. ALL EASEMENTS WILL BE DEDICATED TO BALTIMORE COUNTY.
29. STORM WATER MANAGEMENT FACILITIES ARE TO BE PRIVATE.
30. THERE ARE NO KNOWN EXISTING UNDERGROUND FUEL TANKS ON THIS SITE EXCEPT AS SHOWN ON LOT 2.
31. THERE ARE NO WELLS OR SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY EXCEPT AS SHOWN. LOCATIONS SHOWN ARE FROM DEPRM DATA AND FIELD OBSERVATIONS.
32. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
33. ANY FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS, WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
34. THE FOLLOWING LOTS MAY NEED TO UTILIZE SEWAGE EJECTOR PUMPS WHEN THE SEPTIC SYSTEMS ARE INSTALLED: LOT 3, LOT 5.
35. THERE ARE NO 100-YEAR FLOODPLAINS ON THE SUBJECT PROPERTY.
36. THE PANHANDLE DRIVEWAY SHALL BE PAVED WITHIN ONE YEAR OF THE ISSUANCE OF THE FIRST BUILDING PERMIT OR THE ISSUANCE OF THE OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST.
37. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE 4-15-1991. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLINGS.

1. BUILDING ELEVATIONS (ALL SIDES) OF THE PROPOSED DWELLINGS MUST BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH LOT. THE PROPOSED DWELLING(S) SHALL BE COMPATIBLE IN SIZE AND ARCHITECTURAL DETAIL AS THAT OF THE EXISTING DWELLINGS IN THE AREA. THE EXTERIOR OF THE PROPOSED BUILDINGS SHOULD USE THE SAME FINISH MATERIALS AND ARCHITECTURAL DETAILS ON THE FRONT, SIDE, AND REAR ELEVATIONS. USE OF QUALITY MATERIAL SUCH AS BRICK, STONE, OR CEDAR IS ENCOURAGED.
2. THE SUBMITTED ELEVATIONS MUST INCLUDE ELEVATIONS AND DESIGNS OF ALL DECKS, BALCONIES, WINDOWS, DORMERS, CHIMNEYS, AND PORCHES AS A COMPONENT OF THE BUILDING FOLLOWING THE DOMINANT BUILDING LINES. DECKS SHALL BE SCREENED TO MINIMIZE VISIBILITY TO THE PUBLIC STREET.
3. FURTHERMORE, DESIGN OF ALL ACCESSORY STRUCTURES SHALL BE AT A SCALE APPROPRIATE TO THE DWELLING AND GARAGES SHALL BE DESIGNED WITH THE SAME ARCHITECTURAL THEME AS THE PRINCIPAL BUILDING ON THE SITE, PROVIDING CONSISTENCY IN MATERIALS, COLORS, ROOF PITCH AND STYLE.

1. MINOR SUBDIVISION CRG PLAN - DATE: APRIL 15, 1991 (CREATED LOT 1, LOT 2, TRACT A)
2. CONCEPT PLAN -CIM DATE: FEB., 15, 2006

1. REQUESTING A VARIANCE FROM SECTION 32-4--409(e)(2) OF THE BALTIMORE COUNTY CODE TO PERMIT A PANHANDLE DRIVEWAY LENGTH OF 1,320 LF IN-LIEU OF 1,000 LF MAXIMUM.
2. REQUESTING A STORMWATER MANAGEMENT VARIANCE TO PERMIT PAYMENT OF A FEE-IN-LIEU.
3. REQUESTING APPROVAL OF A LOCAL OPEN SPACE WAIVER AND PAYMENT OF A FEE-IN-LIEU.

Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

I, Margaret E. Miller CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

TAX MAP 22 PARCEL 489
EDWARD M FISHEL, DOROTHY G. FISHEL
746 MONKTON ROAD
ACCT. NO. 22-00-008991
DEED REF. 8917/427

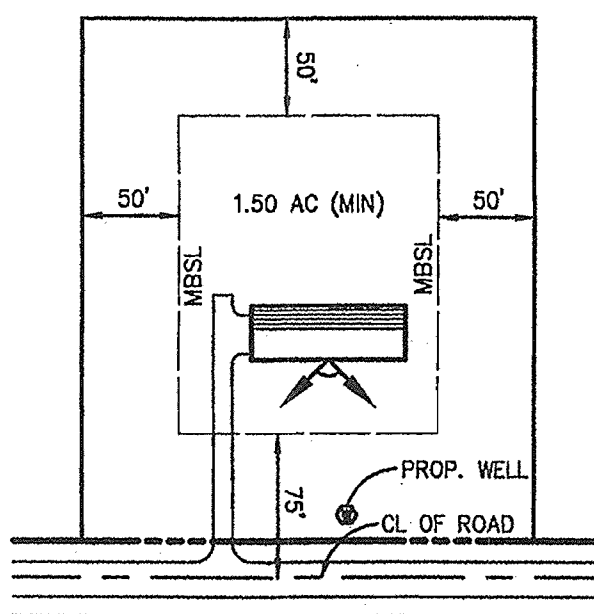
NOT TO SCALE

SUSAN F. RAMZY
MARGARET A. MELFA
401 ALLEGHENY AVE.
TOWSON, MD 21204
410-828-8060

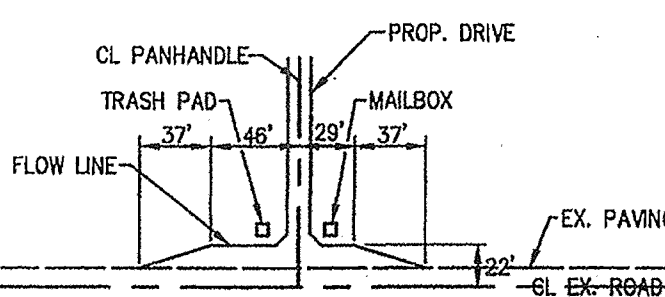
FISHEL PROPERTY

7TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 100' DATE: MAY 1, 2009
REVISED MAY 25, 2010

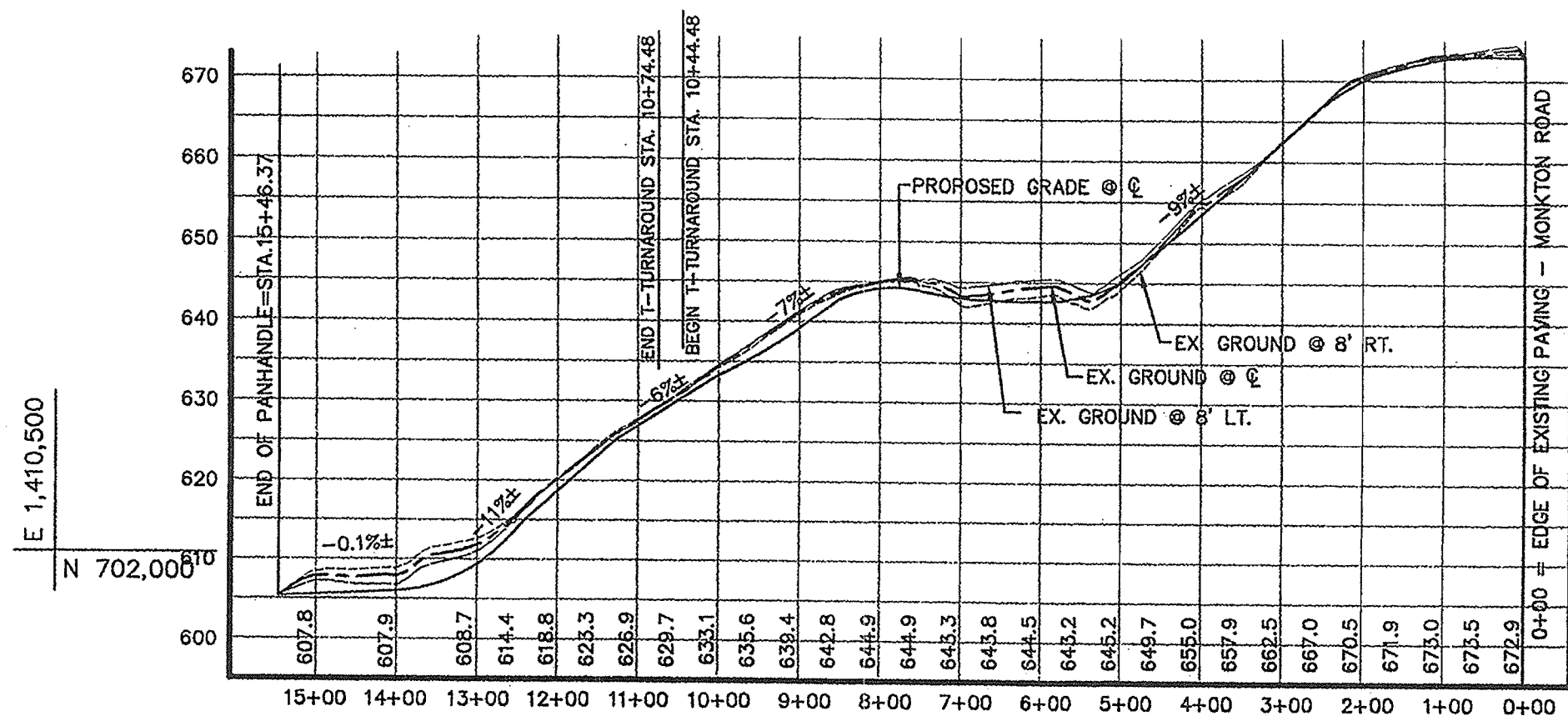
DESIGN AND DRAWING BASED ON
MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88



PUBLIC ROAD
TYPICAL RC-5 LOT
NOT TO SCALE



DETAIL-BALTO CO STD PULLOFF
NOT TO SCALE



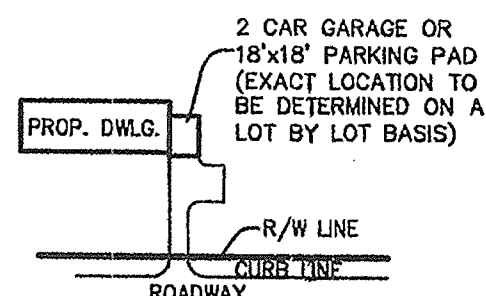
SCALE: HOR.: 1"=200'
VER.: 1"=20'

1. GROSS AREA OF SITE=	9.243 AC.±
2. NET AREA OF SITE=	9.243 AC.±
3. EXISTING ZONING=	RC-5
4. NO. OF LOTS ALLOWED=9.24 AC. x 0.667	6
5. NO. OF LOTS REQUIRED=	5
6. PARKING REQUIRED=(2 SPACES PER LOT)=	8
7. PARKING PROPOSED=(2 PLUS SPACES PER LOT)=	8
8. 2000 CENSUS TRACT:	407000
9. 2000 CENSUS BLOCK:	4070003
10. REGIONAL PLANNING DISTRICT:	301
11. ELEMENTARY SCHOOL DISTRICT:	SEVENTH DISTRICT ES
12. MIDDLE SCHOOL DISTRICT:	HEREFORD MS
13. HIGH SCHOOL DISTRICT:	HEREFORD HS
14. WATERSHED:	GUNPOWDER
15. SUBSEWERSHED:	NONE
16. COUNCILMANIC DISTRICT:	3
17. ELECTION DISTRICT:	7TH
18. 200 SCALE ZONING MAP:	022B2, C2
19. LAND MANAGEMENT AREA:	RURAL RESIDENTIAL AREA
20. TRANSPORTATION ZONE:	0430
21. ZIP CODE:	21111

MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC	K ^c VALUE	CAPABILITY UNIT
MBB2	MANOR	SLIGHT	SLIGHT	NO	0.32	Ile-25
McD2	MANOR	SEVERE: SLOPE	SEVERE: SLOPE	NO	0.32	IVe-25

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO
BALTIMORE COUNTY BY THE DEVELOPER/OWNER OF THIS
PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS

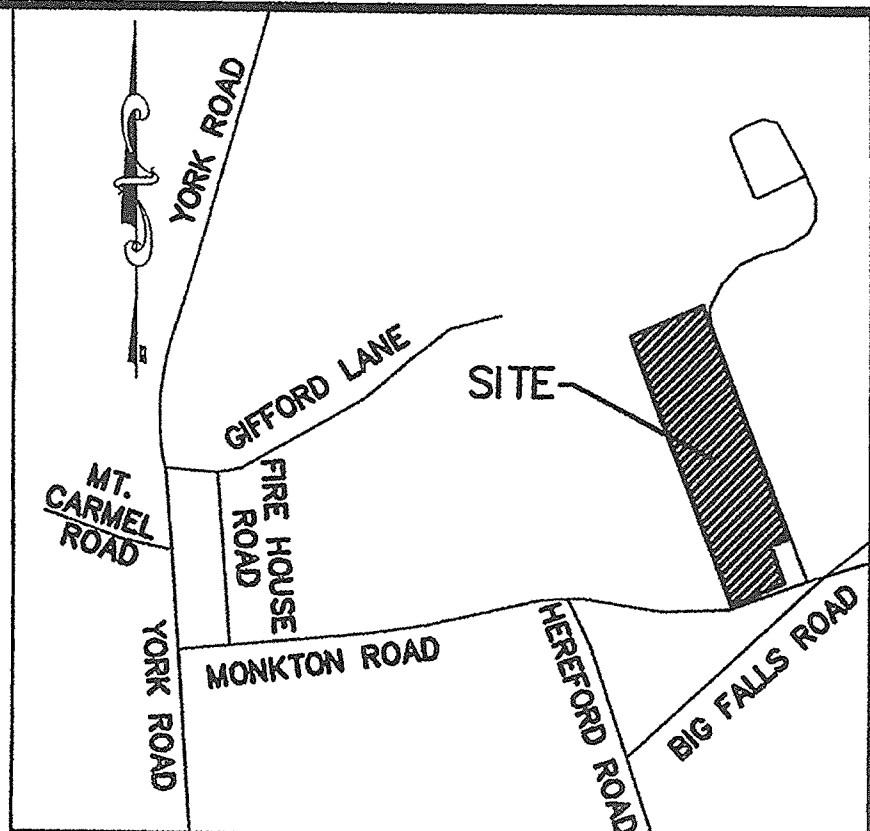
TYPE OF CONVEYANCE	NO.	TOTAL AREA
ACCESS EASEMENTS	3	1.617 AC.±
DRAINAGE & UTILITY EASEMENTS	2	0.06 AC.±
FOREST CONSERVATION EASEMENTS	2	3.11 AC.±
HIGHWAY WIDENINGS	1	0.223 AC.±
REVERTIBLE SLOPE EASEMENTS	1	0.05 AC.±
STORMWATER MANAGEMENT EASEMENTS	4	0.54 AC.±



NOT TO SCALE



GEOFFREY C. SCHULTZ
MARYLAND REG. No. 21154

VICINITY MAP

SCALE: 1" = 1000'
7TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

LEGEND

