IN RE: DEVELOPMENT PLAN HEARING S side Pawnee Road, at corner Middle River Road 15th Election District 6th Councilmanic District **(Eichberg Property)**	* * * *	BEFORE THE HEARING OFFICER FOR BALTIMORE COUNTY
Ross Eichberg, Esquire *Developer/Petitioner*	*	**HOH Case No. 15-874** **Zoning Case No. 2008-0103-A**

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

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, for a public hearing on a Development Plan proposal submitted in accordance with the development review and approval process contained in Article 32, Title 4, of the Baltimore County Code (B.C.C.), and to consider a related Petition for Variance filed pursuant to the Baltimore County Zoning Regulations (B.C.Z.R.). The Developer of the property, Ross Eichberg (Developer) submitted for approval a development plan initially prepared by Joseph L. Larson with Spellman Larson & Associates, Inc., known as the "Eichberg Property." As originally filed, the Developer proposed the development of the subject property into 11 single-family attached townhouse units on approximately 1.214 acres of land, more or less, zoned D.R.16.

Subsequent to the original filing, the Developer replaced Spellman Larson & Associates, Inc. with Thomas A. Church of Development Engineering Consultants, Inc., and also retained Lawrence E. Schmidt, Esquire with Gildea & Schmidt, LLC. A revised Development Plan was prepared, with the general layout of the residences consistent with earlier versions of the plan; however, the more recent plan showed a revised parking layout, final grades, and a storm water management facility. While the revised plan also proposed 11 single-family attached townhouse units, the primary visual difference in the plans is that the original plan called for the residences

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to be situated closer to Pawnee Road, whereas the revised plan has the townhouse units set further back from the road.

The subject property is located on the south side of Pawnee Road, at the southeast corner of Middle River Road, approximately one-half mile north of Martin Boulevard, in the Middle River area of Baltimore County. The proposed development is more particularly described on the Development Plan dated July 16, 2009 that was marked and accepted into evidence as Developer's Exhibit 1A, and the revised Development Plan dated September 23, 2009 that was marked and accepted into evidence as Developer's Exhibit 1B.

In addition to seeking approval of the aforementioned Development Plan, the Developer is also requesting variance relief as follows:

- From Section 1B01.2.C.1.c of the B.C.Z.R. to permit setbacks from a side building face to a tract boundary in lieu of the required 30 feet as follows: a) unit 1: 20 feet in lieu of 30 feet; b) unit 11: 20 feet in lieu of 30 feet; and

- From Division II, Section A of the Comprehensive Manual of Development Policies (C.M.D.P.) page 28, last revised August 14, 2007 (*See*, B.C.Z.R. Sections 1B01.2.C.1.c, 1B01.2.C.1.d, 504.1 and 504.2) to permit group houses with a setback from the tract boundary which is less than the minimum required as follows: a) unit 1: 20 feet in lieu of 30 feet; b) unit 11: 20 feet in lieu of 30 feet; and

- From Division II, Section A of the C.M.D.P. (Page 27), last revised August 14, 2007 (*See*, B.C.Z.R. Sections 1B01.2.c.1.c, 1B01.2.C.1.d, 504.1 and 504.2) to permit townhouses with setbacks from a side building face to a side building face which is less than the minimum required 25 foot setback, as follows: units 6-7: 14 feet in lieu of 25 feet; and

- From Section 301.1.A of the B.C.Z.R. to permit a deck for unit 11 to be within 16 feet of the side yard in lieu of the minimum required side yard setback for a deck of 22.5 feet (25% projection into setbacks including, but not limited to 30 foot side yard setback permitted by right).[1]

[1] This variance request as filed also requested relief for unit 1, however, it was determined upon review by the engineer that unit 1 has the requisite minimum required side yard setback; hence, Petitioner's attorney, Mr. Schmidt, made an oral motion to withdraw this aspect of the variance relief, which was granted.

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The property was posted with Notice of Hearing Officer's Hearing on August 19, 2009 for 20 working days prior to the Hearing Officer's Hearing held on September 17, 2009, in order to notify all interested citizens of the date and location of the hearing. Notice of the related zoning hearing was posted on the property and advertised in *The Jeffersonian* newspaper on September 17, 2009 prior to the zoning hearing held on October 2, 2009.

As to the history of the project, a concept plan of the development as originally proposed by Spellman Larson & Associates, Inc. was prepared and a Concept Plan Conference (CPC) was held on June 12, 2006, at 9:00 AM in the County Office Building. As the name suggests, the concept plan is a schematic representation of the proposed development and is initially reviewed by and between representatives of the Developer and the reviewing County Agencies at the CPC. Thereafter, as is also required in the development review process, notice of a Community Input Meeting (CIM) is posted and scheduled during evening hours at a location near the proposed development to provide residents of the area an opportunity to review and comment firsthand on the plan. In this case, the CIM was held on August 23, 2006 at 7:00 PM at the Middle River Middle School located at 800 Middle River Road, where representatives of the Developer and the County attended, as well as interested persons from the community. Subsequently, a development plan was prepared, based upon the comments received at the CPC and the CIM, and the development plan was submitted for further review at a Development Plan Conference (DPC), which, again, is held between the Developer's consultants and County agency representatives to further review and scrutinize the plan. The Development Plan Conference occurred on September 19, 2007.

A Hearing Officer's Hearing for this proposed development based on the original plan was scheduled and convened on October 12, 2007 in Room 106 of the County Office Building. At that time, prior to opening the record and taking any testimony in consideration of this matter,

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Mr. Schmidt appeared as counsel for the Developer and requested a continuance of the Hearing Officer's Hearing (HOH). Mr. Schmidt explained that a new engineer, Mr. Church, was now involved in the project and that Mr. Church planned to update and revise the plan. He also indicated that a number of issues were still outstanding, especially in anticipation of the revised plan, including issues related to the Department of Environmental Protection and Resource Management's (DEPRM) review of the plan. Rather than presenting the plan in a piecemeal fashion, Mr. Schmidt requested that the hearing be continued while attempts were made to resolve all issues. He also indicated there might be some further revisions to the plan based on County agency comments. There being no opposition to the request nor any interested citizens in attendance, the undersigned continued the HOH.

Thereafter, in 2008, Mr. Church prepared and submitted a revised Development Plan. Following the ensuing review by the various State and County agencies, revisions to the Development Plan were again made and submitted on July 16, 2009. A subsequent DPC was then scheduled and held on August 26, 2009 at 9:00 AM in the County Office Building. As previously indicated, the HOH was held in this matter on September 17, 2009 and the related zoning hearing was held on October 2, 2009. Although the hearings for consideration of the development plan and zoning petitions were held on separate dates, for the sake of brevity and clarity, the testimony and evidence shall be combined in this single Hearing Officer's Opinion & Development Plan Order.

It should be noted at this juncture that the role of each reviewing County agency in the development review and approval process is to independently and thoroughly review the development plan as it pertains to their specific area of concern and expertise. These agencies provide comments to the plan and make determinations where necessary as to whether the plan complies with applicable Federal, State, and/or County laws and regulations pertaining to

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development and related issues. In addition, these agencies carry out this role throughout the entire development plan and approval process.

Appearing at the requisite public hearings in support of the Development Plan approval and zoning petition on behalf of the Developer, Ross Eichberg, were Lawrence E. Schmidt, Esquire and Thomas Church with Development Engineering Consultants, Inc., the professional engineer who prepared the revised Development Plan. There were no Protestants or other interested citizens in attendance at the HOH or the zoning hearing.

Also in attendance at the HOH were representatives of the various Baltimore County reviewing agencies, including the following individuals from the Department of Permits and Development Management: Darryl D. Putty (Project Manager), Dennis Kennedy (Development Plans Review), Jun Fernando (Zoning Review Office), and Brad Knatz (Bureau of Land Acquisition). Also appearing on behalf of the County were David Lykens from the Department of Environmental Protection and Resource Management (DEPRM); Lloyd Moxley from the Office of Planning; and Bruce Gill from the Department of Recreation & Parks. In addition, written comments were received from Lt. Roland Bosley, Jr. of the Baltimore County Fire Marshal's Office and Steven D. Foster on behalf of the Maryland State Highway Administration. These and other agency remarks are contained within the case file.

Pursuant to B.C.C. Sections 32-4-227 and 32-4-228, which regulates the conduct of the Hearing Officer's Hearing, I am required, first, to identify any unresolved comments or issues as of the date of the hearing. Upon making inquiry to counsel for the Developer, Mr. Schmidt indicated that most issues had been resolved, including those with Zoning Review (pending the outcome of the related variance requests), Land Acquisition, and Recreation and Parks. Mr. Schmidt indicated the only issue outstanding with the Planning Office was the submission of a pattern book, which would be done at the hearing for review by that Office. As to DEPRM, Mr.

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Schmidt indicated that most of the environmental issues had been addressed. The only issues remaining involved an approved forest conservation plan that would involve the purchase of a forest conservation obligation, and some labeling issues related to storm water management.

Mr. Schmidt also indicated that an issue remained with the Department of Public Works (DPW) and Development Plans Review (DPR) regarding the installation of sidewalks on the property as part of the development. According to Mr. Schmidt, the Developer is providing sidewalk access, just not to the extent required by DPW and DPR. The Developer desires that the undersigned grant a waiver of Public Works standards from this requirement; conversely, DPW and DPR, through Mr. Kennedy, have requested that the waiver not be granted and that sidewalk access be provided according to their DPC comments. Mr. Schmidt indicated that the decision on whether to grant or deny a waiver of this requirement rests with the Hearing Officer and requested that the undersigned make that determination as part of the Development Plan Order. Mr. Kennedy agreed, based on the fact the parties could not agree on this issue, that the undersigned should make the determination as to the waiver. As to the variance requests, Mr. Schmidt indicated that these requests are driven by the unique shape of the property, as well as Planning and DEPRM considerations that will be expounded on further in this Order.

I then inquired as to the particular County agencies and asked that they state whether there were any outstanding issues applicable to their particular agency. Their responses are summarized below:

Recreation and Parks: Bruce Gill appeared on behalf of the Department of Recreation and Parks and indicated that the required local open space for the development proposal is 11,000 square feet or 0.25 acre, more or less, of which 7,150 square feet is active and 3,850 square feet is passive open space. Mr. Gill also indicated that a proposed development involving 20 units or less should be considered for a fee in lieu of open space if requested. He confirmed

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that a waiver of local open space requirements, pursuant to B.C.C. Section 32-6-108(c)(3)(ii) and (d), was requested by the Developer to pay a fee in lieu of providing local open space. The Department granted that request as shown by the letter dated September 9, 2009, which was marked and accepted into evidence as Baltimore County Exhibit 1, and indicated that a fee of $77,000.00 is to be paid prior to the recordation of the Record Plat. Mr. Gill then indicated that Recreation and Parks recommends approval of the revised Development Plan.

Planning Office: Lloyd Moxley appeared on behalf of the Office of Planning. Mr. Moxley indicated that a revised School Impact Analysis would need to be prepared and submitted by the Developer in order to correct some errors. A copy of the County's School Impact Analysis was marked and accepted into evidence as Baltimore County Exhibit 3 and shows the elementary, middle, and high schools operating below state rated capacity. In addition, the Office of Planning had not yet received a pattern book, which is necessary to evaluate compliance with regulations and requirements -- in particular the Residential Performance Standards set forth in Section 260 of the B.C.Z.R. Mr. Moxley also indicated that the Planning Office supports the Developer's variance requests, but is not supportive of a sidewalk waiver as proposed by the Developer. Upon resolution of the School Impact Analysis and pattern book submissions, Mr. Moxley indicated the Planning Office recommends approval of the revised Development Plan.[2]

Development Plans Review (Public Works): Dennis Kennedy appeared on behalf of the Bureau of Development Plans Review. Mr. Kennedy indicated that most issues had been resolved. On the plan itself, he indicated that the Dedication Table would need to include the drainage and utility easement. As Mr. Schmidt referenced, the remaining issue involves Public

[2] At the HOH, the Developer submitted a revised School Impact Analysis and a pattern book for review by the Office of Planning. These items were marked and accepted into evidence as Developer's Exhibits 4 and 5, respectively.

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Works standards pertaining to sidewalks. Mr. Kennedy explained that the Bureau's Development Policy Manual requires the Developer to provide, among other things, sidewalks. In response to Mr. Schmidt's request for a waiver, Mr. Kennedy indicated that with the volume of traffic traveling on Middle River Road and Pawnee Road, and with the addition of 11 homes resulting from the proposed development, a sidewalk fronting on the south side of Pawnee Road and connected to the sidewalk at the intersection with Middle River Road is necessary for the safety of the foot traffic. Mr. Kennedy also submitted an aerial photograph of the area, which was marked and accepted into evidence as Baltimore County Exhibit 4. This photograph shows Middle River Road in the vicinity of the subject property, with sidewalks on each side of the road. It also shows Pawnee Road, with sidewalks on the north side of the road. At the intersection of Pawnee Road and Ballard Avenue -- located approximately 1,000 feet east of Middle River Road -- there are sidewalks on one side of the road, but not the other side. The sidewalk also ends on the south side of Pawnee Road near the intersection with Ballard Avenue after about 20-30 feet. From where the sidewalk ends on Middle River Road at the intersection with the south side of Pawnee Road until where it picks up again near Ballard Avenue, there is no sidewalk in front of the subject property, nor fronting the adjacent townhouse development to the east.

Mr. Kennedy and his department believe it is appropriate for the Developer to be required to install sidewalks along the front of the subject property in order to continue the sidewalk run on Pawnee Road from Middle River Road. The gap in the sidewalk in front of the adjacent townhouse development could then be filled in at some point in the future at less cost to the County than if the County installs sidewalks in front of the subject property as well at that time. Hence, Mr. Kennedy indicated his department recommends approval of the Development Plan, but recommends against granting the waiver of Public Works standards pertaining to sidewalks.

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Department of Environmental Protection and Resource Management: David Lykens appeared on behalf of DEPRM. Mr. Lykens indicated that there were several minor issues still outstanding from Environmental Impact Review regarding forest conservation, and from Storm Water Management. He referenced the comments following the Development Plan Conference which indicated that a forest conservation plan must be submitted that addresses on-site retention or a request to purchase the 0.24 acre of forest conservation obligation in a County approved off-site retention bank. He also referenced the storm water management site specific comments from Bryce Savage indicating that the project did not meet their requirements at that time. Mr. Lykens recommended that the record be kept open in anticipation of resolving these issues. Upon resolution of those issues, his Department could recommend approval of the revised Development Plan.

Office of Zoning Review: Jun Fernando appeared on behalf of the Zoning Review Office. Mr. Fernando indicated that all comments had been addressed and that his department recommended approval of the revised Development Plan, subject to favorable resolution of the variance requests.

Land Acquisition: Brad Knatz appeared on behalf of the Bureau of Land Acquisition. Mr. Knatz indicated that there were no outstanding issues from his agency and recommends approval of the revised Development Plan, subject to the Developer's submission of appropriate documents from the Right-of-Way Manual, including: Document A – Drainage and Utility Easement and Document O – Deed (Fee Simple for Local Open Space, Floodplain Reservation, Storm Water Management Reservation).

There being no members of the community or other interested persons in attendance, the undersigned moved next to the more formal portion of the hearing. Mr. Schmidt presented the revised Development Plan by way of a proffer, as well as testimony from the Developer's

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engineer, Mr. Church. Mr. Schmidt offered Mr. Church as an expert in engineering, land use and zoning, and planning and site design. Mr. Church was directly involved in the development and preparation of the revised Development Plan. He prepared and sealed the Development Plans that were offered and accepted into evidence as Developer's Exhibits 1A and 1B.

By way of overview, the developer proposes to construct 11 single-family attached townhouse units on 1.214 acres of land, more or less, zoned D.R.16. Currently, the site is developed with one single-family dwelling with a garage and shed on open lawn with landscape trees and shrubs. The property is located at the corner of Middle River Road and Pawnee Road in the Middle River area of Baltimore County. Presently, access to the property is via a driveway from Middle River Road. As shown on the revised plan, the Developer proposes access to the townhouse development via two areas of ingress/egress at each end of the property from Pawnee Road. The two townhouse clusters (one consisting of units 1-6 and a second consisting of units 7-11) would be set back from Pawnee Road, with a private drive aisle in front and a grassy area between Pawnee Road and the drive aisle. The townhouses would face Pawnee Avenue with parking spaces directly in front of the homes. There would also be a sidewalk running along the length of the townhouse clusters, between the front yard of the townhouses and the parking areas.

As to the related variance requests, the Developer is requesting relief for the two end units 1 and 11 from the side building face and the group houses setbacks, respectively, to the tract boundary. These setbacks are required to be at least 30 feet and the Developer is requesting a distance of 20 feet for each. The Developer is also requesting relief from the spacing required between the two clusters of townhouses. The side building to side building distance between units 6 and 7 is required to be at least 30 feet. In this case, the Developer is requesting a distance of 20 feet. Finally, the Developer is requesting relief for a possible rear deck for unit 11. The

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side yard setback for a deck in this case would be 22.5 feet. The Developer is requesting a distance of within 16 feet. As Mr. Schmidt and Mr. Church explained, the variance requests are necessitated by the shape of the property, with the property tapering inward on the east side, as well as the Office of Planning's desire to keep as much consistency as possible with the existing densely developed Village of Pawnee townhouse community that almost surrounds the subject property to the northeast and east. Consistency requires the homes to be set further back from Pawnee Road and drives the need for variance relief. The need for storm water management and its proposed location, and the existing grades to the property also squeeze the potential building envelope. Mr. Schmidt also emphasized that the proposed development is not maximizing density and is well under density. This property has up to 24 density units with the potential for 16 dwellings; here, the Developer is proposing 11 dwellings in a manner consistent with other communities in the area.

As to the sidewalk issue, Mr. Schmidt indicated he understands DPW's and DPR's general policy that sidewalks should be provided by the Developer on their property as part of a proposed development. It often makes sense for the Developer in a new development to make these provisions for sidewalks and new curb and gutter, especially where none has existed previously. But there are other circumstances, such as here, where the installation of sidewalks is impractical and superfluous, particularly when looking at the surrounding area as a whole. There is currently a sidewalk running along the north side of Pawnee Road; however, there is virtually no sidewalk on the south side of Pawnee Road (fronting the subject property and the adjacent townhouse development) between Middle River Road and Ballard Avenue. There is also a large area of designated open space between the subject property and the adjacent townhouse development where, theoretically, no additional development can take place. Mr. Schmidt indicated that it makes no sense to provide sidewalks along the frontage of the subject

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property along Pawnee Road, especially where the Developer is already providing sidewalks behind the private drive aisle and in front of the row of townhouses.

Moreover, installing sidewalks as required by DPW and DPR would only bring attention to the fact that there is no sidewalk in front of the open space area and the adjacent townhouse development leading to Ballard Avenue. It also would detract aesthetically from the proposed development by having essentially "double" sidewalks -- both in front of the townhouses and along Pawnee Road. As an alternative, Mr. Schmidt referred to the revised Development Plan and indicated that the Developer would provide additional sidewalk from Middle River Road to the proposed ingress/egress area at the west side of the property. This would give pedestrian traffic traveling from Middle River Road onto Pawnee Road sufficient access to the proposed townhouse development or to the full sidewalk that runs along the north side of Pawnee Road.

In concluding their presentation, Mr. Church testified that the revised Development Plan was presented to County agency representatives and, but for the issues that remained outstanding, addressed all of those agencies' comments. Finally, he offered his opinion that based on his professional knowledge and experience, the revised Development Plan marked and accepted into evidence as Developer's Exhibit 1B fully complies with the development regulations, rules and policies contained in the Baltimore County Zoning Regulations (B.C.Z.R.) and the Baltimore County Code (B.C.C.).

As to the Planning and DEPRM issues left open at the conclusion of the HOH and zoning hearings, these issues have now been resolved. The undersigned received an "Amended Approval" comment dated September 28, 2009 from Jenifer Nugent of the Planning Office. This comment indicates that the Office of Planning reviewed the Developer's revised School Impact Analysis and finds that it is in compliance with the Code. In addition, the pattern book that was submitted at the HOH on September 17, 2009 was reviewed and meets the regulations and

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requirements of Section 260 of the B.C.Z.R. As such, the Office of Planning recommends approval of the revised Development Plan. The undersigned also received an email dated September 29, 2009 from David Lykens, Development Coordinator with DEPRM, indicating that the forest conservation and storm water management issues have been resolved for the subject property and, therefore, DEPRM has no remaining outstanding issues and recommends approval of the revised Development Plan.

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. At this juncture it appears the only issue that is unresolved is the sidewalk issue related to the Developer's request for a waiver of Public Works standards. The Bureau of Development Plans Review Policy Manual requires a Developer to make certain improvements requested by the Department of Public Works as a consequence of the new development. These improvements are typically related to road widening, providing a right turn lane into the development, providing concrete curb and gutter, and providing sidewalks. In this case, the County is requiring the Developer to provide sidewalks along the property's frontage of Pawnee Road. The Developer objects to this requirement and has requested that the undersigned grant a waiver of this requirement.

I have considered the testimony and evidence presented on this issue, and I acknowledge that there is no easy solution. There are several factors that weigh on this decision. On the one hand, I am certainly understanding of the rationale of the Bureau of Development Plans Review and the Department of Public Works in requiring the sidewalk improvements in connection with new developments. On the other hand, the Developer makes a compelling case that requiring sidewalks in this particular case would not be necessary or appropriate.

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After due consideration of the testimony presented by the County and the Developer on this issue, I am persuaded to grant the waiver and shall not require the Developer to provide sidewalks as requested by DPW and DPR. The Developer is already providing sidewalk access within the proposed new development as shown on the revised Development Plan, and will also extend the sidewalk the distance from Middle River Road to the westernmost access to the new development off Pawnee Road. There is also full sidewalk access along the entire north side of Pawnee Road; conversely, there is virtually no sidewalk access on the south side of Pawnee Road between Middle River Road and Ballard Avenue, which includes the subject property, the existing adjacent townhouse development, and an existing open space area in between. I agree with the Developer in this instance that providing an additional sidewalk along the frontage of Pawnee Road, only for it to end where the open space area begins, would be impractical and would appear out of place, especially when viewing the subject development in context with the surrounding area and, in particular, the adjacent townhouse development to the east. Hence, I shall not require the Developer to provide the sidewalks as requested by DPW and DPR.

As to the variance requests, I am persuaded to grant this relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. In particular, I find that the unusual shape of the property, wherein it tapers inward on the east side, as well as the well-documented Planning and DEPRM issues, drive the need for the variance requests. Hence, I find the property unique in a zoning sense. I also find the variance requests can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare. Thus, I find that the variance requests can be granted to such an extent as to meet the requirements of Section 307 of the B.C.Z.R

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Finally, after due consideration of the proffer by Mr. Schmidt and the testimony or Mr. Church concerning the development plan proposal, as well as the concurrence of the various County agencies, I find that the revised Development Plan is in compliance with all applicable policies, rules, and regulations. Therefore, having identified no remaining unresolved or outstanding issues that would prevent plan approval, the Developer has satisfied its burden of proof and, therefore, is entitled to approval of the revised Development Plan.

Pursuant to the advertisement, posting of the property, and public hearings held thereon, the requirements of which are contained in Article 32, Title 4, of the Baltimore County Code, the revised "Eichberg Property" Development Plan, accepted into evidence as Developer's Exhibit 1B shall be approved consistent with the comments contained herein; the requested waiver shall be granted; and the related variance requests shall be granted.

THEREFORE, IT IS ORDERED by this Hearing Officer/Deputy Zoning Commissioner for Baltimore County, this 19th of October, 2009, that the revised "EICHBERG PROPERTY" Development Plan accepted into evidence as "Developer's Exhibit 1B," be and is hereby **APPROVED**.

IT IS FURTHER ORDERED that the Developer's request for a waiver of Public Works standards be and is hereby **GRANTED**, and the Developer shall provide sidewalk access for the subject development in accordance with the revised Development Plan accepted into evidence as Developer's Exhibit 1B.

IT IS FURTHER ORDERED that the Developer's Variance requests as follows:

- From Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit setbacks from a side building face to a tract boundary in lieu of the required 30 feet as follows: a) unit 1: 20 feet in lieu of 30 feet; b) unit 11: 20 feet in lieu of 30 feet; and

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- From Division II, Section A of the Comprehensive Manual of Development Policies (C.M.D.P.) page 28, last revised August 14, 2007 (*See*, B.C.Z.R. Sections 1B01.2.C.1.c, 1B01.2.C.1.d, 504.1 and 504.2) to permit group houses with a setback from the tract boundary which is less than the minimum required as follows: a) unit 1: 20 feet in lieu of 30 feet; b) unit 11: 20 feet in lieu of 30 feet; and

- From Division II, Section A of the C.M.D.P. (Page 27), last revised August 14, 2007 (*See*, B.C.Z.R. Sections 1B01.2.c.1.c, 1B01.2.C.1.d, 504.1 and 504.2) to permit townhouses with setbacks from a side building face to a side building face which is less than the minimum required 25 foot setback, as follows: units 6-7: 14 feet in lieu of 25 feet; and

- From Section 301.1.A of the B.C.Z.R. to permit a deck for unit 11 to be within 16 feet of the side yard in lieu of the minimum required side yard setback for a deck of 22.5 feet (25% projection into setbacks including, but not limited to 30 foot side yard setback permitted by right),

be and are hereby **GRANTED**.

Any appeal of this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code.

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

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BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 19, 2009

LAWRENCE E. SCHMIDT, ESQUIRE
GILDEA & SCHMIDT, LLC
600 WASHINGTON AVENUE, SUITE 200
TOWSON, MD 21204

RE: Development Plan Hearing
(Eichberg Property)
Case Nos. 15-874 and No. 2008-0103-A

Dear Mr. Schmidt:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

Enclosure

c: Thomas A. Church, Development Engineering Consultants, Inc., 6603 York Road, Baltimore, MD 21212

RE:	PETITION FOR VARIANCE 503 Middle River Road; SE corner of Middle River Road & Pawnee Road 15th Election & 6th Councilmanic Districts Legal Owner(s): Ross Eichberg, Esquire Petitioner(s)	*	BEFORE THE
		*	ZONING COMMISSIONER
		*	FOR
		*	BALTIMORE COUNTY
		*	08-103-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 all 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
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

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CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 10th day of September, 2009, a copy of the foregoing Entry of Appearance was mailed to, Lawrence E. Schmidt, Esquire, Gildea & Schmidt LLC, 600 Washington Avenue, Suite 200, Towson, MD 21204 , Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

September 10,2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 31.2009

Item Numbers 0103,0056,0057,0058,0059,0060,061,0062,0063 and 0064

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

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

State Highway Administration
Maryland Department of Transportation

Beverley K. Swaim-Staley, *Acting Secretary*
Neil J. Pedersen, *Administrator*

Date: SEPT. 3, 2009

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

RE: Baltimore County
Item No 2008-0103A
503 MIDDLE RIVER RD
ROSS E. EICHBERG, ESQ. 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. 2008-0103A.

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

Very truly yours,

Michael P. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 4, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For response date September 14, 2009
Item Nos. 2008-103, 2010-056, 057, 058,
059, 060, 061, 062, 064, 065, 066

The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

DAK:CEN:kmt
cc: File
G:\DevPlanRev\ZAC -No Comments\ZAC-09142009 -NO COMMENTS.doc

Amended Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 503 Middle River Road

which is presently zoned: DR 16

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):

PLEASE SEE ATTACHED

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

TO BE PRESENTED AT HEARING

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Ross E. Eichberg, Esq.
Name - Type or Print

Ross E. Eichberg
Signature

Name - Type or Print

Signature

2550 M Street NW — (202) 457-5644
Address — Telephone No.

Washington — DC — 20037-1350
City — State — Zip Code

Attorney For Petitioner:

Lawrence E. Schmidt
Name - Type or Print

Signature

Gildea & Schmidt, LLC
Company

600 Washington Avenue, Suite 200 — (410) 821-0070
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

Representative to be Contacted:

Lawrence E. Schmidt , Gildea & Schmidt, LLC
Name

600 Washington Avenue, Suite 200 — (410) 821-0070
Address — Telephone No.

Towson — MD — 21204
City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Case No. 08-103-A

Reviewed By D.T. Date 8/24/09

DROP-OFF

REV 9/15/98

RECEIVED FOR FILING
10·19·09

Attachment to Petition for Variance

503 Middle River Road

1. 1B01.2.C.1.c of the BCZR to permit setbacks from a side building face to a tract boundary in lieu of the required 30 feet, as follows:
   a) unit 1: 20 feet in lieu of 30 feet;
   b) unit 11: 20 feet in lieu of 30 feet;

2. Division II, Section A of the Comprehensive Manual of Development Policies (CMDP) (page 28), last revised August 14, 2007 (See BCZR §§ 1B01.2.C.1.c, 1B01.2.C.1.d, 504.1 and 504.2) to permit group houses with a setback from the tract boundary which is less than the minimum required, as follows:
   a) unit 1: 20 feet in lieu of 30 feet;
   b) unit 11: 20 feet in lieu of 30 feet;

3. Division II, Section A of CMDP (page 27), last revised August 14, 2007 (See BCZR §§ 1B01.2.C.1.c, 1B01.2.C.1.d, 504.1 and 504.2) to permit town houses with setbacks from a side building face to a side building face which is less than the minimum required 25 foot setback, as follows:
   a) units 6-7: 14 feet in lieu of 25 feet;

4. 301.1.A of the BCZR to permit a deck for units ~~1~~ & 11 to be within 16 feet of the side yard in lieu of the minimum required side yard setback for a deck of 22.5 feet (25% projection into setbacks, including, but not limited to 30 foot side yard setback, permitted by right);

5. For such other and further relief as may be deemed necessary by the Zoning Commissioner for Baltimore County.

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 503 Middle River Road

which is presently zoned DR 16

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)

See attached sheet

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

Supporting argument and explanation of hardship and practical difficulty to be presented at the Hearing Officers 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:

Does Not Apply
Name - Type or Print

Signature

Address | Telephone No.

City | State | Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address | Telephone No.

City | State | Zip Code

Legal Owner(s):

Ross E. Eichberg, Esq.
Name - Type or Print

Signature

Name - Type or Print

Signature

2550 M Street NW | 1-202-457-5644
Address | Telephone No.

Washington | DC | 20037-1350
City | State | Zip Code

Representative to be Contacted:

Joseph L. Larson
Name

222 Bosley Avenue, Ste. B-3 | 410-823-3535
Address | Telephone No.

Towson | MD | 21204
City | State | Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. **Date** 8/23/07

Case No. OR-103-A

REV 9/15/98

Zoning Petition For Variance
503 Middle River Road

Variances from Section 1B01.2C.1C

to allow a front yard setback of 15' in lieu of 25'
to allow a side yard street setback of 10' in lieu of 25'
to allow a rear yard setback of 20' in lieu of 30'
to allow a side building face to side building face of 14' in lieu of 25'

Variances from Section 409.6A1

to allow 22 parking spaces in lieu of 26

08-103-A

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
Site Engineers & Surveyors

6603 York Road
Baltimore, Maryland 21212
(410) 377-2600
(410) 377-2625 Fax

ZONING DESCRIPTION
FOR
503 MIDDLE RIVER ROAD

BEGINNING FOR THE SAME at a point on the east side of Middle River Road, 60 feet wide, more or less, said point being 40 feet more or less south of the centerline of Pawnee Road, 80 feet wide, more or less. Thence the following courses and distances:

1. South 05 degrees 40 minutes 43 seconds East, 82.32 feet
2. North 77 degrees 50 minutes 17 seconds East, 107.00 feet
3. South 05 degrees 40 minutes 43 seconds East, 71.00 feet
4. North 74 degrees 56 minutes 29 seconds East, 279.38 feet
5. North 04 degrees 31 minutes 55 seconds West, 159.36 feet
6. South 74 degrees 56 minutes 29 seconds West, 390.37 feet

to the point of beginning.

Said property containing 52,882 square feet, or 1.21 acres, more or less.

Being the same property as described in a deed dated August 5, 2005, and recorded in the Land Records of Baltimore County in Liber 22312, Folio 079.

Also known as 503 Middle River Road located in the 6th Election District, Baltimore County, Maryland

STATE OF MARYLAND
THOMAS A. CHURCH
No. 6419
REGISTERED
PROFESSIONAL ENGINEER

08-163-A AMENDED PETITION

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

Legal Description to Accompany Zoning Petition

Eichberg Property

503 Middle River Road

Beginning for the same at a point on the southeast corner of Middle River Road and Pawnee Road and running thence along the south side of Pawnee Road North 74 degrees, 56 minutes, 29 seconds east, 390.37 feet to a point on the south side of Pawnee Road and thence running for lines of division south 4 degrees, 31 minutes, 55 seconds east, 159.36 feet; south 74 degrees, 56 minutes, 29 seconds west, 279.38 feet; north 5 degrees, 40 minutes, 43 seconds east, 71.00 feet; thence south 77 degrees, 50 minutes, 17 seconds, west 107.00 feet to a point on the east side of Middle River Road, thence running along the east side of Middle River Road north 5 degrees, 40 minutes, 43 seconds west 82.32 feet to the place of beginning.

Containing 1.21 acres of land more or less.

File: D06060701

08-103-A

CERTIFICATE OF POSTING

RE: 08-103-A

Petitioner/Developer:

Ross E. Eichberg, Esq.

Date of Hearing/closing: October 2 2009

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

Attn; Kristin Matthews:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were 503 Middle River Road

The sign(s) were posted on Sept.17 2009
(Month, Day, Year)

Sincerely,

Robert Black Sept 18, 2009

(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)

ZONING NOTICE

2

CASE # 08-103-A CONTINUED

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

PLACE: ROOM 104, JEFFERSON BUILDING 105 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: FRIDAY, OCTOBER 2, 2009 AT 11:00 A.M.

REQUEST: REQUIRED SIDE YARD SETBACK FOR A DECK OF 22.5 FT (25% PROJECTION INTO SETBACKS, INCLUDING BUT NOT LIMITED TO 30 FT. SIDE YARD SETBACK. PERMITTED BY RIGHT. FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ZONING COMMISSIONER.

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

ZONING NOTICE

1

CASE # 08-103-A

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

PLACE: ROOM 104, JEFFERSON BUILDING 21204 105 WEST CHESAPEAKE AVE. TOWSON

DATE AND TIME: FRIDAY, OCTOBER 2, 2009 AT 11:00 A.M.

REQUEST: VARIANCE TO PERMIT SETBACKS FROM A SIDE BUILDING FACE TO A TRACT BOUNDRY IN LIEU OF THE REQUIRED 30 FT. AS FOLLOWS: A.) UNIT 1: 20 FT. IN LIEU OF 30 FT.; B.) UNIT 11: 20 FT. IN LIEU OF 30 FT. TO PERMIT GROUP HOUSES WITH A SETBACK FROM THE TRACT BOUNDRY WHICH IS LESS THAN THE MINIMUM REQUIRED AS FOLLOWS: UNIT 1: 20 FT IN LIEU OF 30 FT UNIT 11: 20 FT. IN LIEU OF 30 FT TO PERMIT TOWN HOUSES WITH SETBACKS FROM A SIDE BUILDING FACE TO A SIDE BUILDING FACE WHICH IS LESS THAN THE MINIMUM REQUIRED 25 FT. SETBACK AS FOLLOWS: UNITS 6-7: 14 FT IN LIEU OF 25 FT TO PERMIT A DECK FOR UNITS 1 & 11 TO BE WITHIN 16 FT. OF THE SIDE YARD IN LIEU OF THE MINIMUM

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

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: # 08-103-A
503 Middle River Road
S/east corner of Middle River Road and Pawnee Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Ross E. Eichberg, Esq.

Variance: to permit setbacks from a side building face to a tract boundary in lieu of the required 30 ft. as follows: a.) unit 1: 20 ft. in lieu of 30 ft.; b.) unit 11: 20 ft. in lieu of 30 ft. To permit group houses with a setback from the tract boundary which is less than the minimum required as follows: unit 1: 20 ft. in lieu of 30 ft.; unit 11: 20 ft. in lieu of 30 ft.; to permit town houses with setbacks from a side building face to a side building face which is less than the minimum required 25 ft. setback as follows: units 6-7: 14 ft. in lieu of 25 ft.; to permit a deck for units 1 & 11 to be within 16 ft. of the side yard in lieu of the minimum required side yard setback for a deck of 22.5 ft. (25% projection into setbacks, including but not limited to 30 ft. side yard setback, permitted by right; for such other and further relief as may be deemed necessary by the Zoning Commissioner.

Hearing: October 2, 2009 at 11:00 a.m. in Room 104, Jefferson Building, 105 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.

9/430 Sept. 17 214626

CERTIFICATE OF PUBLICATION

9/17, 2009

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 9/17, 2009.

- ☑ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

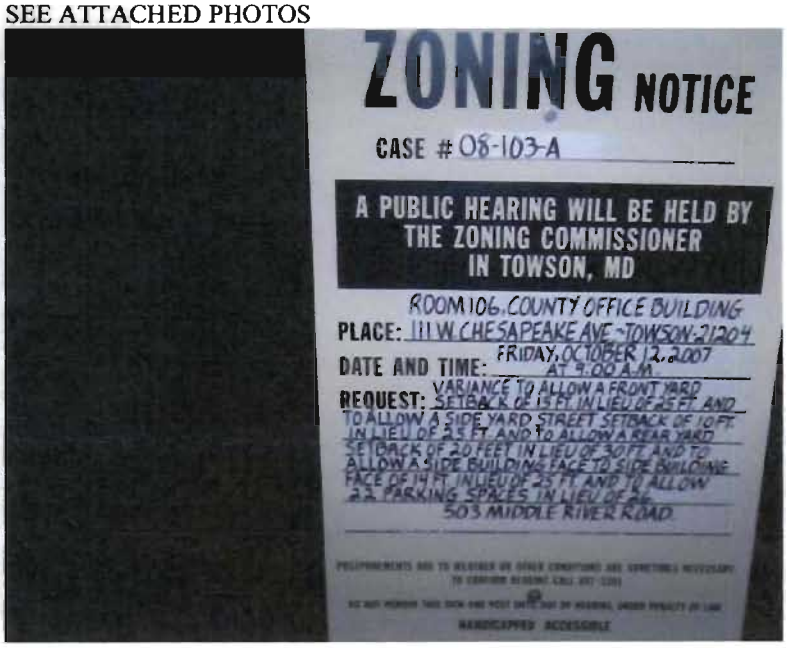
CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS
DATE: 09/27/07
Case Number: 08-103-A
Petitioner / Developer: JOSEPH LARSON ~ ROSS EICHBERG, ESQ.
Date of Hearing (Closing): OCTOBER 12, 2007

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:
ONE @ 503 MIDDLE RIVER ROAD & ONE @ PAWNEE ROAD (ON-SITE)

The sign(s) were posted on: 09/27/07

SEE ATTACHED PHOTOS



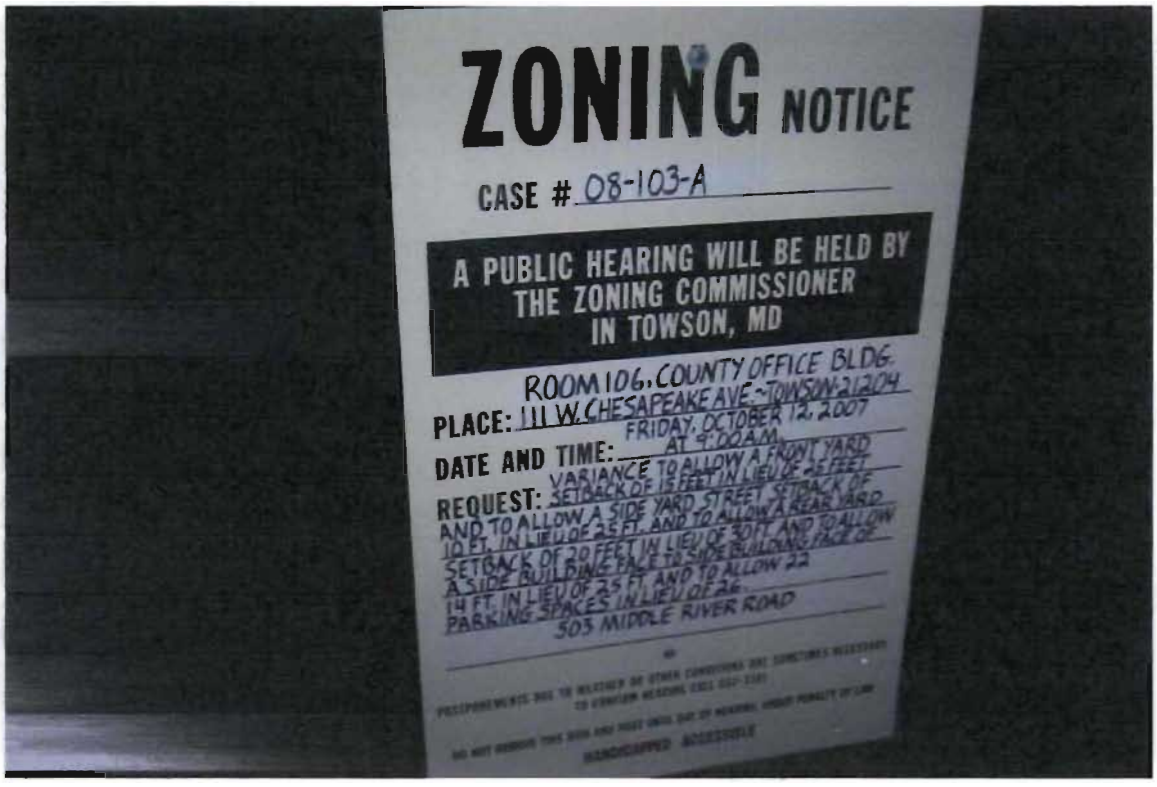
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)



Located at Pawnee Rd (ON-SITE)

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: #08-103-A
503 Middle River Road
S/east corner of Middle River Road and Pawnee Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Ross E. Eichberg, Esq.

Variance: to allow a front yard setback of 15 feet in lieu of 25 feet and to allow a side yard street setback of 10 feet in lieu of 25 feet and to allow a rear yard setback of 20 feet in lieu of 30 feet and to allow a side building face to side building face of 14 feet in lieu of 25 feet and to allow 22 parking spaces in lieu of 26.

Hearing: Friday, October 12, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

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

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

9/419 Sept. 27 150295

CERTIFICATE OF PUBLICATION

9/28, 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 9/27, 2007.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. 43300

Date: 8/24/09

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				200.00

Total: 200.00

Rec From: GILDEA + SCHMIDT LLC

For: 08-103-A AMENDED PETITION
503 MIDDLE RIVER RD.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS	ACTUAL	TIME	ITM
08/25/2009	8/25/2009	15:34:42	5

RECEIPT # 414185 8/25/2009 OPLR
5 528 ZONING VERIFICATION
No. 043300
Rcpt Tot $200.00
$200.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 03812

Date: 8/23/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				325.00
							Total:	325.00

Rec From:

For: 08-103-A
503 MIDDLE RIVER RD

D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/23/2007	8/23/2007	11:09:00	1

REG 001 WALKIN JRIC JNR
>>RECEIPT # 344036 8/23/2007 OFLJ
Dept 5 520 ZONING VERIFICATION
003812
Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 48841

DATE 5/26/06 ACCOUNT 210-3059

AMOUNT $ 667.00

RECEIVED FROM: Rear Eldar Properties LLC

FOR: Eichberg Property Concept Plan

Proj# XV-574 LW

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRAWER
5/31/2006	5/30/2006	11:15:42	2

REG NUM	MAJ CAT	BDW	SUB
01RECEIPT	R 365898	5/30/2006	OFLD
Dept 5	549 DEVELOPMENT	CONCEPT PLAN	
P NO.	048841		

Rcpt Tot $667.00
$667.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

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: 08-103-A

Petitioner: EICHBERG

Address or Location: 503 MIDDLE RIVER RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROSS E. EICHBERG, ESQ.

Address: 2550 M STREET, NW
WASHINGTON, DC 20037-1350

Telephone Number: 1-202-457-5644

Revised 2/20/98 - SCJ

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: 08-103-A (Ammended)

Petitioner: Ross E. Eichberg, Esquire

Address or Location: 503 Middle River Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lawrence E. Schmidt

Address: Gildea + Schmidt, LLC
600 Washington Ave., Suite 200
Towson, MD 21204

Telephone Number: 410-821-0070

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

September 17, 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: 08-103-A
503 Middle River Road
S/east corner of Middle River Road and Pawnee Road
15th Election District – 6th Councilmanic District
Legal Owners: Ross E. Eichberg, Esq.

Variance to allow a front yard setback of 15 feet in lieu of 25 feet and to allow a side yard street setback of 10 feet in lieu of 25 feet and to allow a rear yard setback of 20 feet in lieu of 30 feet and to allow a side building face to side building face of 14 feet in lieu of 25 feet and to allow 22 parking spaces in lieu of 26.

Hearing: Friday, October 12, 2007 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

T. M. Kotroco

Timothy Kotroco
Director

TK:klm

C: Ross Eichberg, 2550 M Street NW, Washington DC 20037-1350
Joseph Larson, 222 Bosley Avenue, Ste. B-3, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPT. 27, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 27, 2007 Issue - Jeffersonian

Please forward billing to:
Ross Eichberg
2550 M Street NW
Washington, DC 20037-1350

1-202-457-5644

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:

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503 Middle River Road
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Legal Owners: Ross E. Eichberg, Esq.

Variance to allow a front yard setback of 15 feet in lieu of 25 feet and to allow a side yard street setback of 10 feet in lieu of 25 feet and to allow a rear yard setback of 20 feet in lieu of 30 feet and to allow a side building face to side building face of 14 feet in lieu of 25 feet and to allow 22 parking spaces in lieu of 26.

Hearing: Friday, October 12, 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

September 17, 2007

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

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CASE NUMBER: 08-103-A
503 Middle River Road
S/east corner of Middle River Road and Pawnee Road
15th Election District – 6th Councilmanic District
Legal Owners: Ross E. Eichberg, Esq.

Variance to permit setbacks from a side building face to a tract boundary in lieu of the required 30 ft. as follows: a.) unit 1:20 ft in lieu of 30 ft.; b.) unit 11:20 ft in lieu of 30 ft. To permit group houses with a setback from the tract boundary which is less than them minimum required as follows: unit 1: 20 ft. in lieu of 30 ft., unit 11: 20 ft in lieu of 30 ft; to permit town houses with setbacks from a side building face to a side building face which is less than the minimum required 25 ft setback as follows: units 6-7: 14 ft in lieu of 25 ft; to permit a deck for units 1 & 11 to be within 16 ft of the side yard in lieu of the minimum required side yard setback for a deck of 22.5 ft. (25% projection into setbacks, including but not limited to 30 ft. side yard setback, permitted by right; for such other and further relief as may be deemed necessary by the Zoning Commissioner.

Hearing: Friday, October 2, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Ross Eichberg, 2550 M Street NW, Washington DC 20037-1350
Lawrence Schmidt, 600 Washington Ave, Ste. 200, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPT. 17, 2009.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 17, 2009 Issue - Jeffersonian

Please forward billing to:
Lawrence Schmidt
Gildea & Schmidt
600 Washington Ave., Ste. 200
Towson, MD 21204

410-821-0070

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: 08-103-A
503 Middle River Road
S/east corner of Middle River Road and Pawnee Road
15th Election District – 6th Councilmanic District
Legal Owners: Ross E. Eichberg, Esq.

Variance to permit setbacks from a side building face to a tract boundary in lieu of the required 30 ft. as follows: a.) unit 1:20 ft in lieu of 30 ft.; b.) unit 11:20 ft in lieu of 30 ft. To permit group houses with a setback from the tract boundary which is less than them minimum required as follows: unit 1: 20 ft. in lieu of 30 ft., unit 11: 20 ft in lieu of 30 ft; to permit town houses with setbacks from a side building face to a side building face which is less than the minimum required 25 ft setback as follows: units 6-7: 14 ft in lieu of 25 ft; to permit a deck for units 1 & 11 to be within 16 ft of the side yard in lieu of the minimum required side yard setback for a deck of 22.5 ft. (25% projection into setbacks, including but not limited to 30 ft. side yard setback, permitted by right; for such other and further relief as may be deemed necessary by the Zoning Commissioner.

Hearing: Friday, October 2, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 3, 2007

Ross E. Eichberg, Esquire
2550 M Street, NW
Washington DC 20037-1350

Dear Mr. Eichberg:

RE: Case Number: 08-103-A, 503 Middle River Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 2007. This letter is not an approval, but only a **NOTIFICATION.**

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Joseph L. Larson 222 Bosley Avenue, Suite B-3 Towson 21204

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

State Highway Administration
Maryland Department of Transportation

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

Date: SEPT. 2, 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. 8-103-A
503 MIDDLE RIVER RD
EICHBERG 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. 8-103-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 P. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director **DATE:** September 4, 2007

Department of Permits & Development Management

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2007
Item No. 08-103

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

We have no objection to the requested setback variance; however, we do object to a reduction in required parking spaces. It appears feasible to add the four spaces in the rear of the units.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 103-08302007.doc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

INTER-OFFICE CORRESPONDENCE

DATE: May 30, 2006

TO: Peggy Buckless, Manager
Office of Information Technology
Central Printing

FROM: Walt Smith
Development Manager

SUBJECT: File Name **Eichberg Property 15-874 Concept**

Please find attached, a copy of plans to be scanned. Once scanned, please forward the electronic file to Doug Adams and return the paper file to this office.

Thank you for your cooperation.

Return the plan with this transmittal to Darlene Koluch, room 123, COB.

Attachment
WTS:dak
C: file 6/1/06

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

INTER-OFFICE CORRESPONDENCE

DATE: August 31, 2007

TO: Peggy Buckless, Manager
Office of Information Technology
Central Printing

FROM: Walt Smith
Development Manager

SUBJECT: File Name **Eichberg Property 15-874 Development**

Please find attached, a copy of plans to be scanned. Once scanned, please forward the electronic file to Doug Adams and return the paper file to this office.

Thank you for your cooperation.

Return the plan with this transmittal to Darlene Koluch, room 123, COB.

9/5/07

Attachment
WTS:dak
C: file

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

TO: **SPELLMAN, LARSON & ASSOCIATES, INC.** DATE: January 12, 2006

FROM: JOE CHMURA

SUBJECT: **CONCEPT PLAN** CHECKPRINT

PROJECT: **EICHBERG PROPERTY**

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Please make all additions/changes/deletions per the attached red-line drawing; and

Submit the following **marked items** to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

- ☒ **Certified or cashier's check in the amount of $667.00 made payable to Baltimore County for concept plan review**
- ☒ **36 copies of the plan, folded to 8 1/2 X 11, for agency review (the red-line checkprint must also accompany the submittal)**
- ☒ **1 copy (each): Forest Stand Delineation**
  Forest Conservation Worksheet
- ☒ **2 copies of conceptual landscape plan (except R.C.-2 & R.C.-4 zones)**
- ☒ **Please include the PDM file #15-874 on all subsequent plans.**
- ☒ **Provide space 4"w x 2.5"h in lower right hand corner of drawing for county stamp.**

Additional Comments:

Provide separate site constraints map.

NOTE: 3 copies of a noise assessment report must be submitted along with the concept plans for all residential projects with lots adjacent to and within 500 feet of the edge of paving of any interstate highway.

Should you have any questions regarding this matter, please do not hesitate to call this office at (410) 887-3335.

JC:jc
C: file

RECEIVED
MAY 22 2006

1/12/06
Kristin
Please check for
30 copies of a separate
site constraints map
in the submittal package

Thank you,
Joe Chmura

5/23/06
Eickberg Property
PDM #15-674

Wait
Joe Larson did not
submit site constraints
map as requested.
What to do?
Joe Chmura

5/23/06 Returned
SUBMITTAL TO LACSDA

RE:	PETITION FOR VARIANCE 503 Middle River Road; SE corner of Middle River Road & Pawnee Road 15th Election & 6th Councilmanic Districts Legal Owner(s): Ross Eichberg, Esquire Petitioner(s)	*	BEFORE THE
		*	ZONING COMMISSIONER
		*	FOR
		*	BALTIMORE COUNTY
		*	08-103-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 all 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 13th day of September, 2007, a copy of the foregoing Entry of Appearance was mailed to, Joseph Larson, 222 Bosley Avenue, Suite B-3, Towson, MD 21204, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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SEP 13 2007
Per.....

M E M O R A N D U M

DATE: October 24, 2007

TO: To The File

FROM: Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County

SUBJECT: Case No. XV-874 - Eichberg Property and 08-103-A

The above-referenced Hearing Officer's Hearing to consider the Eichberg Property Development Plan matter was scheduled for an HOH on October 12, 2007 at 9:00 AM in Room 106 of the County Office Building. Notice of the Hearing date was properly and timely posted and published. Appearing on behalf of the Developer was their attorney, Lawrence E. Schmidt, Esquire. Also appearing were the representatives from the various County Agencies. There were no Protestants or other interested persons in attendance at the hearing.

Prior to opening the record and taking any testimony in consideration of this matter, Mr. Schmidt requested that the case be postponed. Mr. Schmidt indicated there were still a number of outstanding issues, including issues related to review by DEPRM. Rather than proceeding with the hearing in a piecemeal fashion, Mr. Schmidt believes it would be beneficial to all parties to attempt to resolve the outstanding issues to the extent possible and then reschedule the hearing. The request was GRANTED without any objection.

c: Darryl Putty, Project Manager
Kristen Matthews

Patricia Zook - Hearings Scheduled & Planning Comments Needed for Tom

From: Patricia Zook
To: Murray, Curtis
Date: 10/11/2007 1:23 PM
Subject: Hearings Scheduled & Planning Comments Needed for Tom
CC: Bostwick, Thomas

Curtis -

We still need comments for case 08-103-A

Curtis -

One of these hearings is tomorrow.

Hello Curtis -

I am in receipt of 2 case files for hearings next week that do not have comments from the Planning Department. They are:

CASE NUMBER: 8-031-SPHA @ 2411 Barrison Point Road — hearing is Wednesday, October 10, 2007

and

CASE NUMBER: 8-103-A @ 503 Middle River Road — hearing is Friday, October 12, 2007

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Department of Permits and Development Management

111 West Chesapeake Ave.
Towson, Md. 21204

410-887-3335
410-887-2877 (fax)

March 27, 2007

TO: **SPELLMAN, LARSON & ASSOCIATES, INC.**

FROM: Joe Chmura
Development Management

SUBJECT: **EICHBERG PROPERTY**
DEVELOPMENT PLAN CHECK PRINT

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Submit the following **marked items** to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

- ☒ **Return the yellow copy of the VALIDATED counter cash receipt attached to this memo. Use this three part counter cash receipt number 289287 to pay the Development Review Plan fee in the amount of $1,115.00 at the Cashiers Office located in the Office of Finance, first floor, County Courthouse, 400 Washington Avenue, Towson, 21204.**
- ☒ **36 copies of the development plan, signed and sealed, & folded to 8 1/2 X 11 inches, for agency review (the red-line checkprint must also accompany the plans).**
- ☒ **1 copy (each): Hydrogeologic study; Environmental effects report; Preliminary forest conservation plan; Forest conservation worksheet.**
- ☒ **2 copies: Schematic landscape plan (for all development except those zoned RC 2 or RC 4.**
- ☒ **1 copy: Development Plan Checklist – completed, sealed and signed.**
- ☒ **FOR RESIDENTIAL SUBDIVISIONS ONLY 2 copies of the School Impact Analysis Report required by Adequate Public Facilities Legislation Bill No. 110-99. Contact the Office of Planning at 410-887-3521 for information regarding this requirement.**
- ☒ **Two copies of a pattern book for all residential DR zoned properties.**

(NOT REQ'D. PER PLANNING)

The plans must contain the following note: "I,_____, 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."

****Please be advised that incomplete development plan submittals and/or the lack of response to agency requirements as set forth during CONCEPT PLAN MEETING, may delay further processing of your project. Development plans that are not properly signed and sealed by a registered professional surveyor, engineer, architect, or landscape architect will not be accepted.**

Should you have any questions, please do not hesitate to call our office at 410-887-3335.
(rev 11/1/2006)

Patricia Zook - Case 08-0103-A - hearing is Fri. October 2 - comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 9/28/2009 1:54 PM
Subject: Case 08-0103-A - hearing is Fri. October 2 - comments needed
CC: Bostwick, Thomas

DP comments missing

Curtis -

The below-described variance case is scheduled for a hearing on Friday, October 2 and we need comments from the Planning office. This matter was originally scheduled for a hearing in 2007 and we didn't receive any comments for that hearing. Therefore, we still need comments for Friday's hearing.

CASE NUMBER: 2008-0103-A
503 Middle River Road
15th Election District, 6th Councilmanic District
Location: SE corner of Middle River Road and Pawnee Road.
Legal Owner: Ross E. Eichberg, Esquire

VARIANCE **1)** To permit setbacks from a side building face to a tract boundary in lieu of the required 30 feet , as follows: a) unit 1: 20 feet in lieu of 30 feet; b) unit 2: 20 feet in lieu of 30 feet; **2)** To permit group houses with a setback from the tract boundary which is less than the minimum required, as follows: a) unit 1: 20 feet in lieu of 30 feet; b) unit 2: 20 feet in lieu of 30 feet; **3)** To permit townhouses with setbacks from a side building face to a side building face which is less than the minimum required 25 foot setback, as follows: units 6-7: 14 feet in lieu of 25 feet; **4)** To permit a deck for units 1 and 11 to be within 16 feet of the side yard in lieu of the minimum required side yard setback for a deck of 22.5 feet (25% projection into setbacks including, but not limited to 30 foot side yard setback permitted by right); **5)** For such other and further relief as may be deemed necessary by the Zoning Commissioner for Baltimore County.

Hearing: Friday, 10/2/2009 at 11:00 AM, Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov

2008-103-A
SHA 9-2-07 No objection
DPR 9-4-07 Comments
Assoc. Comments 10-1-07
Notice
Posting
PC Appearance

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

TO: **SPELLMAN, LARSON & ASSOCIATES, INC.** DATE: January 12, 2006

FROM: JOE CHMURA

SUBJECT: **CONCEPT PLAN** CHECKPRINT

PROJECT: **EICHBERG PROPERTY**

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Please make all additions/changes/deletions per the attached red-line drawing; and

Submit the following **marked items** to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

☒ **Certified or cashier's check in the amount of $667.00 made payable to Baltimore County for concept plan review**

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☒ **1 copy (each): Forest Stand Delineation**
Forest Conservation Worksheet

☒ **2 copies of conceptual landscape plan (except R.C.-2 & R.C.-4 zones)**

☒ **Please include the PDM file #15-874 on all subsequent plans.**

☒ **Provide space 4"w x 2.5"h in lower right hand corner of drawing for county stamp.**

Additional Comments:

Provide separate site constraints map.

NOTE: 3 copies of a noise assessment report must be submitted along with the concept plans for all residential projects with lots adjacent to and within 500 feet of the edge of paving of any interstate highway.

Should you have any questions regarding this matter, please do not hesitate to call this office at (410) 887-3335.

JC:jc
C: file

503 MIDDLE RIVER R.

CONCEPT PLAN REQUIREMENTS-CHECKLIST

Generally, the concept plan consists of two separate maps, a site constraints map and a site proposal map. Depending upon a site's size, features, or configuration, the two maps may be combined, but only if this is requested at a pre-concept plan conference and approved by all reviewing agencies.

SITE CONSTRAINTS MAP

GENERAL

✓ name and address of the developer
✓ name and address of the preparer of the plan
✓ tax account numbers
✓ location or vicinity map, preferably at 1"=1000' scale
✓ property boundaries from deed or tax map information
✓ zone lines

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NATURAL ENVIRONMENT ASSESSMENT*

Approximate location of the following:

✓ existing topography as shown on county photogrammetric maps, highlighting slopes greater than 25%
NA 100-year floodplain limits as shown on FEMA maps, county studies, or computed using approximate methods
✓ soil mapped and labeled in accordance with the **Soil Survey, Baltimore County, Maryland**
NA streams, seeps, ponds, or other water bodies on and within 200 feet of the development site
NA wetlands
NA forest buffer limits, including adjustments for steep slopes and/or erodible soils in accordance with DEPRM's **Policies, Rules, and Regulations Manual.** It is not necessary to prepare the formal evaluation as set forth in Section III and IV of the Manual, unless DEPRM field verification is requested
✓ existing land cover (e.g., forest, meadow agriculture, etc.) on and within 200 feet of the development site
NA significant regulated plant or wildlife communities using DEPRM or Maryland Department of Natural Resource data
NA existing well and sewage disposal system on and within 100 feet of the development site
NA soil evaluation tests (perc tests)
NA existing underground fuel and chemical storage tanks on and within 100 feet of the development site

BUILT ENVIRONMENT ASSESSMENT

Approximate location of the following:

- ✓ existing buildings and roads on and within 200 feet of the development site
- NA designated historic structures or sites per the Landmarks Preservation Commission or the Maryland Historical Trust Inventory
- NA designated sites as per the Maryland Archeological Survey
- NA significant views that may affect the development proposal
- NA significant features (e.g., specimen trees, buildings, streetscaping, etc.) that may affect the development proposal
- ✓ existing land uses (e.g., commercial, single-family residential, townhouse residential, et.) on and within 200 ft. of the development site
- ✓ road rights-of-way and easements.

CONSISTENCY WITH COUNCIL ADOPTED PLANS

- ✓ Baltimore County Master Plan 1989-2010
- ✓ Community or Revitalization Plans
- NA Recreation and Parks Plan
- NA Streetscape Plan
- NA Greenways Plan

*Although not required, it is strongly recommended that the location of these features be field delineated by the applicant for the concept plan. Field delineations will be required for the development plan, and if the delineations are significantly different from those on the concept plan, the development plan **will not** be accepted for filing and another Community Input Meeting may be required.

SITE PROPOSAL MAP

- ✓ zoning, with maximum permitted dwelling units or square footage
- ✓ proposed number, type, and locations of dwelling units
- NA proposed square footage and location and use of nonresidential structures
- ✓ proposed road network and sidewalks or pathways
- NA proposed open space network and calculations
- ✓ proposed parking areas and calculations
- ✓ proposed stormwater management facilities
- ✓ proposed landscape concept and planting unit calculations
- ✓ average daily trips
- NA identification of significant changes to topography
- ✓ location of permanent project identification signs

ADDITIONAL INFORMATION

- NA other anticipated actions needed by the Zoning Commissioner or Hearing Officer such as variances, waivers as part of the development plan, or special exceptions or hearings
- ✓ consistency with design manuals such as the Comprehensive Manual of Development Policies
- NA preliminary phasing and development schedule

The required information and the key should be organized and formatted as indicated on the attachments.

If you have any questions about concept plan requirements, please contact the Office of Planning, Development Review Section at 887-3211 or the Department of Permits and Development Management at 887-3335.

A checkmark ( ) indicates pertinent information that has been shown or noted on the plan. N/A denotes information not applicable to this development project.

Signature of Engineer

12-9-05
Date

EDWIN J. KIRBY JR.

SEAL

503 MIDDLE RIVER RD.
EICHBERG PROP.
PDM # 15-874

DEVELOPMENT PLAN CHECKLIST
(See Sections 32-4-221 through 32-4-224, Baltimore County Code)

The plan shall be filed within 12 months after the final Community Input Meeting is concluded. It shall be drawn to an appropriate scale in a clear and legible manner and shall be filed with the Department of Permits and Development Management.

1. The plan shall contain the following background information:

   ✓ Vicinity map showing site location and a note identifying election and councilmanic districts
   ✓ Census tract, watershed and subsewershed
   ✓ Subdivision name and applicant's name and address
   ✓ Name and address of person who prepared the plan
   ✓ Current zoning of the subject property and surrounding properties, including the location of any residential transition areas
   ✓ Ownership of the subject property and adjacent properties, including deed reference (s) and tax account number(s), as shown on the most recent tax maps as published by the Department of Assessments and Taxation, or on the basis of more current information if the same is available to the applicant
   ✓ Existing buildings and access points on property adjacent to the subject property
   ✓ Petitions for variances, special exceptions, special hearings, Chesapeake Bay Critical Area variations, or requests for waivers from county regulations or standards
   NA Limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups which would limit proposed development on the site
   ✓ The plan shall contain a certification 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
   ✓ The plan shall be signed and sealed by the surveyor, engineer, architect, or landscape architect as appropriate indicating that the plan is accurate and has been prepared in compliance with these regulations.

2. The plan shall identify the following existing site conditions information:

   ✓ Existing topography, and existing topography for adjacent properties as shown on Baltimore County photogrammetric plats or more recent information where available
   NA Existing streams, bodies of water and springs

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✓ Soil types in accordance with the Soil Survey, Baltimore County, Maryland, including identification of prime and productive soils

✓ Existing wooded areas

✓ Existing buildings on the property

NA One hundred-year floodplains or flood areas for both riverine and tidal areas

NA Wetlands

NA Identification of any building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or identification of any Baltimore County Historic District, or National Register District covering the proposed development

NA Designated areas of critical state concern identified as such under the procedures of Section 5-611 of the State Finance and Procurement Article of the Annotated Code of Maryland, as from time to time amended, and as mapped and a available for inspection in the Office of Planning

NA As known to the applicant, location and description of hazardous material as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, as from time to time amended.

3. The plan shall contain the following development proposal information:

✓ Proposed lot or building layout with parking and loading area

✓ Proposed street layout with existing and future paving and right-of-way widths indicated included pedestrian walkways

✓ Location of existing and proposed easements or rights-of-way, public and private

✓ Existing and proposed county, state and private streets, along with estimated proposed average daily trips attributable to the development in the plan

NA Transit services when appropriate as per the Maryland Mass Transit Administration's Access by Design publication

✓ Proposed and existing water and sewer lines

NA Proposed and existing well and septic areas

✓ Proposed and existing utility systems and fire hydrants

✓ General schematic proposals for grading and retaining walls, including the anticipated alteration or removal of vegetation or other natural features or a designated limit of disturbance line

✓ Storm water management areas supported by preliminary hydrology computation, and proposed and existing storm drainage systems and verification of suitable outfall

A hydrogeological study and an environmental effects report if required by the Department of Environmental Protection and Resource Management

NA For developments with lots to be served by individual water supplies, evidence of compliance with Title 2 of Article 24 of the Baltimore County Code, (BCC).

✓ Proposed location and use of open space and acreage in accordance with the open space manual

✓ A chart indicating required and proposed area of open space and parking spaces and indicating the number of units permitted and proposed

In the case of a plan involving a use in a residential transition area, the following:

NA The residential transition area and existing and proposed uses therein

NA The proposed buildings

NA Proposed building setbacks and the distance between principal buildings

NA Existing and proposed vegetation and buffer areas

NA Existing and proposed lighting

NA When required by the Baltimore County Zoning Regulations (BCZR), the plan shall indicate the expected levels of potential emanations, including but not limited to smoke, noise, dust, odors, vibrations, glare, and heat, and the means to continuously control such emanations

✓ A schematic landscape plan showing existing vegetation and proposed planting, including street trees (location and quantity) shall be submitted for all development, except in RC-2 and RC-4 zones

NA The plan may show the location of a precise building envelope in lieu of the precise location of a building; may show precise maximums and minimums in lieu of fixed values; may set forth reasonable lists of precisely described possible uses of a given space, in lieu of specifying a single use; and may otherwise reasonably allow for fexibility or alternative, provided that appropriate precise limits are set forth

NA All additional information contained on the critical area findings plan as specified in Section 33-2-202(b), BCC

When required by the BCZR or the Comprehensive Manual of Development Policies, the Director of Planning may require the Following additional items:

✓ Layout of the site as it relates to the surrounding roads, and public transit systems, buildings, open space, and environmental features

✓ Architectural features such as scale, height, bulk, and general massing of buildings, major façade divisions, size and placement of openings, roof treatment, stylistic features and themes and materials

✓ Design and placement of signage, lighting and fencing

NA Safety, aspects of site design for retail commercial developments and hours of opertion for nonresidential development adjacent to residential areas

NA Specific design information shall be in the form of building elevations, perspective drawings, building and site cross-sections and large scale drawings of specific site development details as required by the Director of Planning

✓ The plan shall clearly identify any comment raised or condition requested or proposed to the concept plan by a party if such comment or condition is unresolved at the time of filing the development plan

✓ At the time of filing the plan, the applicant shall file any request for combined hearing under Section 32-4-230. The plan shall contain a notation that such a request has been filed

***A check mark ( ) indicates pertinent information that has been shown or noted on the plan. N/A denotes information not applicable to this development project.**

Signature of Engineer

3-1-07
Date

STATE OF MARYLAND
EDWIN J. KIRBY, JR.
NO. 5481
REGISTERED
PROFESSIONAL LAND SURVEYOR

SEAL

rev. 10/2004

DEVELOPMENT PLAN/ HOH STAGE

NUMBER: 15-874 NAME: EICHBERG PROPERTY

MANAGER: Darryl Putty Phone #: 410-887-3321

CRG/Dev Plan CK PRT rec'd: 3/19/2007 CRG/Dev Plan Fee: $1,115.00

CRG/Dev Plan-return to eng: 3/23/2007 CRG/Dev Plan-fee rec'd:

Dev Plan Accepted for Filing: DEV PLAN CONF TIME:

DP_CONF: HOH Time:

HEARING: CONTINUED HOH:

HOH Decision Date: CRG/Dev Plan-10 plans rec'd:

Hearing Decision: CRG/Dev Plan-mailed out:

AGENCY_CER: Meeting Location: Middle River Middle School; 800 Middle River Road: Baltimore. MD

APPEAL: 0 STATUS_FLD: 5/26/06 36 con plns, $667, 2 land to dpr & po, fsd/fcw to deprm,kw. 9/19/06 cim mins were distributed,kw.

FINAL:

TAX DELIQUENT: No

Find Record | Add Record | Save Record | Print Record

1ST LIMITED EXEMPTION/ MINOR SUBDIVISION/ REFINEMENT

NAME: EICHBERG PROPERTY
ADDRESS: S/S PAWNEE RD @ SE COR MIDDLE RIVER RD
Election District: 15

NUMBER: 15-874
Project Phase #:
Acres: 1.21
DRC #:
Council District: 6

Developer: Ross Eichberg, Esq
Zoning: DR-16
MINOR SUB #:

Dev Addr.: 2550 M Street N.W., Washington, D.C. 20037-1350
Dev Engineer: SPELLMAN LARSON & ASSOCS INC

Dev Tel:
Dev Eng Address: 105 W CHESAPEAKE AV STE 406 TOWSON MD 2120

Tax Number: 16-00-007139
TAX DELIQUENT: No
Dev Eng Telephone: 410 823-3535

1st LTD EX/MINOR/REFINE-rec'd:
1st Review Fee: $0.00
1st review fee rec'd:

1st LTD EX/MINOR/REFINE-circulated:
Proposed: 11 TOWNHOUSES

1st comments back-DEPRM-EIR: No
1st comments back-SHA: No
Posting Cert Recd:

1st comments back-DEPRM-SWM: No
1st comments back-OP: No
1st Forward to Engineer:

1st comments back-PDM-DPR: No
1st comments back-Street #'s: No
8 copies and comments:

1st comments back-Rec .Parks: No
1st comments back-Real Estate: No
1st plans in for signature:

1st comments back-Fire Dept: No
1st comments back-Zoning: No
1st ZONING signature: No
Date:

1st comments back-Solid Waste: Name?
PLANNER:
1st DEPRM signature: No
Date:

1st comments back-DEPRM-DC/GWM: No
R/C: R
Limited Exemption signed plans:

1st distribute signed plans:

LOS: No
LOS Fee Invoice #:
Phase 2 Fee: $3,010.00

LOS-date rec'd:
Phase 2 -fee date received:

STATUS:

5/26/06 36 con plns, $667, 2 land to dpr & po, fsd/fcw to deprm,kw. 9/19/06 cim mins were distributed,kw.

Find Record | Save Record | Add Record | Print Record

GENERAL INFORMATION

NUMBER: 15-874
NAME: EICHBERG PROPERTY
MANAGER: Darryl Putty
Election District: 15
ADDRESS: S/S PAWNEE RD @ SE COR MIDDLE RIVER RD
NO. Units/Lots or Sq ft: 11 TOWNHOUSES
Council District: 6
Tax Number: 16-00-007139
Zoning: DR-16
Acres: 1.21
R/C: R

Developer: Ross Eichberg, Esq
Dev Engineer: SPELLMAN LARSON & ASSOCS INC
Developer Address: 2550 M Street N.W., Washington, D.C. 20037-1350
Dev Eng Address: 105 W CHESAPEAKE AV STE 406 TOWSON MD 21204
Developer Telephone:
Dev Eng Telephone: 410 823-3535

CONCEPT PLAN STAGE

CBCA Findings Plan: No
Con Plan Accepted for Filing: 5/26/2006
CPC Time: 9:00:00 AM
Concept Plan CK PRT rec'd: 1/9/2006
Concept Plan Fee: $667.00
Concept Plan-return to engineer: 1/12/2006
CPC-fee date rec'd 5/26/2006
CP_CONF: 6/12/2006

CIM PHASE

CIM_1: 8/23/2006
CIM 2:
STATUS_FLD: 5/26/06 36 con plns, $667, 2 land to dpr & po, fsd/fcw to deprm,kw. 9/19/06 cim mins were distributed,kw.
TAX DELIQUENT: No
CIM TIME: 7:00:00 PM
Meeting Location: Middle River Middle School; 800 Middle River Road; Baltimore, MD 21220
Phone #: 410-887-3321

Find Record | Add Record | Save Record | Print Record

GENERAL INFORMATION

NUMBER: 15-874
NAME: EICHBERG PROPERTY
MANAGER:

Election District: 15
ADDRESS: S/S PAWNEE RD @ SE COR MIDDLE RIVER RD
NO. Units/Lots or Sq ft: 12 TOWNHOUSES

Council District: 6
Tax Number: 16-00-007139
Zoning: DR-16
Acres: 1.21
R/C: R

Developer:
Dev Engineer: SPELLMAN LARSON & ASSOCS INC

Developer Address:
Dev Eng Address: 105 W CHESAPEAKE AV STE 406 TOWSON MD 21204

Developer Telephone:
Dev Eng Telephone: 410 823-3535

CONCEPT PLAN STAGE

CBCA Findings Plan: No
CPC Time:

Concept Plan CK PRT rec'd: 1/9/2006
Concept Plan Fee: $667.00
SUBMIT_CP:

Concept Plan-return to engineer: 1/12/2006
CPC-fee date rec'd
CP_CONF:

CIM PHASE

CIM_1:
CIM 2:
STATUS_FLD:

TAX DELIQUENT: No
CIM TIME:

Meeting Location:

Phone #:

Find Record | Add Record | Save Record | Print Record

DEVELOPMENT PLAN/ HOH STAGE

NUMBER: 15-874 NAME: EICHBERG PROPERTY

MANAGER: Phone #:

CRG/Dev Plan CK PRT rec'd: CRG/Dev Plan Fee: $1,171.00

CRG/Dev Plan-return to eng: CRG/Dev Plan-fee rec'd:

SUBMIT_DP: DEV PLAN CONF TIME:

DP_CONF: HOH Time:

HEARING: CONTINUED HOH:

HEAR_DECIS: CRG/Dev Plan-10 plans rec'd:

AGENCY_CER: CRG/Dev Plan-mailed out:

APPEAL: 0 Meeting Location:

FINAL: STATUS_FLD:

TAX DELIQUENT: No

Find Record | Add Record | Save Record | Print Record

1ST LIMITED EXEMPTION/ MINOR SUBDIVISION/ REFINEMENT

NAME: EICHBERG PROPERTY
ADDRESS: S/S PAWNEE RD @ SE COR MIDDLE RIVER RD
Election District: 15

NUMBER: 15-874
Project Phase #:
Acres: 1.21
DRC #:
Council District: 6

Developer:
Zoning: DR-16
MINOR SUB #:

Dev Addr.:
Dev Engineer: SPELLMAN LARSON & ASSOCS INC

Dev Tel:
Dev Eng Address: 105 W CHESAPEAKE AV STE 406 TOWSON MD 212

Tax Number: 16-00-007139
TAX DELIQUENT: No
Dev Eng Telephone: 410 823-3535

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1st Review Fee: $0.00
1st review fee rec'd:

1st LTD EX/MINOR/REFINE-circulated:
Proposed: 12 TOWNHOUSES

1st comments back-DEPRM-EIR: No
1st comments back-SHA: No
Posting Cert Recd:

1st comments back-DEPRM-SWM: No
1st comments back-OP: No
1st Forward to Engineer:

1st comments back-PDM-DPR: No
1st comments back-Street #'s: No
8 copies and comments:

1st comments back-Rec _Parks: No
1st comments back-Real Estate: No
1st plans in for signature:

1st comments back-Fire Dept: No
1st comments back-Zoning: No
1st ZONING signature: No

1st comments back-Solid Waste: Name?
PLANNER:
1st DEPRM signature: No

1st comments back-DEPRM-DC/GWM: No
R/C: R
Limited Exemption signed plans:

1st distribute signed plans:

LOS: No
LOS Fee Invoice #:
Phase 2 Fee: $3,010.00

LOS-date rec'd:
Phase 2 -fee date received:

STATUS:

Find Record | Save Record | Add Record | Print Record

GILDEA & SCHMIDT, LLC
600 WASHINGTON AVENUE
SUITE 200
TOWSON, MARYLAND 21204
TELEPHONE 410-821-0070
FACSIMILE 410-821-0071
www.gildeallc.com

DAVID K. GILDEA
LAWRENCE E. SCHMIDT
D. DUSKY HOLMAN

SEBASTIAN A. CROSS
CHARLES B. MAREK, III
JASON T. VETTORI

August 19, 2009

Ms. Kristin Matthews
Baltimore County Zoning
111 W. Chesapeake Avenue, Room 111
Towson, MD 21204

Re: Eichberg Property 503 Middle River Road
Case 08-103-A

Dear Kristin:

Pursuant to our telephone conversation please find enclosed three (3) amended Petitions for Variance for the above referenced matter. Also enclosed are twelve (12) site plans, three (3) sealed legal descriptions, a completed advertising form and a check in the amount for $200.00 for the filing fee. Previously, a Petition for Variance was filed and the above case number assisted. Although a hearing date was assigned the hearing was never held and the case indefinitely postponed. The enclosed Amended Petition replaces the prior filing.

Please also note that this property is scheduled for a Hearing Officer's Hearing on Thursday, September 17, 2009. The enclosed Amended Petition should be scheduled for the same date so that these matters may be considered at a consolidated hearing.

Thank you for your anticipated corporation to this matter.

Very truly yours,

Lawrence E. Schmidt

LES: dls
Cc: Ross Eichberg, Esquire
Thomas Church, PE
Jason T. Vettori, Esquire

Drop-off Plans, Petitions + $200 check

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

August 20, 2007

Ms. Donna Thompson
Office of Zoning
Dept. of Permits & Dev. Mgmt.
Baltimore County

Re:503 Middle River Rd.
Eichberg Property
PDM No. 15-874
Job No.205060

"Hand Delivered"

Dear Donna,

Attached hereto please find the requisite portfolio of plans and documents that represent our Zoning Petition for Variance for the above captioned project which is being submitted to you per our conversation and in conjunction with our prior submission to Mr. Darryl Putty to schedule the Hearing Officers Hearing.

The Hearing Officers Hearing is scheduled for Friday October 12th at 9A.M..

Should you have any questions with regard to the project please feel free to contact me at any time and or coordinate with Mr. Putty who is the Project Manager.

Very truly yours,

Joseph L. Larson, President

cc: Ross Eichberg

file#L0727028

October 7, 2007

Office of Zoning Commissioner
William J. Wiseman III
County Office Building
111 W. Chesapeake Ave.
Towson, MD. 21204

Dear Commissioner Wiseman,

The Essex-Middle River Civic council would like to address the issue of granting variances for developments. There is currently a small townhouse development in our area that we think is asking for to many variances.

The Eichberg Property 503 Middle River Rd. is asking for variances for front yard, side yard, rear yard and face to side building face, which means they are asking for variances on all four sides of the building. The Civic Council was under the impression that variances were for hardships or to conform with surrounding buildings.

The variances being granted for new development is out of hand. We think zoning regulations should be the rule and not the exception. This trend to give the developers whatever they request is not protecting our community, which the zoning laws were designed.

Thank you,

William "Rocky" Jones
President, Essex- Middle River Civic Council
P.O. Box 5031
Baltimore, MD. 21220

cc: Councilman Joseph Bartenfelder
Office of Planning, Arnold F. "Pat" Keller III, Director

Cv Ckl print

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

LETTER OF TRANSMITTAL

March 15, 2007

Mr. Joe Chmura, Supervisor
Dept of Permits & Development Mgmt.
Baltimore County

Job No. 205060
503 Middle River Road
Eichberg Property
PDM No.15-874

3/22/07
Walt: This is located in a failing intersection Middle River Rd & Rt 40 Joe Chmura

ITEMS LISTED BELOW ARE: ✔ Attached _____ Sent Under Separate Cover

_____ Correspondence ✔ Prints _____ Documents _____ Other _____

JOE OK TO PROCESS, WALT

No. of Copies	Date	Item Description
2	3-1-07	Site Development Plan
1	3-1-07	Development Plan Checklist

Purpose of Submittals:

_____ For approval ✔ For your use ✔ As requested _____ For review & comment

_____ Other _____

REMARKS: To schedule the Development Plan Conference and Hearing Officers Hearing.

JOSEPH L. LARSON, PRESIDENT

cc: Ross Eichberg

RECEIVED
MAR 19 2007
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

DEVELOPMENT PLAN CONFERENCE AND HEARING OFFICER'S HEARING NOTIFICATION

Name of Development: EICHBERG PROPERTY
Location: 503 MIDDLE RIVER ROAD

Dear Baltimore County,

In anticipation of a public hearing on the above referenced project, I am enclosing a copy of the development plan we have filed with Baltimore County. The Hearing Officer's Hearing (and combined Zoning Hearing,) scheduled by the Department of Permits and Development Management of Baltimore County, is as follows:

Hearing Date: Friday, 10/12/07 Time: 9:00 AM

Hearing Location: Room 106 of the County Office Building
111 W. Chesapeake Ave. Towson, MD 21204

As you are probably aware, the attached plan will receive a thorough review by appropriate agencies for compliance with applicable State and County regulations. Agency comments will be presented to the developer's representative at the Development Plan Conference to be held on Wednesday 09/19/07) at 9:00 AM) in Room 123 of the County Office Building (COB), 111 West Chesapeake Avenue, Towson, MD 21204. The purpose of this conference is to ensure a coordinated review among agencies for the development plan proposal. You are invited to observe this exchange between county staff and the developer, however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses and recommendations as required by the County Code will be available in the official file in Room 123 of the COB until five (5) days preceding the public hearing. At that time the file will be forwarded to the Hearing Officer/Zoning Commissioner in preparation of the hearing.

Should you have any questions or concerns regarding this matter, you are encouraged to attend the public hearing. For further information, you may also contact the Department of Permits and Development Management at 410-887-3335.

Respectfully yours,

Joseph L. Larson, President
Spellman, Larson & Assoc. Inc.

Enclosure: Development Plan
PDM/Development Management; 111 W. Chesapeake Avenue; Towson. MD 21204

PLEASE PRINT CLEARLY

CASE NAME Eichberg
CASE NUMBER 2008-0103-A
DATE 10-2-09

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Tom Church	6603 York Rd	Balto Md	
Lawrence E. Schmidt	600 Washington Ave	Towson 21204	

RE:	PETITION FOR VARIANCE 503 Middle River Road; SE corner of Middle River Road & Pawnee Road 15th Election & 6th Councilmanic Districts Legal Owner(s): Ross Eichberg, Esquire Petitioner(s)	* * * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 08-103-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 all 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 13th day of September, 2007, a copy of the foregoing Entry of Appearance was mailed to, Joseph Larson, 222 Bosley Avenue, Suite B-3, Towson, MD 21204, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
SEP 13 2007
Per.....

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

INTER-OFFICE CORRESPONDENCE

DATE: August 31, 2007

TO: Peggy Buckless, Manager
Office of Information Technology
Central Printing

FROM: Walt Smith
Development Manager

SUBJECT: File Name **Eichberg Property 15-874 Development**

Please find attached, a copy of plans to be scanned. Once scanned, please forward the electronic file to Doug Adams and return the paper file to this office.

Thank you for your cooperation.

Return the plan with this transmittal to Darlene Koluch, room 123, COB.

9/5/07

Attachment
WTS:dak
C: file

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

INTER-OFFICE CORRESPONDENCE

DATE: August 31, 2007

TO: Peggy Buckless, Manager
Office of Information Technology
Central Printing

FROM: Walt Smith
Development Manager

SUBJECT: File Name **Eichberg Property 15-874 Development**

Please find attached, a copy of plans to be scanned. Once scanned, please forward the electronic file to Doug Adams and return the paper file to this office.

Thank you for your cooperation.

Return the plan with this transmittal to Darlene Koluch, room 123, COB.

Attachment
WTS:dak
C: file

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 48841

DATE 9/26/06 ACCOUNT 210-3059

AMOUNT $667.00

RECEIVED FROM: [illegible]

FOR: [illegible]

[illegible]

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

[illegible]

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 48841

DATE 9/26/06 ACCOUNT 210-3059

AMOUNT $667.00

RECEIVED FROM: Rosa Beda Properties LLC

FOR: Eichberg Property Concept Plan

Plan # XII-874 KW

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

[illegible]

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

INTER-OFFICE CORRESPONDENCE

DATE: May 30, 2006

TO: Peggy Buckless, Manager
Office of Information Technology
Central Printing

FROM: Walt Smith
Development Manager

SUBJECT: File Name **Eichberg Property 15-874 Concept**

Please find attached, a copy of plans to be scanned. Once scanned, please forward the electronic file to Doug Adams and return the paper file to this office.

Thank you for your cooperation.

Return the plan with this transmittal to Darlene Koluch, room 123, COB.

Attachment
WTS:dak
C: file 6/1/06

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

TO: **SPELLMAN, LARSON & ASSOCIATES, INC.** DATE: January 12, 2006

FROM: JOE CHMURA

SUBJECT: **CONCEPT PLAN** CHECKPRINT

PROJECT: **EICHBERG PROPERTY**

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Please make all additions/changes/deletions per the attached red-line drawing; and

Submit the following **marked items** to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

☒ **Certified or cashier's check in the amount of $667.00 made payable to Baltimore County for concept plan review**

☒ **36 copies of the plan, folded to 8 1/2 X 11, for agency review (the red-line checkprint must also accompany the submittal)**

☒ **1 copy (each): Forest Stand Delineation**
Forest Conservation Worksheet

☒ **2 copies of conceptual landscape plan (except R.C.-2 & R.C.-4 zones)**

☒ **Please include the PDM file #15-874 on all subsequent plans.**

☒ **Provide space 4"w x 2.5"h in lower right hand corner of drawing for county stamp.**

Additional Comments:

Provide separate site constraints map.

NOTE: 3 copies of a noise assessment report must be submitted along with the concept plans for all residential projects with lots adjacent to and within 500 feet of the edge of paving of any interstate highway.

Should you have any questions regarding this matter, please do not hesitate to call this office at (410) 887-3335.

JC:jc
C: file

RECEIVED
MAY 22 2006
DEPT. OF PERMITS AND
DEVELOPMENT MANAGEMENT

503 MIDDLE RIVER RD

CONCEPT PLAN REQUIREMENTS-CHECKLIST

Generally, the concept plan consists of two separate maps, a site constraints map and a site proposal map. Depending upon a site's size, features, or configuration, the two maps may be combined, but only if this is requested at a pre-concept plan conference and approved by all reviewing agencies.

SITE CONSTRAINTS MAP

GENERAL

✓ name and address of the developer
✓ name and address of the preparer of the plan
✓ tax account numbers
✓ location or vicinity map, preferably at 1"=1000' scale
✓ property boundaries from deed or tax map information
✓ zone lines

RECEIVED
JAN - 9 2006
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

NATURAL ENVIRONMENT ASSESSMENT*

Approximate location of the following:

✓ existing topography as shown on county photogrammetric maps, highlighting slopes greater than 25%
NA 100-year floodplain limits as shown on FEMA maps, county studies, or computed using approximate methods
✓ soil mapped and labeled in accordance with the **Soil Survey, Baltimore County, Maryland**
NA streams, seeps, ponds, or other water bodies on and within 200 feet of the development site
NA wetlands
NA forest buffer limits, including adjustments for steep slopes and/or erodible soils in accordance with DEPRM's **Policies, Rules, and Regulations Manual.** It is not necessary to prepare the formal evaluation as set forth in Section III and IV of the Manual, unless DEPRM field verification is requested
✓ existing land cover (e.g., forest, meadow agriculture, etc.) on and within 200 feet of the development site
NA significant regulated plant or wildlife communities using DEPRM or Maryland Department of Natural Resource data
NA existing well and sewage disposal system on and within 100 feet of the development site
NA soil evaluation tests (perc tests)
NA existing underground fuel and chemical storage tanks on and within 100 feet of the development site

BUILT ENVIRONMENT ASSESSMENT
Approximate location of the following:

- ✓ existing buildings and roads on and within 200 feet of the development site
- NA designated historic structures or sites per the Landmarks Preservation Commission or the Maryland Historical Trust Inventory
- NA designated sites as per the Maryland Archeological Survey
- NA significant views that may affect the development proposal
- NA significant features (e.g., specimen trees, buildings, streetscaping, etc.) that may affect the development proposal
- ✓ existing land uses (e.g., commercial, single-family residential, townhouse residential, et.) on and within 200 ft. of the development site
- ✓ road rights-of-way and easements.

CONSISTENCY WITH COUNCIL ADOPTED PLANS

- ✓ Baltimore County Master Plan 1989-2010
- ✓ Community or Revitalization Plans
- NA Recreation and Parks Plan
- NA Streetscape Plan
- NA Greenways Plan

*Although not required, it is strongly recommended that the location of these features be field delineated by the applicant for the concept plan. Field delineations will be required for the development plan, and if the delineations are significantly different from those on the concept plan, the development plan **will not** be accepted for filing and another Community Input Meeting may be required.

SITE PROPOSAL MAP

- ✓ zoning, with maximum permitted dwelling units or square footage
- ✓ proposed number, type, and locations of dwelling units
- NA proposed square footage and location and use of nonresidential structures
- ✓ proposed road network and sidewalks or pathways
- NA proposed open space network and calculations
- ✓ proposed parking areas and calculations
- ✓ proposed stormwater management facilities
- ✓ proposed landscape concept and planting unit calculations
- ✓ average daily trips
- NA identification of significant changes to topography
- ✓ location of permanent project identification signs

ADDITIONAL INFORMATION

- NA other anticipated actions needed by the Zoning Commissioner or Hearing Officer such as variances, waivers as part of the development plan, or special exceptions or hearings
- ✓ consistency with design manuals such as the Comprehensive Manual of Development Policies
- NA preliminary phasing and development schedule

The required information and the key should be organized and formatted as indicated on the attachments.

If you have any questions about concept plan requirements, please contact the Office of Planning, Development Review Section at 887-3211 or the Department of Permits and Development Management at 887-3335.

A checkmark ( ) indicates pertinent information that has been shown or noted on the plan. N/A denotes information not applicable to this development project.

Signature of Engineer

12-9-05
Date

EDWIN J. KIRBY JR.

SEAL

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

Legal Description to Accompany Zoning Petition

Eichberg Property

503 Middle River Road

Beginning for the same at a point on the southeast corner of Middle River Road and Pawnee Road and running thence along the south side of Pawnee Road North 74 degrees, 56 minutes, 29 seconds east, 390.37 feet to a point on the south side of Pawnee Road and thence running for lines of division south 4 degrees, 31 minutes, 55 seconds east, 159.36 feet; south 74 degrees, 56 minutes, 29 seconds west, 279.38 feet; north 5 degrees, 40 minutes, 43 seconds east, 71.00 feet; thence south 77 degrees, 50 minutes, 17 seconds, west 107.00 feet to a point on the east side of Middle River Road, thence running along the east side of Middle River Road north 5 degrees, 40 minutes, 43 seconds west 82.32 feet to the place of beginning.

Containing 1.21 acres of land more or less.

File: D06060701

08-103-A

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 503 Middle River Road

which is presently zoned DR 16

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)

See attached sheet

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

Supporting argument and explanation of hardship and practical difficulty to be presented at the Hearing Officers 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:

Does Not Apply

Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Ross E. Eichberg, Esq.

Name - Type or Print

Signature

Name - Type or Print

Signature

2550 M Street NW — 1-202-457-5644

Address — Telephone No.

Washington — DC — 20037-1350

City — State — Zip Code

Representative to be Contacted:

Joseph L. Larson

Name

222 Bosley Avenue, Ste. B-3 — 410-823-3535

Address — Telephone No.

Towson — MD — 21204

City — State — Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By D.T. **Date** 8/23/07

Case No. 08-103-A

REV 9/15/98

Zoning Petition For Variance
503 Middle River Road

Variances from Section 1B01.2C.1C

to allow a front yard setback of 15' in lieu of 25'
to allow a side yard street setback of 10' in lieu of 25'
to allow a rear yard setback of 20' in lieu of 30'
to allow a side building face to side building face of 14' in lieu of 25'

Variances from Section 409.6A1

to allow 22 parking spaces in lieu of 26

08-103-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 03812

Date: 8/23/07

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				325.00
						Total:		325.00

Rec From:

For: OR-103-A
503 MIDDLE RIVER RD

D. THOMPSON

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
8/23/2007	8/23/2007	11:09:00	1

RCD #001 WALKIN JRTC JNR
>>RECEIPT # 344056 8/23/2007 OFLJI
Dept 5 528 ZONING VERIFICATION
003812
Recpt Tot $325.00
$325.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #08-103-A
503 Middle River Road
S/east corner of Middle River Road and Pawnee Road
15th Election District - 6th Councilmanic District
Legal Owner(s): Ross E. Eichberg, Esq.

Variance: to allow a front yard setback of 15 feet in lieu of 25 feet and to allow a side yard street setback of 10 feet in lieu of 25 feet and to allow a rear yard setback of 20 feet in lieu of 30 feet and to allow a side building face to side building face of 14 feet in lieu of 25 feet and to allow 22 parking spaces in lieu of 26.

Hearing: Friday, October 12, 2007 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

9/419 Sept. 27 150295

CERTIFICATE OF PUBLICATION

9/28, 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 9/27, 2007.

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

S. Wilkinson

LEGAL ADVERTISING

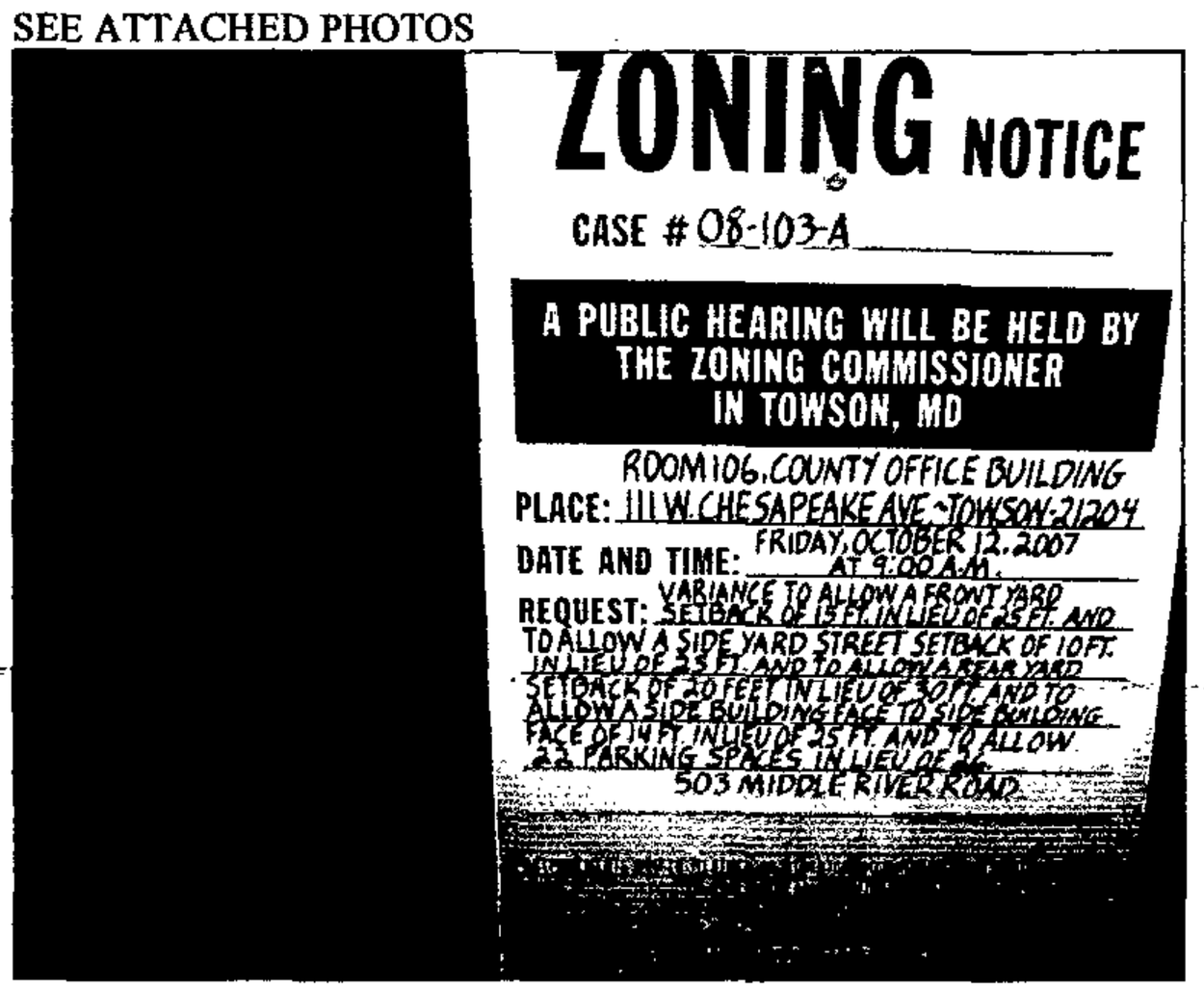
CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS
DATE: 09/27/07
Case Number: 08-103-A
Petitioner / Developer: JOSEPH LARSON ~ ROSS EICHBERG, ESQ.
Date of Hearing (Closing): OCTOBER 12, 2007

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:
ONE @ 503 MIDDLE RIVER ROAD & ONE @ PAWNEE ROAD (ON-SITE)

The sign(s) were posted on: 09/27/07

SEE ATTACHED PHOTOS



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

ZONING NOTICE

CASE # 08-103-A

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

PLACE: ROOM 106, COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE. ~ TOWSON 21204

DATE AND TIME: FRIDAY, OCTOBER 12, 2007
AT 9:00 A.M.

REQUEST: VARIANCE TO ALLOW A FRONT YARD
SETBACK OF 15 FEET IN LIEU OF 25 FEET
AND TO ALLOW A SIDE YARD STREET SETBACK OF
10 FT. IN LIEU OF 25 FT. AND TO ALLOW A REAR YA
SETBACK OF 20 FEET IN LIEU OF 30 FT. AND TO
A SIDE BUILDING FACE TO SIDE BUILDING FACE
THE IN LIEU OF 35 FT. AND TO ALLOW
PARKING [illegible]

Located at Pawnee Rd (ON-SITE)

BALTIMORE COUNTY

MARYLAND

JAMES T. SMITH, JR.
County Executive

September 17, 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: 08-103-A
503 Middle River Road
S/east corner of Middle River Road and Pawnee Road
15th Election District – 6th Councilmanic District
Legal Owners: Ross E. Eichberg, Esq.

Variance to allow a front yard setback of 15 feet in lieu of 25 feet and to allow a side yard street setback of 10 feet in lieu of 25 feet and to allow a rear yard setback of 20 feet in lieu of 30 feet and to allow a side building face to side building face of 14 feet in lieu of 25 feet and to allow 22 parking spaces in lieu of 26.

Hearing: Friday, October 12, 2007 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

T. M. Kotroco

Timothy Kotroco
Director

TK:klm

C: Ross Eichberg, 2550 M Street NW, Washington DC 20037-1350
Joseph Larson, 222 Bosley Avenue, Ste. B-3, Towson 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, SEPT. 27, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 27, 2007 Issue - Jeffersonian

Please forward billing to:
Ross Eichberg
2550 M Street NW
Washington, DC 20037-1350

1-202-457-5644

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: 08-103-A
503 Middle River Road
S/east corner of Middle River Road and Pawnee Road
15th Election District – 6th Councilmanic District
Legal Owners: Ross E. Eichberg, Esq.

Variance to allow a front yard setback of 15 feet in lieu of 25 feet and to allow a side yard street setback of 10 feet in lieu of 25 feet and to allow a rear yard setback of 20 feet in lieu of 30 feet and to allow a side building face to side building face of 14 feet in lieu of 25 feet and to allow 22 parking spaces in lieu of 26.

Hearing: Friday, October 12, 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.

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: 08-103-A

Petitioner: EICHBERG

Address or Location: 503 MIDDLE RIVER RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROSS E. EICHBERG, ESQ.

Address: 2550 M STREET, NW
WASHINGTON, DC 20037-1350

Telephone Number: 1-202-457-5644

Revised 2/20/98 - SCJ

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

October 3, 2007

Ross E. Eichberg, Esquire
2550 M Street, NW
Washington DC 20037-1350

Dear Mr. Eichberg:

RE: Case Number: 08-103-A, 503 Middle River Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 23, 2007. This letter is not an approval, but only a **NOTIFICATION.**

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.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Joseph L. Larson 222 Bosley Avenue, Suite B-3 Towson 21204

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

State Highway Administration
Maryland Department of Transportation

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

Date: SEPT. 2, 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. 8-103-A
503 MIDDLE RIVER RD
EICHBERG 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. 8-103-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 P. Bailey

FOR Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director **DATE:** September 4, 2007

Department of Permits & Development Management

DAK

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

SUBJECT: Zoning Advisory Committee Meeting
For September 3, 2007
Item No. 08-103

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

We have no objection to the requested setback variance; however, we do object to a reduction in required parking spaces. It appears feasible to add the four spaces in the rear of the units.

DAK:CEN:clw
cc: File
ZAC-ITEM NO 103-08302007.doc

MEMORANDUM

DATE: October 24, 2007

TO: To The File

FROM: Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County

SUBJECT: Case No. XV-874 - Eichberg Property and 08-103-A

The above-referenced Hearing Officer's Hearing to consider the Eichberg Property Development Plan matter was scheduled for an HOH on October 12, 2007 at 9:00 AM in Room 106 of the County Office Building. Notice of the Hearing date was properly and timely posted and published. Appearing on behalf of the Developer was their attorney, Lawrence E. Schmidt, Esquire. Also appearing were the representatives from the various County Agencies. There were no Protestants or other interested persons in attendance at the hearing.

Prior to opening the record and taking any testimony in consideration of this matter, Mr. Schmidt requested that the case be postponed. Mr. Schmidt indicated there were still a number of outstanding issues, including issues related to review by DEPRM. Rather than proceeding with the hearing in a piecemeal fashion, Mr. Schmidt believes it would be beneficial to all parties to attempt to resolve the outstanding issues to the extent possible and then reschedule the hearing. The request was GRANTED without any objection.

c: Darryl Putty, Project Manager
Kristen Matthews

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

August 20, 2007

Ms. Donna Thompson
Office of Zoning
Dept. of Permits & Dev. Mgmt.
Baltimore County

Re:503 Middle River Rd.
Eichberg Property
PDM No. 15-874
Job No.205060

"Hand Delivered"

Dear Donna,

Attached hereto please find the requisite portfolio of plans and documents that represent our Zoning Petition for Variance for the above captioned project which is being submitted to you per our conversation and in conjunction with our prior submission to Mr. Darryl Putty to schedule the Hearing Officers Hearing.

The Hearing Officers Hearing is scheduled for Friday October 12th at 9A.M..

Should you have any questions with regard to the project please feel free to contact me at any time and or coordinate with Mr. Putty who is the Project Manager.

Very truly yours,

Joseph L. Larson, President

cc: Ross Eichberg

file#L0727028

October 7, 2007

Office of Zoning Commissioner
William J. Wiseman III
County Office Building
111 W. Chesapeake Ave.
Towson, MD. 21204

Dear Commissioner Wiseman,

The Essex-Middle River Civic council would like to address the issue of granting variances for developments. There is currently a small townhouse development in our area that we think is asking for to many variances.

The Eichberg Property 503 Middle River Rd. is asking for variances for front yard, side yard, rear yard and face to side building face, which means they are asking for variances on all four sides of the building. The Civic Council was under the impression that variances were for hardships or to conform with surrounding buildings.

The variances being granted for new development is out of hand. We think zoning regulations should be the rule and not the exception. This trend to give the developers whatever they request is not protecting our community, which the zoning laws were designed.

Thank you,

William "Rocky" Jones
President, Essex- Middle River Civic Council
P.O. Box 5031
Baltimore, MD. 21220

cc: Councilman Joseph Bartenfelder
Office of Planning, Arnold F. "Pat" Keller III, Director

M E M O R A N D U M

DATE: October 24, 2007

TO: To The File

FROM: Thomas H. Bostwick
Deputy Zoning Commissioner
for Baltimore County

SUBJECT: Case No. XV-874 - Eichberg Property and 08-103-A

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c: Darryl Putty, Project Manager
Kristen Matthews

Patricia Zook - Hearings Scheduled & Planning Comments Needed for Tom

From: Patricia Zook
To: Murray, Curtis
Date: 10/11/2007 1:23 PM
Subject: Hearings Scheduled & Planning Comments Needed for Tom
CC: Bostwick, Thomas

Curtis -

We still need comments for case 08-103-A

Curtis -

One of these hearings is tomorrow.

Hello Curtis -

I am in receipt of 2 case files for hearings next week that do not have comments from the Planning Department. They are:

CASE NUMBER: 8-031-SPHA @ 2411 Barrison Point Road — hearing is Wednesday, October 10, 2007

and

CASE NUMBER: 8-103-A @ 503 Middle River Road — hearing is Friday, October 12, 2007

Patti Zook
Baltimore County
Office of the Zoning Commissioner
410-887-3868
pzook@baltimorecountymd.gov

Department of Permits and Development Management

111 West Chesapeake Ave.
Towson, Md. 21204

410-887-3335
410-887-2877 (fax)

March 27, 2007

TO: **SPELLMAN, LARSON & ASSOCIATES, INC.**

FROM: Joe Chmura
Development Management

SUBJECT: **EICHBERG PROPERTY**
DEVELOPMENT PLAN CHECK PRINT

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Submit the following **marked items** to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

- ☒ **Return the yellow copy of the VALIDATED counter cash receipt attached to this memo. Use this three part counter cash receipt number 289287 to pay the Development Review Plan fee in the amount of $1,115.00 at the Cashiers Office located in the Office of Finance, first floor, County Courthouse, 400 Washington Avenue, Towson, 21204.**
- ☒ **36 copies of the development plan, signed and sealed, & folded to 8 1/2 X 11 inches, for agency review (the red-line checkprint must also accompany the plans).**
- ☒ **1 copy (each): Hydrogeologic study; Environmental effects report; Preliminary forest conservation plan; Forest conservation worksheet.**
- ☒ **2 copies: Schematic landscape plan (for all development except those zoned RC 2 or RC 4.**
- ☒ **1 copy: Development Plan Checklist – completed, sealed and signed.**
- ☒ **FOR RESIDENTIAL SUBDIVISIONS ONLY 2 copies of the School Impact Analysis Report required by Adequate Public Facilities Legislation Bill No. 110-99. Contact the Office of Planning at 410-887-3521 for information regarding this requirement.**
- ☒ **Two copies of a pattern book for all residential DR zoned properties.**

The plans must contain the following note: "I,_____, 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."

****Please be advised that incomplete development plan submittals and/or the lack of response to agency requirements as set forth during CONCEPT PLAN MEETING, may delay further processing of your project. Development plans that are not properly signed and sealed by a registered professional surveyor, engineer, architect, or landscape architect will not be accepted.**

Should you have any questions, please do not hesitate to call our office at 410-887-3335.
(rev 11/1/2006)

Department of Permits and Development Management

111 West Chesapeake Ave.
Towson, Md. 21204

410-887-3335
410-887-2877 (fax)

March 27, 2007

TO: **SPELLMAN, LARSON & ASSOCIATES, INC.**

FROM: Joe Chmura
Development Management

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  (NOT REQ'D. PER PLANNING)

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Should you have any questions, please do not hesitate to call our office at 410-887-3335.
(rev 11/1/2006)

507 MIDDLE RIVER RD.
EICHBERG PROP.
PDM #15-874

DEVELOPMENT PLAN CHECKLIST
(See Sections 32-4-221 through 32-4-224, Baltimore County Code)

The plan shall be filed within 12 months after the final Community Input Meeting is concluded. It shall be drawn to an appropriate scale in a clear and legible manner and shall be filed with the Department of Permits and Development Management.

1. The plan shall contain the following background information:

✓ Vicinity map showing site location and a note identifying election and councilmanic districts
✓ Census tract, watershed and subsewershed
✓ Subdivision name and applicant's name and address
✓ Name and address of person who prepared the plan
✓ Current zoning of the subject property and surrounding properties, including the location of any residential transition areas
✓ Ownership of the subject property and adjacent properties, including deed reference (s) and tax account number(s), as shown on the most recent tax maps as published by the Department of Assessments and Taxation, or on the basis of more current information if the same is available to the applicant
✓ Existing buildings and access points on property adjacent to the subject property
✓ Petitions for variances, special exceptions, special hearings, Chesapeake Bay Critical Area variations, or requests for waivers from county regulations or standards
NA Limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups which would limit proposed development on the site
✓ The plan shall contain a certification 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
✓ The plan shall be signed and sealed by the surveyor, engineer, architect, or landscape architect as appropriate indicating that the plan is accurate and has been prepared in compliance with these regulations.

2. The plan shall identify the following existing site conditions information:

✓ Existing topography, and existing topography for adjacent properties as shown on Baltimore County photogrammetric plats or more recent information where available
NA Existing streams, bodies of water and springs

RECEIVED
MAR 1 0 2007
DEPT OF PERMITS AND
DEVELOPMENT MANAGEMENT

✓ Soil types in accordance with the Soil Survey, Baltimore County, Maryland, including identification of prime and productive soils

✓ Existing wooded areas

✓ Existing buildings on the property

NA One hundred-year floodplains or flood areas for both riverine and tidal areas

NA Wetlands

NA Identification of any building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or identification of any Baltimore County Historic District, or National Register District covering the proposed development

NA Designated areas of critical state concern identified as such under the procedures of Section 5-611 of the State Finance and Procurement Article of the Annotated Code of Maryland, as from time to time amended, and as mapped and a available for inspection in the Office of Planning

NA As known to the applicant, location and description of hazardous material as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, as from time to time amended.

3. The plan shall contain the following development proposal information:

✓ Proposed lot or building layout with parking and loading area

✓ Proposed street layout with existing and future paving and right-of-way widths indicated included pedestrian walkways

✓ Location of existing and proposed easements or rights-of-way, public and private

✓ Existing and proposed county, state and private streets, along with estimated proposed average daily trips attributable to the development in the plan

NA Transit services when appropriate as per the Maryland Mass Transit Administration's Access by Design publication

✓ Proposed and existing water and sewer lines

NA Proposed and existing well and septic areas

✓ Proposed and existing utility systems and fire hydrants

✓ General schematic proposals for grading and retaining walls, including the anticipated alteration or removal of vegetation or other natural features or a designated limit of disturbance line

✓ Storm water management areas supported by preliminary hydrology computation, and proposed and existing storm drainage systems and verification of suitable outfall

A hydrogeological study and an environmental effects report if required by the Department of Environmental Protection and Resource Management

NA For developments with lots to be served by individual water supplies, evidence of compliance with Title 2 of Article 24 of the Baltimore County Code, (BCC).

✓ Proposed location and use of open space and acreage in accordance with the open space manual

✓ A chart indicating required and proposed area of open space and parking spaces and indicating the number of units permitted and proposed

In the case of a plan involving a use in a residential transition area, the following:

- NA The residential transition area and existing and proposed uses therein
- NA The proposed buildings
- NA Proposed building setbacks and the distance between principal buildings
- NA Existing and proposed vegetation and buffer areas
- NA Existing and proposed lighting

NA When required by the Baltimore County Zoning Regulations (BCZR), the plan shall indicate the expected levels of potential emanations, including but not limited to smoke, noise, dust, odors, vibrations, glare, and heat, and the means to continuously control such emanations

✓ A schematic landscape plan showing existing vegetation and proposed planting, including street trees (location and quantity) shall be submitted for all development, except in RC-2 and RC-4 zones

NA The plan may show the location of a precise building envelope in lieu of the precise location of a building; may show precise maximums and minimums in lieu of fixed values; may set forth reasonable lists of precisely described possible uses of a given space, in lieu of specifying a single use; and may otherwise reasonably allow for fexibility or alternative, provided that appropriate precise limits are set forth

NA All additional information contained on the critical area findings plan as specified in Section 33-2-202(b), BCC

When required by the BCZR or the Comprehensive Manual of Development Policies, the Director of Planning may require the Following additional items:

- ✓ Layout of the site as it relates to the surrounding roads, and public transit systems, buildings, open space, and environmental features
- ✓ Architectural features such as scale, height, bulk, and general massing of buildings, major façade divisions, size and placement of openings, roof treatment, stylistic features and themes and materials
- ✓ Design and placement of signage, lighting and fencing

NA Safety, aspects of site design for retail commercial developments and hours of opertion for nonresidential development adjacent to residential areas

NA Specific design information shall be in the form of building elevations, perspective drawings, building and site cross-sections and large scale drawings of specific site development details as required by the Director of Planning

✓ The plan shall clearly identify any comment raised or condition requested or proposed to the concept plan by a party if such comment or condition is unresolved at the time of filing the development plan

✓ At the time of filing the plan, the applicant shall file any request for combined hearing under Section 32-4-230. The plan shall contain a notation that such a request has been filed

***A check mark ( ) indicates pertinent information that has been shown or noted on the plan. N/A denotes information not applicable to this development project.**

Signature of Engineer

3-1-07
Date

SEAL

rev. 10/2004

DEVELOPMENT PLAN/ HOH STAGE

NUMBER: 15-874 **NAME:** EICHBERG PROPERTY

MANAGER: Darryl Putty **Phone #:** 410-887-3321

CRG/Dev Plan CK PRT rec'd: 3/19/2007 **CRG/Dev Plan Fee:** $1,115.00

CRG/Dev Plan-return to eng: 3/23/2007 **CRG/Dev Plan-fee rec'd:**

Dev Plan Accepted for Filing: **DEV PLAN CONF TIME:**

DP_CONF: **HOH Time:**

HEARING: **CONTINUED HOH:**

HOH Decision Date: **CRG/Dev Plan-10 plans rec'd:**

Hearing Decision: **CRG/Dev Plan-mailed out:**

AGENCY_CER: **Meeting Location:** Middle River Middle School; 800 Middle River Road; Baltimore, MD

APPEAL: 0 **STATUS_FLD:** 5/26/06 36 con plns, $667, 2 land to dpr & po, fsd/fcw to deprm,kw. 9/19/06 cim mins were distributed,kw.

FINAL:

TAX DELIQUENT: No

Find Record | Add Record | Save Record | Print Record

1ST LIMITED EXEMPTION/ MINOR SUBDIVISION/ REFINEMENT

NAME: EICHBERG PROPERTY
ADDRESS: S/S PAWNEE RD @ SE COR MIDDLE RIVER RD
Election District: 15
NUMBER: 15-874
Project Phase #:
Acres: 1.21
DRC #:
Council District: 6
Developer: Ross Eichberg, Esq
Zoning: DR-16
MINOR SUB #:
Dev Addr.: 2550 M Street N.W., Washington, D.C. 20037-1350
Dev Engineer: SPELLMAN LARSON & ASSOCS INC
Dev Tel:
Dev Eng Address: 105 W CHESAPEAKE AV STE 406 TOWSON MD 2120
Tax Number: 16-00-007139
TAX DELIQUENT: No
Dev Eng Telephone: 410 823-3535
1st LTD EX/MINOR/REFINE-rec'd:
1st Review Fee: $0.00
1st review fee rec'd:
1st LTD EX/MINOR/REFINE-circulated:
Proposed: 11 TOWNHOUSES

1st comments back-DEPRM-EIR: No
1st comments back-SHA: No
Posting Cert Recd:
1st comments back-DEPRM-SWM: No
1st comments back-OP: No
1st Forward to Engineer:
1st comments back-PDM-DPR: No
1st comments back-Street #'s: No
8 copies and comments:
1st comments back-Rec .Parks: No
1st comments back-Real Estate: No
1st plans in for signature:
1st comments back-Fire Dept: No
1st comments back-Zoning: No
1st ZONING signature: No
Date:
1st comments back-Solid Waste: Name?
PLANNER:
1st DEPRM signature: No
Date:
1st comments back-DEPRM-DC/GWM: No
R/C: R
Limited Exemption signed plans:
1st distribute signed plans:
LOS: No
LOS Fee Invoice #:
Phase 2 Fee: $3,010.00
LOS-date rec'd:
Phase 2 -fee date received:

STATUS:

5/26/06 36 con plns, $667, 2 land to dpr & po, fsd/fcw to deprm,kw. 9/19/06 cim mins were distributed,kw.

Find Record | Save Record | Add Record | Print Record

GENERAL INFORMATION

NUMBER: 15-874 **NAME:** EICHBERG PROPERTY **MANAGER:** Darryl Putty

Election District: 15 **ADDRESS:** S/S PAWNEE RD @ SE COR MIDDLE RIVER RD **NO. Units/Lots or Sq ft:** 11 TOWNHOUSES

Council District: 6 **Tax Number:** 16-00-007139 **Zoning:** DR-16 **Acres:** 1.21 **R/C:** R

Developer: Ross Eichberg, Esq **Dev Engineer:** SPELLMAN LARSON & ASSOCS INC

Developer Address: 2550 M Street N.W., Washington, D.C. 20037-1350 **Dev Eng Address:** 105 W CHESAPEAKE AV STE 406 TOWSON MD 21204

Developer Telephone: **Dev Eng Telephone:** 410 823-3535

CONCEPT PLAN STAGE

CBCA Findings Plan: No **Con Plan Accepted for Filing:** 5/26/2006 **CPC Time:** 9:00:00 AM

Concept Plan CK PRT rec'd: 1/9/2006 **Concept Plan Fee:** $667.00

Concept Plan-return to engineer: 1/12/2006 **CPC-fee date rec'd** 5/26/2006 **CP_CONF:** 6/12/2006

CIM PHASE

CIM_1: 8/23/2006 **CIM 2:** **STATUS_FLD:** 5/26/06 36 con plns, $667, 2 land to dpr & po, fsd/fcw to deprm,kw. 9/19/06 cim mins were distributed,kw.

TAX DELIQUENT: No **CIM TIME:** 7:00:00 PM

Meeting Location: Middle River Middle School; 800 Middle River Road; Baltimore, MD 21220 **Phone #:** 410-887-3321

Find Record | Add Record | Save Record | Print Record

SPELLMAN, LARSON & ASSOCIATES, INC.

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / FAX (410) 825-5215

LETTER OF TRANSMITTAL

March 15, 2007

Mr. Joe Chmura, Supervisor
Dept of Permits & Development Mgmt.
Baltimore County

Job No. 205060
503 Middle River Road
Eichberg Property
PDM No.15-874

ITEMS LISTED BELOW ARE: ✔ Attached _____ Sent Under Separate Cover

_____ Correspondence ✔ Prints _____ Documents _____ Other _____

No. of Copies	Date	Item Description
2	3-1-07	Site Development Plan
1	3-1-07	Development Plan Checklist

Purpose of Submittals:

_____ For approval ✔ For your use ✔ As requested _____ For review & comment

_____ Other _____

REMARKS: To schedule the Development Plan Conference and Hearing Officers Hearing.

JOSEPH L. LARSON, PRESIDENT

cc: Ross Eichberg

RECEIVED
MAR 15 2007
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

DEVELOPMENT PLAN CONFERENCE AND HEARING OFFICER'S HEARING NOTIFICATION

Name of Development: EICHBERG PROPERTY
Location: 503 MIDDLE RIVER ROAD

Dear Baltimore County,

In anticipation of a public hearing on the above referenced project, I am enclosing a copy of the development plan we have filed with Baltimore County. The Hearing Officer's Hearing (and combined Zoning Hearing,) scheduled by the Department of Permits and Development Management of Baltimore County, is as follows:

Hearing Date: Friday, 10/12/07 Time: 9:00 AM

Hearing Location: Room 106 of the County Office Building
111 W. Chesapeake Ave. Towson, MD 21204

As you are probably aware, the attached plan will receive a thorough review by appropriate agencies for compliance with applicable State and County regulations. Agency comments will be presented to the developer's representative at the Development Plan Conference to be held on Wednesday 09/19/07) at 9:00 AM) in Room 123 of the County Office Building (COB), 111 West Chesapeake Avenue, Towson, MD 21204. The purpose of this conference is to ensure a coordinated review among agencies for the development plan proposal. You are invited to observe this exchange between county staff and the developer, however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses and recommendations as required by the County Code will be available in the official file in Room 123 of the COB until five (5) days preceding the public hearing. At that time the file will be forwarded to the Hearing Officer/Zoning Commissioner in preparation of the hearing.

Should you have any questions or concerns regarding this matter, you are encouraged to attend the public hearing. For further information, you may also contact the Department of Permits and Development Management at 410-887-3335.

Respectfully yours,

Joseph L. Larson, President
Spellman, Larson & Assoc. Inc.

Enclosure: Development Plan
PDM/Development Management; 111 W. Chesapeake Avenue; Towson. MD 21204

Room # 123
Walt Smith

GENERAL INFORMATION

NUMBER: 15-874
NAME: EICHBERG PROPERTY
MANAGER:

Election District: 15
ADDRESS: S/S PAWNEE RD @ SE COR MIDDLE RIVER RD
NO. Units/Lots or Sq ft: 12 TOWNHOUSES

Council District: 6
Tax Number: 16-00-007139
Zoning: DR-16
Acres: 1.21
R/C: R

Developer:
Dev Engineer: SPELLMAN LARSON & ASSOCS INC

Developer Address:
Dev Eng Address: 105 W CHESAPEAKE AV STE 406 TOWSON MD 21204

Developer Telephone:
Dev Eng Telephone: 410 823-3535

CONCEPT PLAN STAGE

CBCA Findings Plan: No
CPC Time:

Concept Plan CK PRT rec'd: 1/9/2006
Concept Plan Fee: $667.00
SUBMIT_CP:

Concept Plan-return to engineer: 1/12/2006
CPC-fee date rec'd
CP_CONF:

CIM PHASE

CIM_1:
CIM 2:
STATUS_FLD:

TAX DELIQUENT: No
CIM TIME:

Meeting Location:

Phone #:

Find Record | Add Record | Save Record | Print Record

DEVELOPMENT PLAN/ HOH STAGE

NUMBER: 15-874 NAME: EICHBERG PROPERTY

MANAGER: Phone #:

CRG/Dev Plan CK PRT rec'd: CRG/Dev Plan Fee: $1,171.00

CRG/Dev Plan-return to eng: CRG/Dev Plan-fee rec'd:

SUBMIT_DP: DEV PLAN CONF TIME:

DP_CONF: HOH Time:

HEARING: CONTINUED HOH:

HEAR_DECIS: CRG/Dev Plan-10 plans rec'd:

AGENCY_CER: CRG/Dev Plan-mailed out:

APPEAL: 0 Meeting Location:

FINAL: STATUS_FLD:

TAX DELIQUENT: No

Find Record | Add Record | Save Record | Print Record

1ST LIMITED EXEMPTION/ MINOR SUBDIVISION/ REFINEMENT

NAME: EICHBERG PROPERTY
ADDRESS: S/S PAWNEE RD @ SE COR MIDDLE RIVER RD
Election District: 15
NUMBER: 15-874
Project Phase #:
Acres: 1.21
DRC #:
Council District: 6
Developer:
Zoning: DR-16
MINOR SUB #:
Dev Addr.:
Dev Engineer: SPELLMAN LARSON & ASSOCS INC
Dev Tel:
Dev Eng Address: 105 W CHESAPEAKE AV STE 406 TOWSON MD 212
Tax Number: 16-00-007139
TAX DELIQUENT: No
Dev Eng Telephone: 410 823-3535
1st LTD EX/MINOR/REFINE-rec'd:
1st Review Fee: $0.00
1st review fee rec'd:
1st LTD EX/MINOR/REFINE-circulated:
Proposed: 12 TOWNHOUSES

1st comments back-DEPRM-EIR: No
1st comments back-SHA: No
Posting Cert Recd:
1st comments back-DEPRM-SWM: No
1st comments back-OP: No
1st Forward to Engineer:
1st comments back-PDM-DPR: No
1st comments back-Street #'s: No
8 copies and comments:
1st comments back-Rec_Parks: No
1st comments back-Real Estate: No
1st plans in for signature:
1st comments back-Fire Dept: No
1st comments back-Zoning: No
1st ZONING signature: No
1st comments back-Solid Waste: Name?
PLANNER:
1st DEPRM signature: No
1st comments back-DEPRM-DC/GWM: No
R/C: R
Limited Exemption signed plans:
1st distribute signed plans:

LOS: No
LOS Fee Invoice #:
Phase 2 Fee: $3,010.00
LOS-date rec'd:
Phase 2 -fee date received:
STATUS:

Find Record | Save Record | Add Record | Print Record

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. THE SUBJECT SITE LIES WITHIN THE MIDDLE RIVER - BIRD RIVER PLAN.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE.
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE.
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE.
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1952. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
11. NO SIGNAGE IS PROPOSED FOR THIS PROJECT AT THIS TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE BCZR.
12. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED BY THE OWNER PRIOR TO ISSUANCE OF A GRADING PERMIT OR ANY BUILDING PERMITS.
13. REAR DECKS ARE NOT PROPOSED NOW WILL BE ALLOWED FOR THIS PROJECT.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to: Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to: Side building face	30	16 < 20 high	16	16 < 20 high
Public street right of way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for building located adjacent to arterial roadways shall be increased by an additional 20 feet				

ANTICIPATED ACTIONS

ZONING RELIEF WILL BE REQUIRED FOR THIS PROJECT IN THE FORM OF THE FOLLOWING:

FRONT YARD SETBACK VARIANCE OF 15' IN LIEU OF 25'

SIDE YARD SETBACK VARIANCE OF 10' IN LIEU OF 25'

REAR YARD SETBACK VARIANCE OF 20' IN LIEU OF 50'

VARIANCE OF SIDE BLDG FACE TO SIDE BLDG FACE OF 14' IN LIEU OF 25'

PARKING VARIANCE TO ALLOW 22 PARKING SPACES IN LIEU OF 26

SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MrB	MATTAPEX	MODERATE	SLIGHT	MODERATE
SrB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SsB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

SITE DATA TABLE

GROSS ACREAGE = 1.21 AC. EX ZONING - DR 16

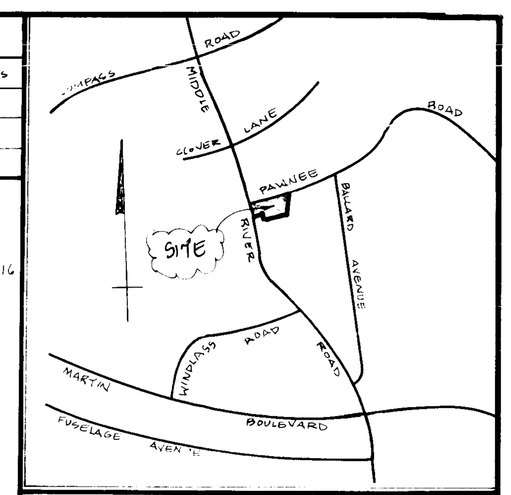
NO. OF PROPOSED UNITS = 11

ACTIVE L.O.S. REQ. = 11 × 650 = 7150 S.F.

PASSIVE L.O.S. REQ. = 11 × 350 = 3850 S.F.

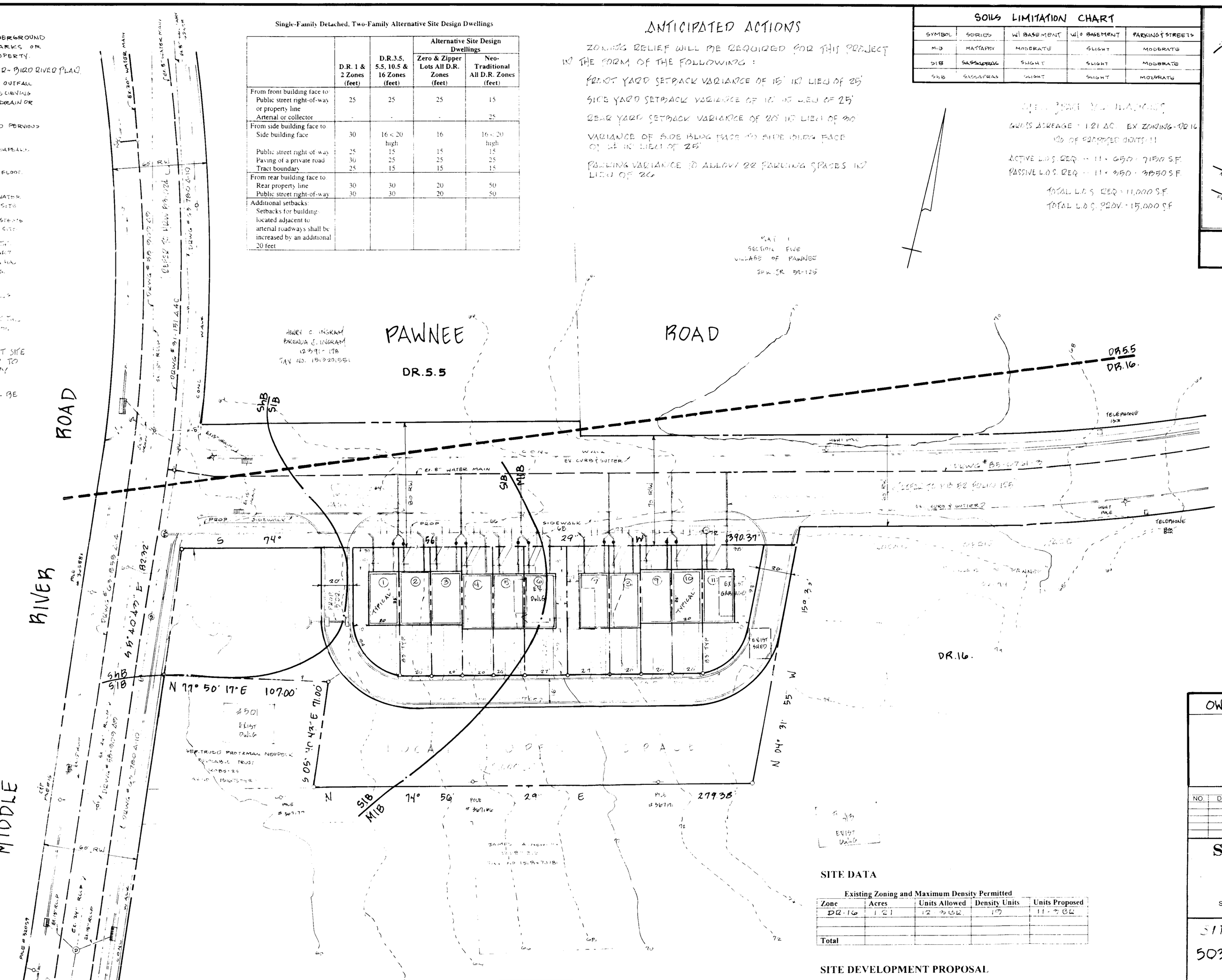
TOTAL L.O.S. REQ. = 11,000 S.F.

TOTAL L.O.S. PROV. = 15,000 S.F.



VICINITY MAP

SCALE: 1" = 1,000'



SITE DATA

SITE AREA	1.21 AC+/-
DEED REFERENCE	21107-99
TAX ACCOUNT NO	1600007139
TAX MAP/GRID/PARCEL	90/11/1134
EXIST. ZONING	DR-16
ZONING MAP	09C1
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451.300
WATERSHED	MIDDLE RIVER
SUBSEWERSHED	7
REGIONAL PLANNING DIST	327
AVERAGE DAILY TRIPS	102
EXIST. USE	SINGLE FAM. DWLG
PROPOSED USE	11 TOWNHOUSES
UTILITIES	SEWER - EXIST. PUBLIC WATER - EXIST. PUBLIC
SCHOOL DISTRICTS	ELEM - VICTORY VILLA MIDDLE - MIDDLE RIVER HIGH - KENWOOD

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR-16	1.21	12.936	19	11.936
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed	Average Daily Trips
Town Houses	11	26	22	0.25	0.34	102
Total						

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR PLS # 5481, DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAN PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

I, ROGER B. EICHBERG, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT

OWNER AND DEVELOPER

ROGER EICHBERG ESQ.
2550 N STREET N.W.
WASHINGTON, DC 20037-1350
(202) 457-5644

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

SITE DEVELOPMENT PLAN
503 MIDDLE RIVER ROAD
EICHBERG PROPERTY
PDM NO. 15-874

15TH ELECTION DISTRICT BALTIMORE CO., MD

SCALE 1" = 30'	DES. BY:	SHT 1 OF 1
DATE FEB 9, 2007	DRN. BY:	

205060 08-103-A

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. THE SUBJECT SITE LIES WITHIN THE MIDDLE RIVER - BIRD RIVER PLAN.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE.
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE.
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE.
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1972. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
11. NO SIGNAGE IS PROPOSED FOR THIS PROJECT AT THIS TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE BCZR.
12. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED BY THE OWNER PRIOR TO ISSUANCE OF A GRADING PERMIT OR ANY BUILDING PERMITS.
13. REAR DECKS ARE NOT PROPOSED NOR WILL BE ALLOWED FOR THIS PROJECT.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to:				
Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to:				
Side building face	30	16 < 20 high	16	16 < 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to:				
Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet				

ANTICIPATED ACTIONS

ZONING RELIEF WILL BE REQUIRED FOR THIS PROJECT IN THE FORM OF THE FOLLOWING:

FRONT YARD SETBACK VARIANCE OF 15' IN LIEU OF 25'

SIDE YARD SETBACK VARIANCE OF 10' IN LIEU OF 25'

REAR YARD SETBACK VARIANCE OF 20' IN LIEU OF 50'

VARIANCE OF SIDE BLDG YARD TO SIDE PLAN FACE OF 12' IN LIEU OF 25'

PARKING VARIANCE TO ALLOW 22 PARKING SPACES IN LIEU OF 26

SOILS LIMITATION CHART

SYMBOL	SOIL NAME	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MLB	MATAPEAKE	MODERATE	SLIGHT	MODERATE
SIB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SnB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

SITE - ZONING VARIANCES

GROSS ACREAGE = 1.21 AC EX ZONING - DR 16

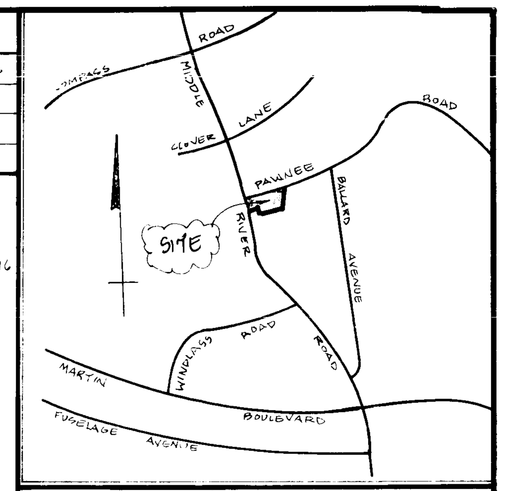
NO. OF PROPOSED UNITS - 11

ACTIVE LOT REQ. = 11 × 650 = 7150 S.F.

PASSIVE LOT REQ. = 11 × 950 = 9350 S.F.

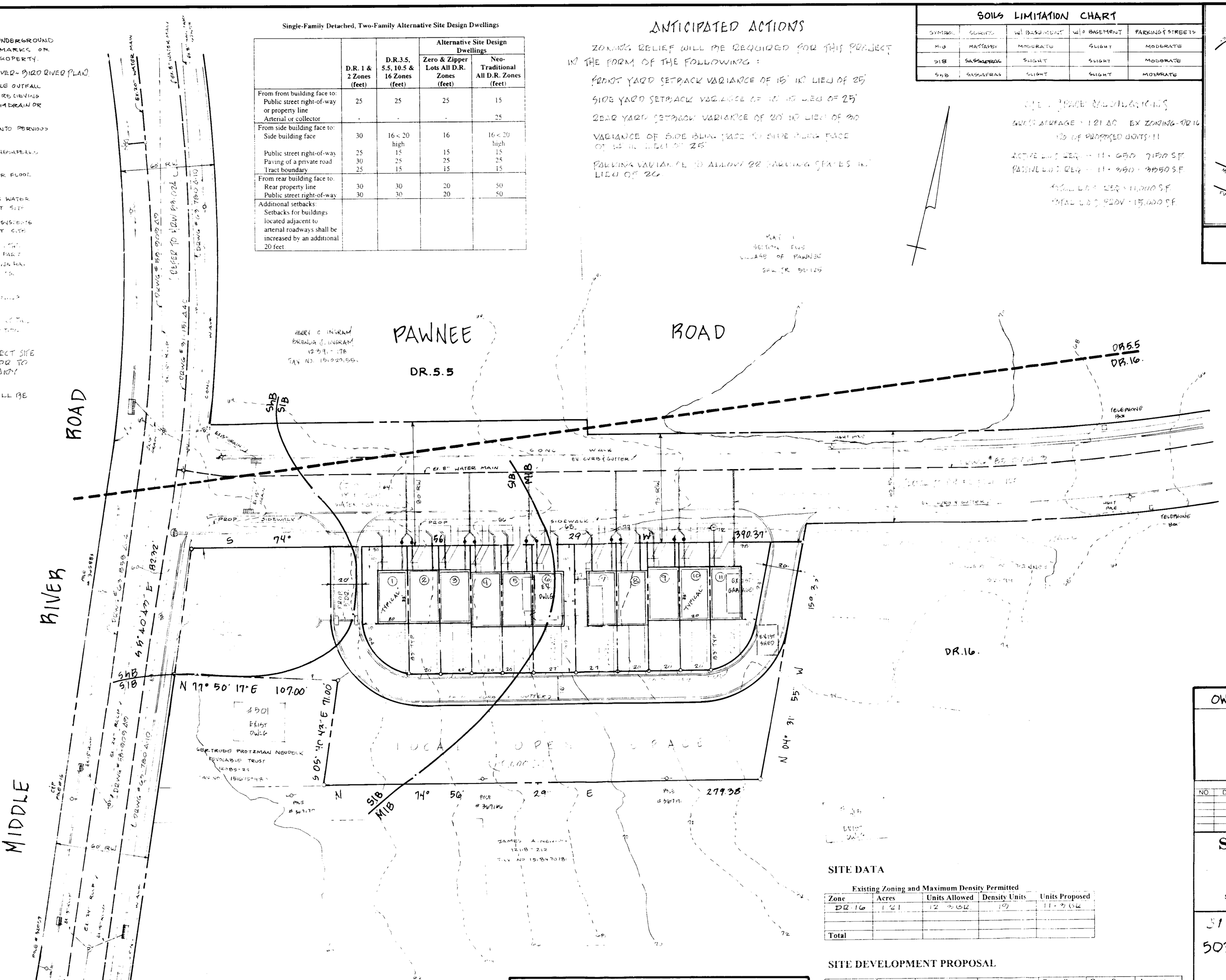
TOTAL LOT REQ = 11,000 S.F.

TOTAL LOT PROV = 15,000 S.F.



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

SITE AREA	1.21 ACS.
DEED REFERENCE	21107-99
TAX ACCOUNT NO	1600007139
TAX MAP/GRID/PARCEL	90/11/1134
EXIST. ZONING	DR-16
ZONING MAP	09 C1
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451300
WATERSHED	MIDDLE RIVER
SUBSEWER SUBE	7
REGIONAL PLANNING DIST	327
AVERAGE DAILY TRIPS	102
EXIST USE	SINGLE FAM. DWLG.
PROPOSED USES	11 TOWNHOUSES
UTILITIES	SEWER - EXIST. PUBLIC WATER - EXIST. PUBLIC
SCHOOL DISTRICTS	ELEM - VICTORY VILLA MIDDLE - MIDDLE RIVER HIGH - KENWOOD

OWNER AND DEVELOPER

ROSS EICHBERG ETUX
3551 W. SUSQUEHANNA AVE.
BALTIMORE, MD 21215-3650
1-202-457-5644

REVISIONS

NO	DATE	DESCRIPTION

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR. PLS # 5481, DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAN PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

I, ROSS E. EICHBERG, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACT SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR 16	1.21	12.936	10	11 - 9.06
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed	Average Daily Trips
TOWNHOUSE	11	26	22	0.75	0.34	102
Total						

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

SITE DEVELOPMENT PLAN
503 MIDDLE RIVER ROAD
EICHBERG PROPERTY
PDM NO. 15-874

15TH ELECTION DISTRICT — BALTIMORE CO., MD

SCALE 1" = 30' | DES. BY: | SHT. 1 OF 1
DATE MAR. 7, 2007 | DRN. BY: JJB

205060 — 08-103-A

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. THE SUBJECT SITE LIES WITHIN THE MIDDLE RIVER - BIRD RIVER PLAN.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE.
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE.
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1972. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
11. NO SIGNAGE IS PROPOSED AND THIS PROJECT AT THIS TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE BCZR.
12. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED BY THE OWNER PRIOR TO ISSUANCE OF A GRADING PERMIT OR ANY BUILDING PERMITS.
13. REAR DECKS ARE NOT PROPOSED NOR WILL BE ALLOWED FOR THIS PROJECT.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to: Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to: Side building face	30	16 < 20 high	16	16 < 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

ANTICIPATED ACTIONS

ZONING RELIEF WILL BE REQUIRED FOR THIS PROJECT IN THE FORM OF THE FOLLOWING:

FRONT YARD SETBACK VARIANCE OF 15' IN LIEU OF 25'

SIDE YARD SETBACK VARIANCE OF 10' IN LIEU OF 25'

REAR YARD SETBACK VARIANCE OF 20' IN LIEU OF 30'

VARIANCE OF SIDE BLDG FACE TO SIDE BLDG FACE OF 14' IN LIEU OF 25'

PARKING VARIANCE TO ALLOW 22 PARKING SPACES IN LIEU OF 26

SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MIB	MATTAPEX	MODERATE	SLIGHT	MODERATE
SLB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SHB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

OPEN SPACE CALCULATIONS

GROSS ACREAGE = 1.21 AC. EX. ZONING - DR 16

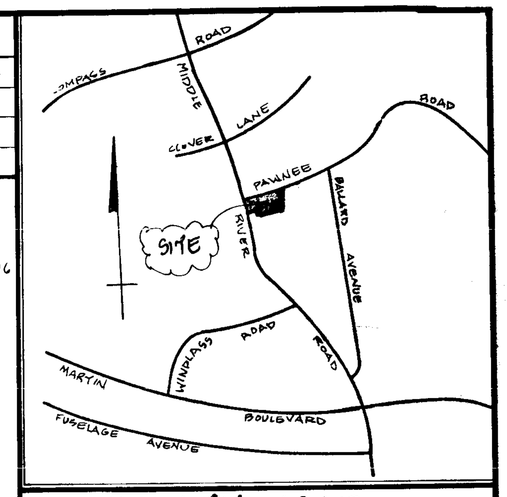
NO. OF PROPOSED UNITS: 11

ACTIVE L.O.S. REQ. = 11 × 650 = 7150 S.F.

PASSIVE L.O.S. REQ. = 11 × 350 = 3850 S.F.

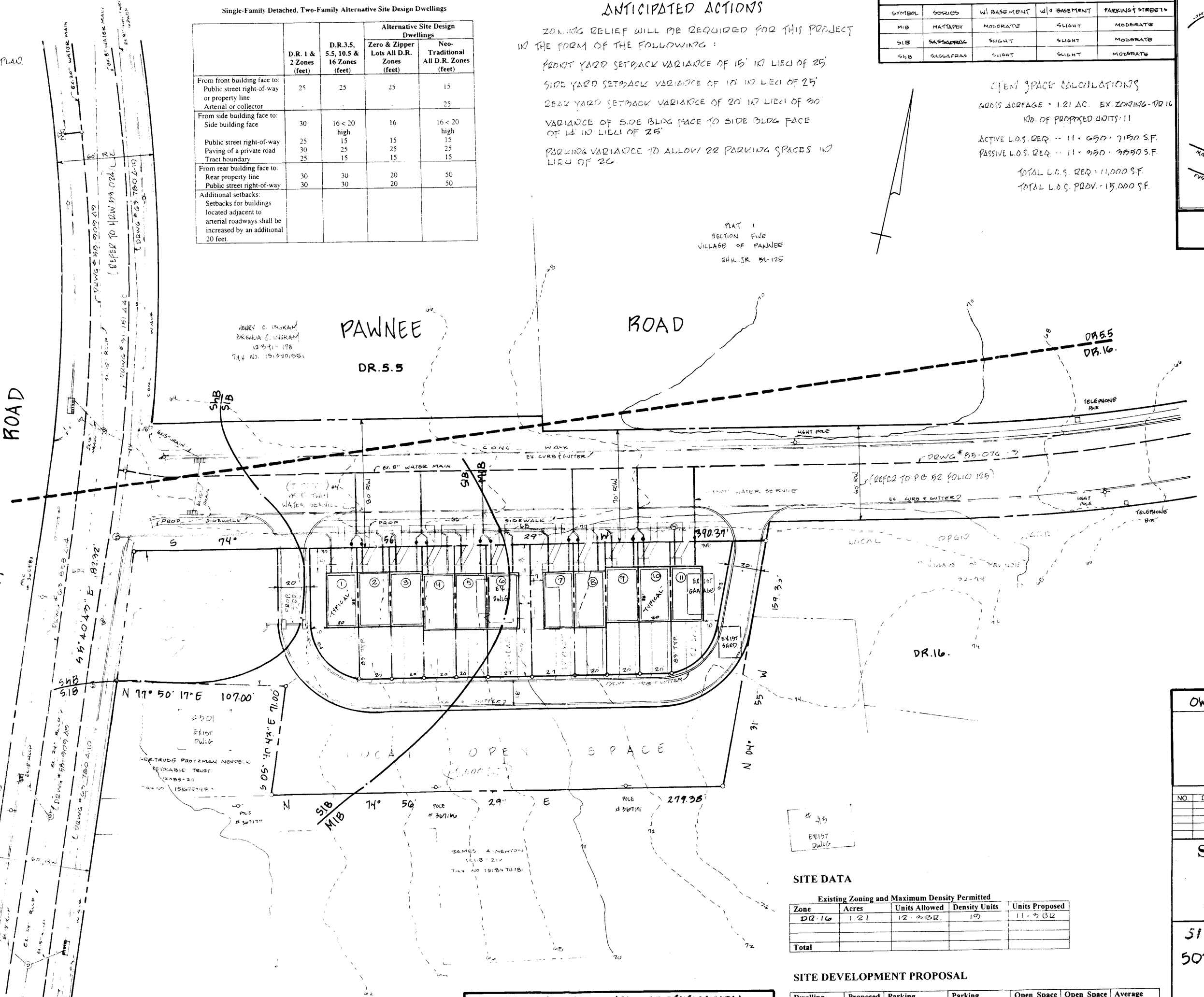
TOTAL L.O.S. REQ = 11,000 S.F.

TOTAL L.O.S. PROV. = 15,000 S.F.



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

SITE AREA	1.21 AC+/-
DEED REFERENCE	21107-99
TAX ACCOUNT NO	1600007139
TAX MAP / GRID / PARCEL	90 / 11 / 1194
EXIST. ZONING	DR-16
ZONING MAP	09 0C1
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451300
WATERSHED	MIDDLE RIVER
SUBWATERSHED	7
REGIONAL PLANNING DIST.	327
AVERAGE DAILY TRIPS	102
EXIST USE	1 SINGLE FAM. DWLG.
PROPOSED USE	11 TOWNHOUSES
UTILITIES	SEWER - EXIST PUBLIC WATER - EXIST. PUBLIC
SCHOOL DISTRICTS	ELEM. - VICTORY VILLA MIDDLE - MIDDLE RIVER HIGH - KENWOOD

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR-16	1.21	12 - 25%	19	11 - 3%
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed	Average Daily Trips
TOWNHOUSE	11	26	22	0.25	0.34	102
Total						

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR PLS # 5481 DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAT PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

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

OWNER AND DEVELOPER

ROSS EICHBERG ESQ.
2550 M STREET N.W.
WASHINGTON, DC 20037-1350
1-202-457-5644

REVISIONS

NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

SITE DEVELOPMENT PLAN
503 MIDDLE RIVER ROAD
EICHBERG PROPERTY
PDM NO. 15-814

15th ELECTION DISTRICT BALTIMORE CO, MD

SCALE 1" = 30' | DES. BY: | SHT. 1 OF 1
DATE MAR. 1, 2007 | DRN. BY: JJR

205060 08-103-A

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. THE SUBJECT SITE LIES WITHIN THE MIDDLE RIVER- BIRD RIVER PLAN.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECIEVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE.
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1992. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
11. NO SIGNAGE IS PROPOSED FOR THIS PROJECT AT THIS TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE BCZR.
12. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED BY THE OWNER PRIOR TO ISSUANCE OF A GRADING PERMIT OR ANY BUILDING PERMITS.
13. REAR DECKS ARE NOT PROPOSED NOR WILL BE ALLOWED FOR THIS PROJECT.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to: Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to: Side building face	30	16 < 20 high	16	16 < 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

ANTICIPATED ACTIONS

ZONING RELIEF WILL BE REQUIRED FOR THIS PROJECT IN THE FORM OF THE FOLLOWING:

FRONT YARD SETBACK VARIANCE OF 15' IN LIEU OF 25'

SIDE YARD SETBACK VARIANCE OF 10' IN LIEU OF 15'

REAR YARD SETBACK VARIANCE OF 20' IN LIEU OF 30'

VARIANCE OF SIDE BLDG FACE TO SIDE BLDG FACE OF 14' IN LIEU OF 20'

PARKING VARIANCE TO ALLOW 22 PARKING SPACES IN LIEU OF 26.

SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING/STREETS
MIB	MATTAPEX	MODERATE	SLIGHT	MODERATE
SIB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SMB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

OPEN SPACE CALCULATIONS

GROSS ACREAGE = 1.21 AC. EX. ZONING - DR 16

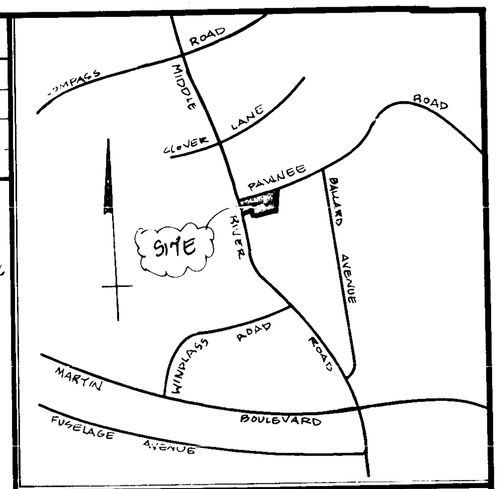
NO. OF PROPOSED UNITS = 11

ACTIVE L.O.S. REQ. = 11 × 650 = 7150 S.F.

PASSIVE L.O.S. REQ. = 11 × 350 = 3850 S.F.

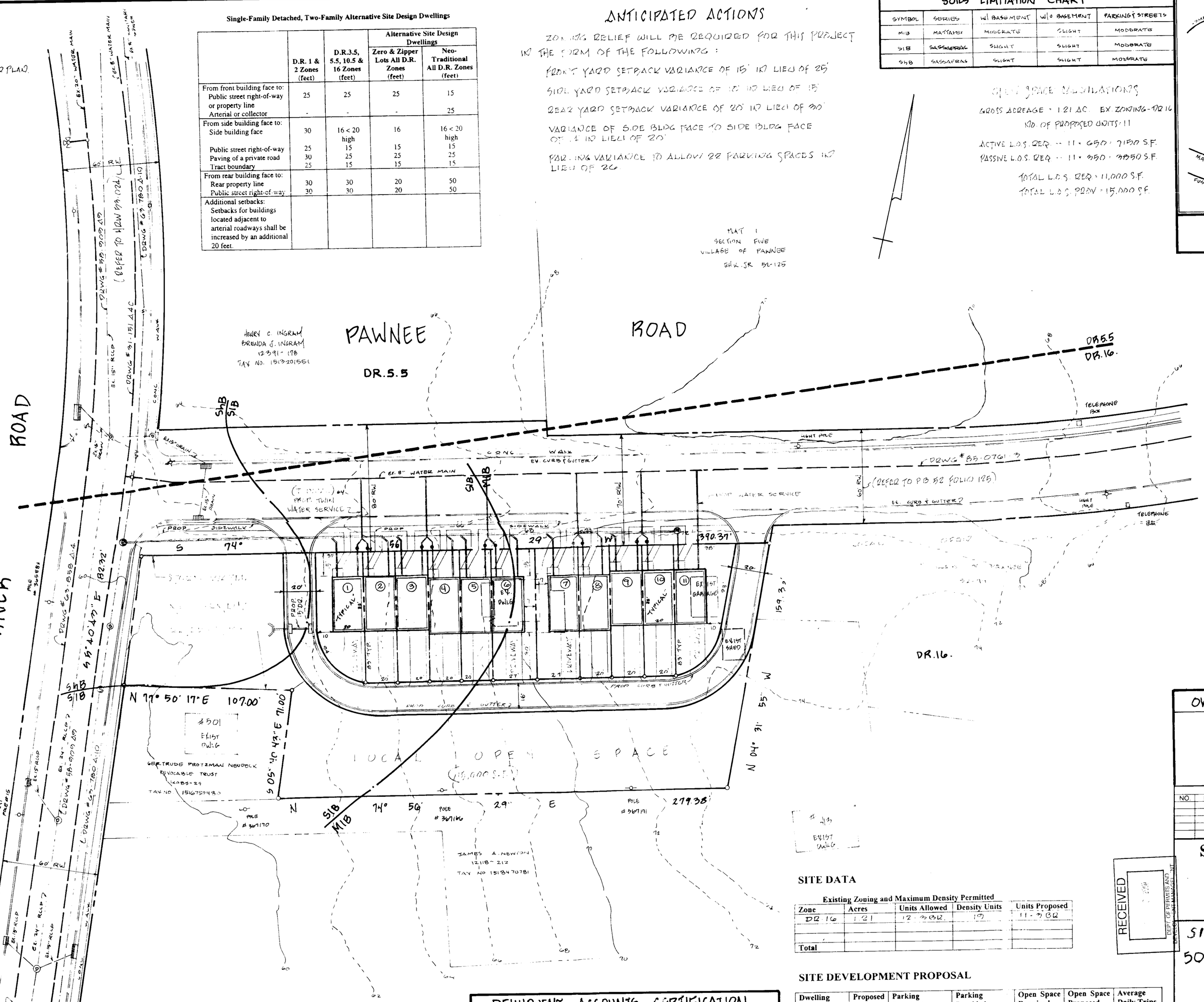
TOTAL L.O.S. REQ. = 11,000 S.F.

TOTAL L.O.S. PROV. = 15,000 S.F.



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

SITE AREA	1.21 AC+/-
DEED REFERENCE	21107-99
TAX ACCOUNT NO	1600007134
TAX MAP/GRID/PARCEL	90/11/1134
EXIST. ZONING	DR-16
ZONING MAP	09 0C1
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451300
WATERSHED	MIDDLE RIVER
SUBSEWERSHED	7
REGIONAL PLANNING DIST.	327
AVERAGE DAILY TRIPS	102
EXIST USE	SINGLE FAM. DWLG
PROPOSED USE	11 TOWNHOUSES
UTILITIES	SEWER - EXIST PUBLIC WATER - EXIST. PUBLIC
SCHOOL DISTRICTS	ELEM - VICTORY VILLA HIGH - KENWOOD

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR 16	1.21	12.936	17	11.92
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed	Average Daily Trips
TOWNHOUSE	11	26	22	0.23	0.34	102
Total						

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR PLS # 5491, DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAT PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

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

OWNER AND DEVELOPER

ROSS EICHBERG ESQ.
2550 M STREET N.W.
WASHINGTON, DC 20037-1350
1-202-457-5644

REVISIONS

NO.	DATE	DESCRIPTION

RECEIVED
DEPT OF PERMITS AND DEVELOPMENT MANAGEMENT

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

SITE DEVELOPMENT PLAN

503 MIDDLE RIVER ROAD

EICHBERG PROPERTY

PDM NO. 15-874

15TH ELECTION DISTRICT BALTIMORE CO, MD

SCALE 1" = 30' | DES. BY: | SHT. 1 OF 1
DATE MAR. 1, 2007 | DRN. BY: T.J.B.

205060

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. THE SUBJECT SITE LIES WITHIN THE MIDDLE RIVER- BIRD RIVER PLAN.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORMDRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE.
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1972. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
11. NO SIGNAGE IS PROPOSED FOR THIS PROPERTY AT THIS TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE BCZR.
12. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED BY THE OWNER PRIOR TO ISSUANCE OF A GRADING PERMIT OR ANY BUILDING PERMITS.
13. REAR DECKS ARE NOT PROPOSED NOR WILL BE ALLOWED FOR THIS PROJECT.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to:				
Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to:				
Side building face	30	16 < 20 high	16	16 < 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to:				
Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

ANTICIPATED ACTIONS

ZONING RELIEF WILL BE REQUIRED FOR THIS PROJECT IN THE FORM OF THE FOLLOWING:

FRONT YARD SETBACK VARIANCE OF 15' IN LIEU OF 25'

SIDE YARD SETBACK VARIANCE OF 10' IN LIEU OF 15'

REAR YARD SETBACK VARIANCE OF 20' IN LIEU OF 30'

VARIANCE OF SIDE BLDG FACE TO SIDE BLDG FACE OF 14' IN LIEU OF 20'

PARKING VARIANCE TO ALLOW 22 PARKING SPACES IN LIEU OF 26.

SOILS LIMITATION CHART

SYMBOL	SOILS	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MIB	MATTAPEX	MODERATE	SLIGHT	MODERATE
SIB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SMB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

SITE DEVELOPMENT VARIANCES

GROSS ACREAGE = 1.21 AC EX ZONING - DR 16

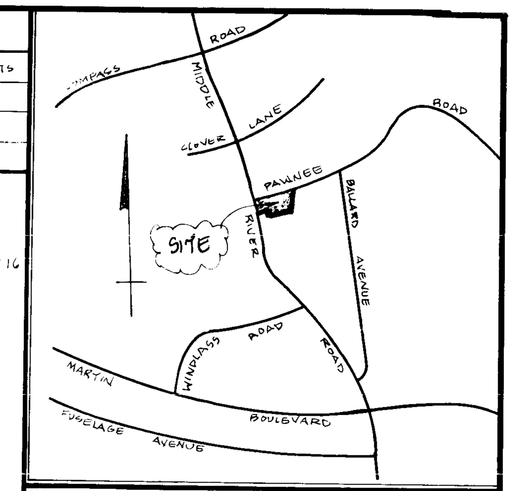
NO OF PROPOSED UNITS - 11

ACTIVE L.O.S. REQ = 11 × 650 = 7150 S.F.

PASSIVE L.O.S. REQ = 11 × 350 = 3850 S.F.

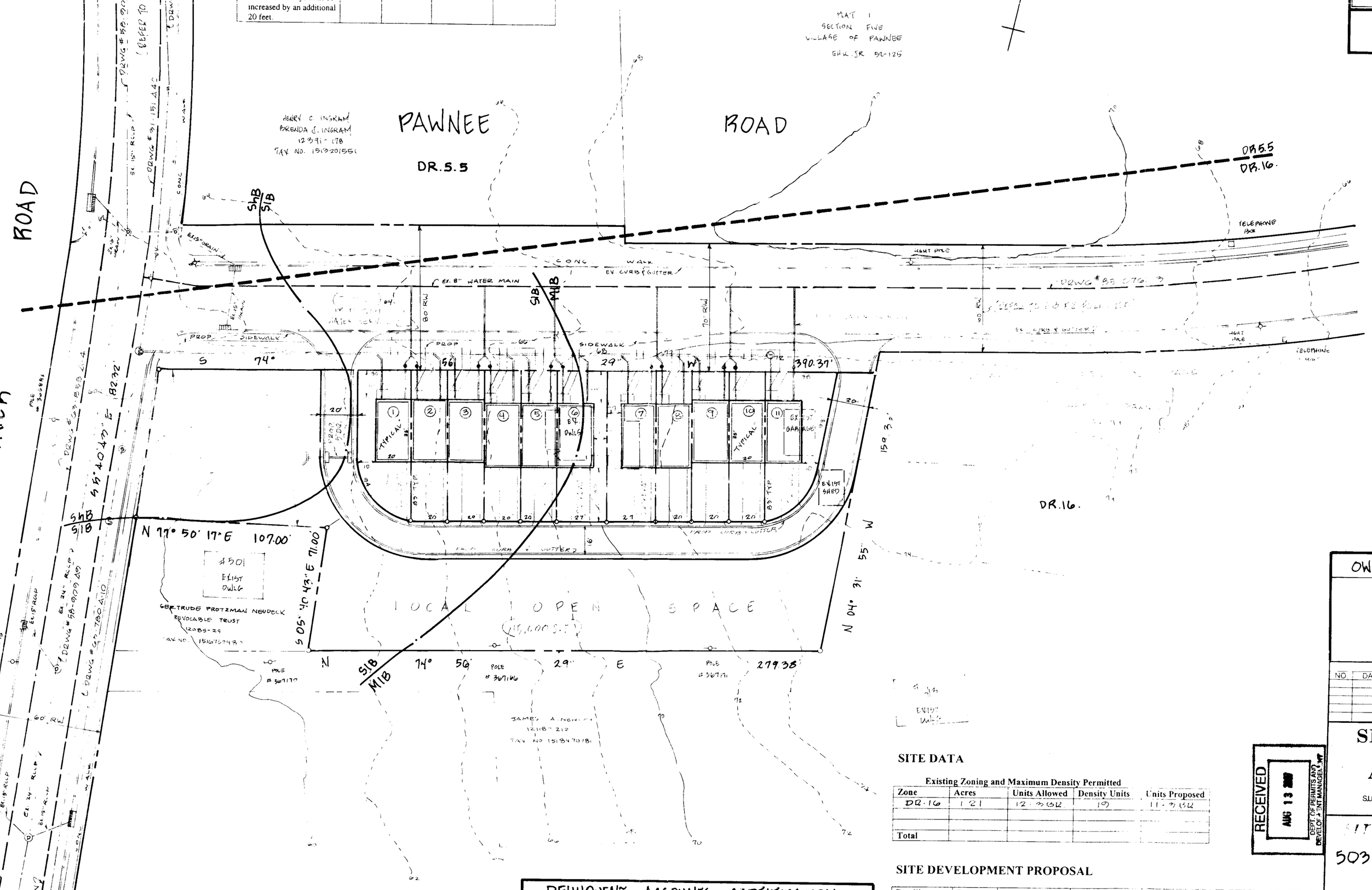
TOTAL L.O.S. REQ = 11,000 S.F.

TOTAL L.O.S. PROV = 15,000 S.F.



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

SITE AREA	.21 AC+/-
DEED REFERENCE	21107-99
TAX ACCOUNT NO	1600007139
TAX MAP/GRID/PARCEL	90/11/1134
EXIST ZONING	DR-16
ZONING MAP	09 & 10
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451.300
WATERSHED	MIDDLE RIVER
SUBWATERSHED	7
REGIONAL PLANNING DIST.	327
AVERAGE DAILY TRIPS	102
EXIST USE	SINGLE FAM. DWLG
PROPOSED USE	11 TOWNHOUSES
UTILITIES	SEWER EXIST PUBLIC WATER EXIST PUBLIC

SURVEYOR'S CERTIFICATION

I, EDWIN J. KIRBY JR PLS # 5481 DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAN PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

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

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR-16	1.21	12.936	10	11.936
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed	Average Daily Trips
TOWNHOUSE	11	26	22	0.25	0.34	102
Total						

RECEIVED AUG 13 2007 DEPT OF PERMITS AND DEVELOPMENT MANAGEMENT

OWNER AND DEVELOPER

ROGG EICHBERG ESQ.
3550 N. STREET N.W.
WASHINGTON, DC 20007-3520
1-202-457-5644

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

SITE DEVELOPMENT PLAN
503 MIDDLE RIVER ROAD
EICHBERG PROPERTY
PDM NO. 15-874

15TH ELECTION DISTRICT BALTIMORE CO, MD

SCALE 1" = 30' | DES. BY: | DRN. BY: | SHT. 1 OF 1
DATE MAR. 1, 2007

GENERAL NOTES

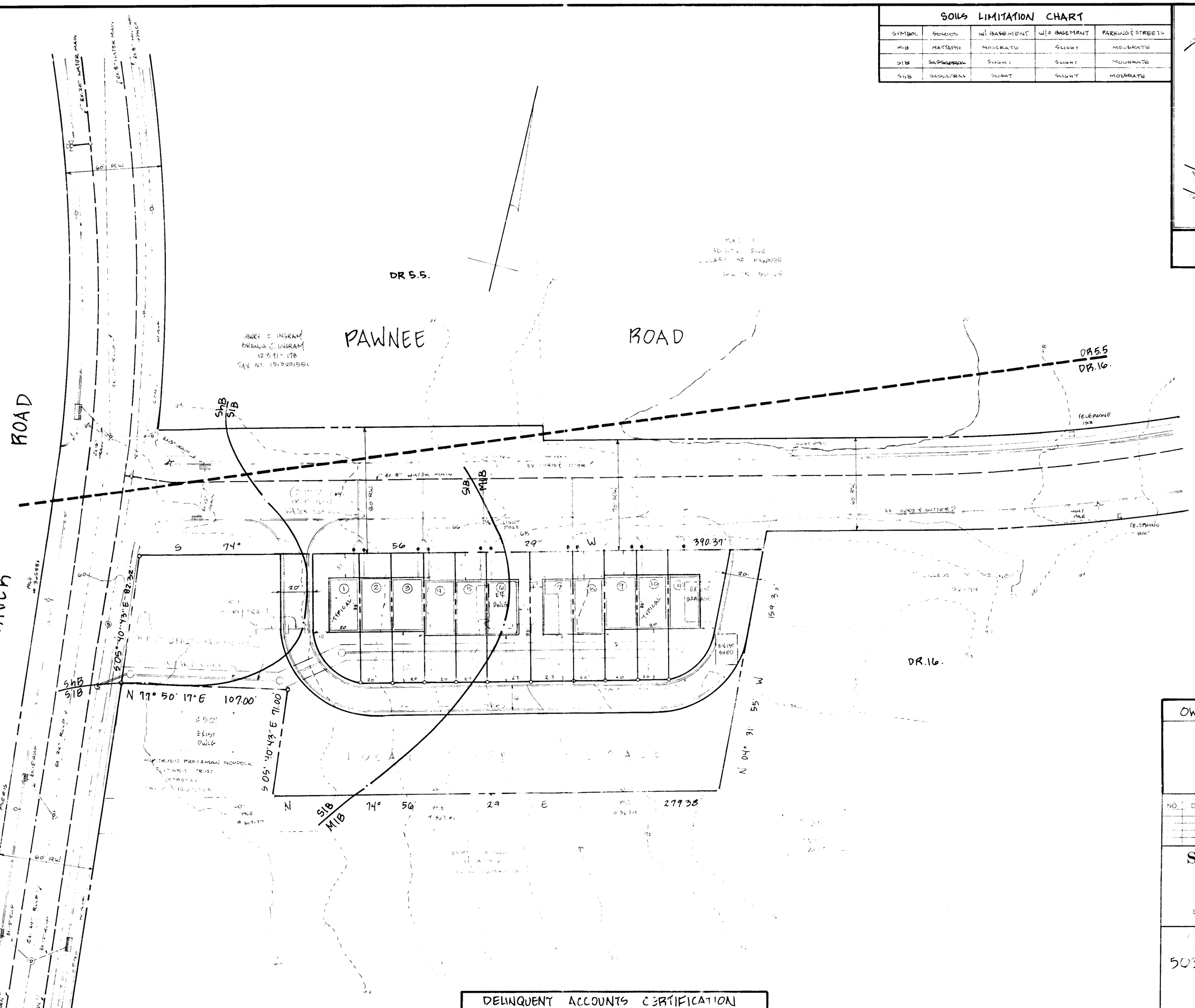
1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. ALL EXISTING STRUCTURES ARE TO BE RAZED
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORMDRAIN OR ADJACENT PROPERTY
4. HOUSE DOWNSPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1992. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING ACTIVITY.
11. NO SIGNAGE IS PROPOSED AT THIS PRELIMINARY TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE B.C.Z.R.

SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MIB	MATAPEAKE	MODERATE	SLIGHT	MODERATE
SIB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SHB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

SITE AREA	[illegible]
SDAT REFERENCE	[illegible]
TAX ACCOUNT NO	[illegible]
TAX MAP/GRID/PARCEL	[illegible]
EXIST. ZONING	[illegible]
ZONING MAP	[illegible]
COUNCILMANIC DISTRICT	[illegible]
CENSUS TRACT	[illegible]
WATERSHED	MIDDLE RIVER
MS4 SEWER SUBD.	7
REGIONAL PLANNING DIST.	[illegible]
AVERAGE DAILY TRIPS	[illegible]
EXIST. USE	[illegible]
PROPOSED USE	[illegible]
UTILITIES	SEWER: [illegible] WATER: [illegible]

OWNER AND DEVELOPER

[illegible]

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE 823-3535

[illegible]

503 MIDDLE RIVER ROAD

EICHBERG PROPERTY

PDM NO. 15-814

SCALE 1" = 30'
DATE [illegible]
DES. BY [illegible]
DRN. BY [illegible]
SHT. 1 OF 1

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR. PLS # 5481 DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAN PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

[illegible]

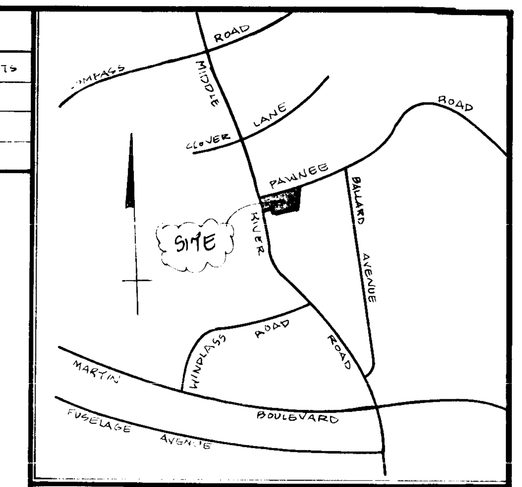
205060

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY
2. ALL EXISTING STRUCTURES ARE TO BE RAZED.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWNSPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A DEVELOPED FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE.
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE.
9. THE PROPERTY HAS BEEN HAND TILLED SINCE 1937. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR REQUIRED AS LANDSCAPE AREA TO SUPPORT ANY PREVIOUS DWELLING.
10. THE SUBJECT PROPERTY HAS NO KNOWN HAZARDOUS OR ASB MATERIALS.
11. THE SIGNING OF THIS PLAN CONSTITUTES A BINDING COMMITMENT TO THE TIMES AND FUTURE SIGNAGE WILL BE CONSISTENT WITH SECTION 415 OF THE BCZR.

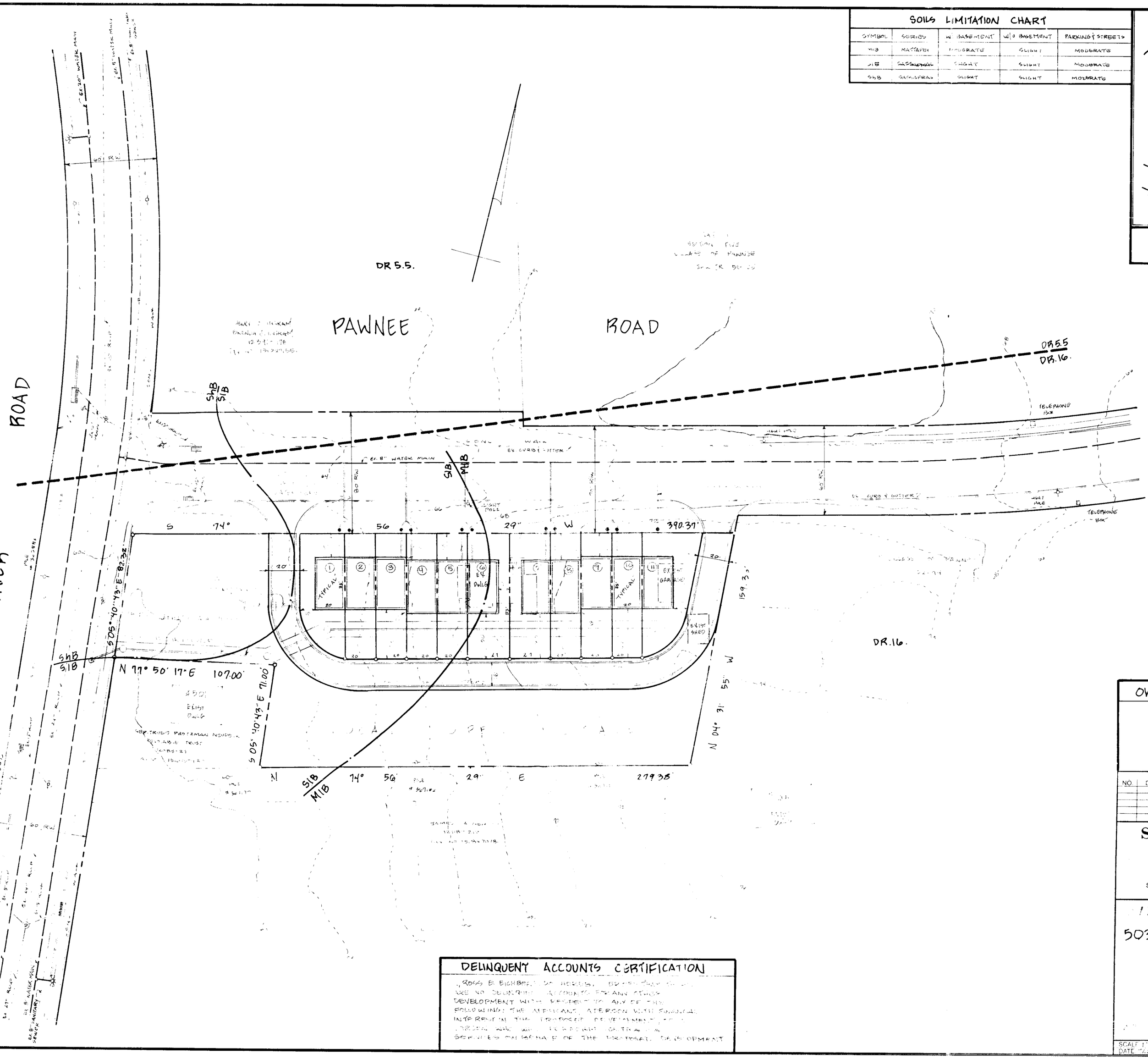
SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MtB	MATTAPEX	MODERATE	SLIGHT	MODERATE
SlB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
ShB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE



VICINITY MAP

SCALE 1" = 1000'



SITE DATA

SITE AREA	1.21 AC+/-
DEED REFERENCE	21107-99
TAX ACCOUNT NO	1600007159
TAX MAP/GRID/PARCEL	90/11/1159
EXIST ZONING	DR-16
ZONING MAP	09G1
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451.300
WATERSHED	MIDDLE RIVER
SUBSEWERSHED	7
REGIONAL PLANNING DIST	327
AVERAGE DAILY TRIPS	102
EXIST USE	SINGLE FAM DWLG
PROPOSED USE	11 TOWNHOUSES
UTILITIES	SEWER - EXIST PUBLIC WATER - EXIST PUBLIC

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR PLS # 5481 DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAN PURSUANT TO THOSE COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

I, ROGER E. EICHBERG DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ACCOUNTS STEMMING FROM DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT OR A PERSON WHO WILL BENEFIT OR TRADE IN SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT

OWNER AND DEVELOPER

ROGER EICHBERG ET AL
[illegible]
WASHINGTON, [illegible]

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

SITE DEVELOPMENT PLAN

503 MIDDLE RIVER ROAD

EICHBERG PROPERTY

PDM NO. 15-874

SCALE 1" = 30'	DES. BY:	SHT 1 OF 1
DATE [illegible]	DRN. BY:	

205060

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. THE SUBJECT SITE LIES WITHIN THE MIDDLE RIVER - BIRD RIVER PLAN.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1972. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
11. NO SIGNAGE IS PROPOSED FOR THIS PROJECT AT THIS TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE BCZR.
12. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED BY THE OWNER PRIOR TO ISSUANCE OF A GRADING PERMIT OR ANY BUILDING PERMITS.
19. REAR DECKS ARE NOT PROPOSED NOR WILL BE ALLOWED FOR THIS PROJECT.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to:				
Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-		25
From side building face to:				
Side building face	30	16 < 20 high	16	16 < 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to:				
Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

ANTICIPATED ACTIONS

ZONING RELIEF WILL BE REQUIRED FOR THIS PROJECT IN THE FORM OF THE FOLLOWING:

FRONT YARD SETBACK VARIANCE OF 15' IN LIEU OF 25'

SIDE YARD SETBACK VARIANCE OF 16' IN LIEU OF 30'

REAR YARD SETBACK VARIANCE OF 20' IN LIEU OF 30'

VARIANCE OF SIDE BLDG FACE TO SIDE BLDG FACE OF 14' IN LIEU OF 20'

PARKING VARIANCE TO ALLOW 22 PARKING SPACES IN LIEU OF 26

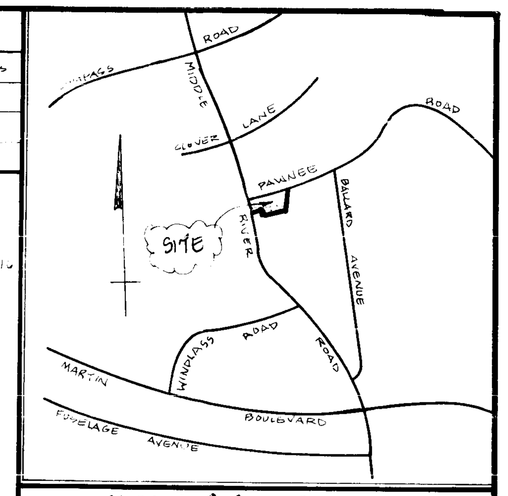
SOILS LIMITATION CHART

SYMBOL	SOILS	W/O BASEMENT	W/ BASEMENT	PARKING & STREETS
MLB	MATAPEAKE	MODERATE	SLIGHT	MODERATE
SfB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SnB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

[illegible] PER ZONING MAP
GROSS AREA = 1.21 AC EX ZONING - DR 16
NO OF PROPOSED UNITS = 11

ACTIVE L.O.S. REQ = 11 × 650 = 7150 S.F.
PASSIVE L.O.S. REQ = 11 × 350 = 3850 S.F.

TOTAL L.O.S. REQ = 11,000 S.F.
TOTAL L.O.S. PROV = 15,000 S.F.

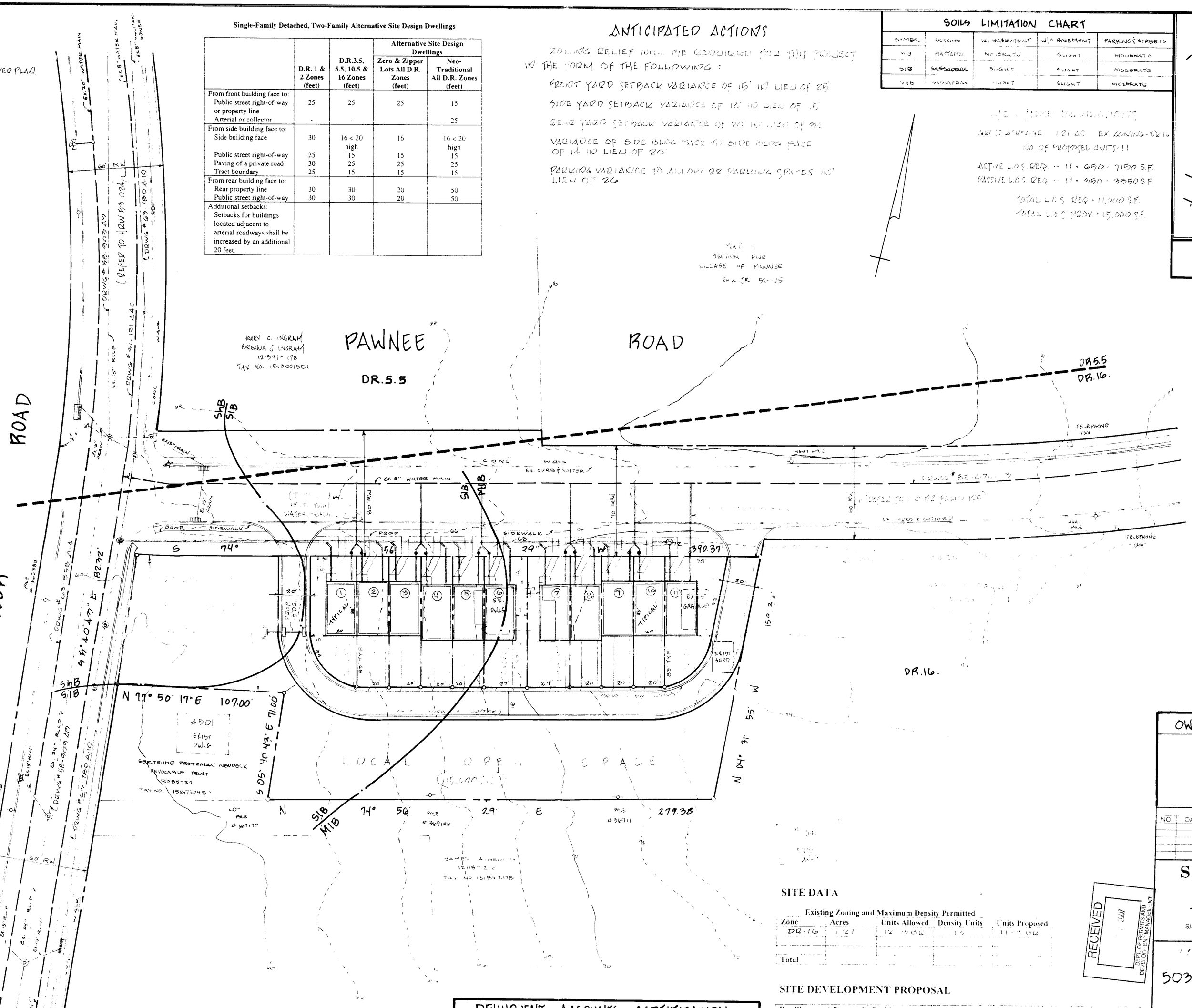


VICINITY MAP

SCALE: 1" = 1,000'

SITE DATA

SITE AREA	1.21 AC±
DEED REFERENCE	21101/348
TAX ACCOUNT NO	1900001134
TAX MAP/GRID/PARCEL	90/111/1134
EXIST ZONING	DR16
ZONING MAP	09N1C
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451.30
WATERSHED	MIDDLE RIVER
WASTEWATER SUBE	7
REGIONAL PLANNING DIST	321
AVERAGE DAILY TRIPS	102
EXIST USE	SINGLE FAM DWLG
PROPOSED USE	11 TOWNHOUSES
UTILITIES	PUBLIC SEWER PUBLIC WATER
SCHOOL DISTRICT	ELEM - WOODY HILL MIDDLE - MIDDLE RIVER



SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR-16	1.21	12 UNITS	10	11 UNITS
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed	Average Daily Trips
TOWNHOUSE	11	26	22	0.25	0.34	102
Total						

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR PLS # 5481 DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAT PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

I, ROSS B. EICHBERG DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT

RECEIVED
DEPT OF PERMITS AND DEVELOPMENT MANAGEMENT

OWNER AND DEVELOPER

ROSS EICHBERG ETAL
[illegible]
[illegible]
[illegible]

NO.	DATE	REVISIONS DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

[illegible] PLAN

503 MIDDLE RIVER ROAD

EICHBERG PROPERTY

PDM NO. 15-874

[illegible] BALTIMORE CO., MD

SCALE 1" = 30'
DATE MAR 1, 2007
DES. BY:
DRN. BY: JJB
SHT. 1 OF 1

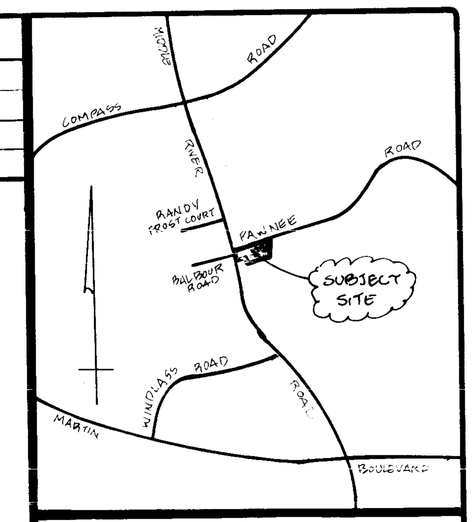
205060

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES ON THE SUBJECT PROPERTY
2. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY
3. THERE ARE NO HISTORICAL BUILDINGS LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY
4. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED.
5. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND STORMDRAIN OR ADJACENT PROPERTY
6. HOUSE DOWNSPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE
7. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
8. THE PROPERTY HAS BEEN HELD INTACT SINCE 1972 THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
9. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FEET OF THE DEVELOPMENT SITE
10. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YR FLOOD PLAIN
11. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON AN WITHIN 200 FT OF THE SUBJECT SITE
12. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY

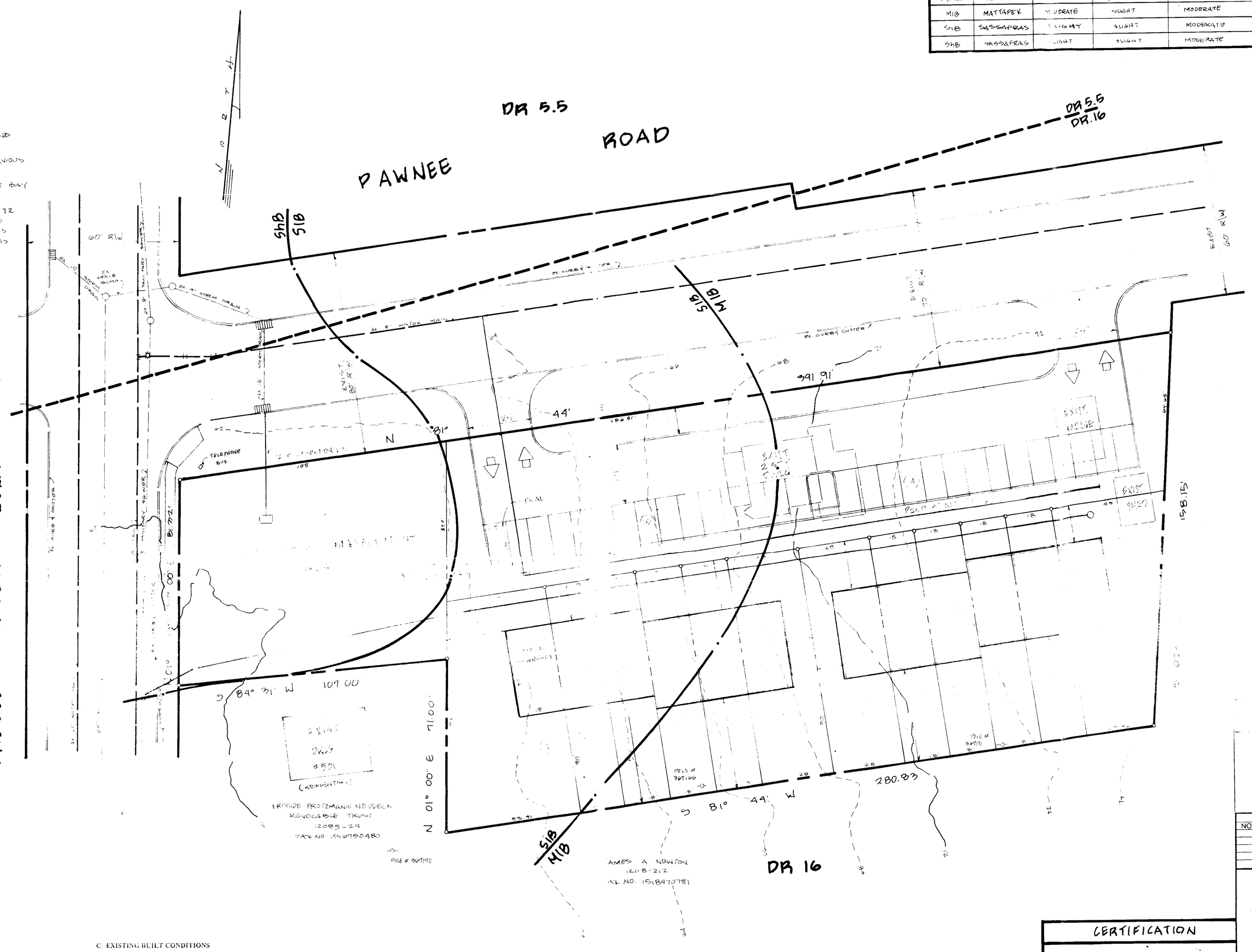
SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MIB	MATTAPEX	MODERATE	SLIGHT	MODERATE
SIB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SHB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

SITE AREA	1.21 ACRE
DEED REFERENCE	21107-99
TAX ACCOUNT NO.	1600001739
TAX MAP / GRID / PARCEL	90 / 11 / 1134
EXIST USE	1 SINGLE FAM DWLG
PROPOSED USE	12 TOWNHOUSES
EXIST ZONING	DR 16
ZONING MAP	090C1
COUNCILMANIC DIST	6TH
CENSUS TRACT	451300
WATER SHED	MIDDLE RIVER
SUBSEWER SHED	7
REGIONAL PLANNING DISTRICT	321
AVERAGE DAILY TRIPS	102

OWNER - DEVELOPER

ROSS EICHBERG ESQ
2550 M STREET N.W.
WASHINGTON, DC 20037-1350

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

CONCEPT PLAN

503 MIDDLE RIVER ROAD

EICHBERG PROPERTY

POM NO. 16-874

7TH ELECTION DISTRICT BALTIMORE COUNTY

SCALE 1" = 20' | DES. BY: | SHT. ___ OF ___
DATE 6-6-2005 | DRN. BY: MJB

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR16	1.21	12 X 3.63	19	12 X DR
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed
TOWNHOUSE	12	2.4	2.4	NA DR	NA DR
Total					

B. ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	
✓				Topography and street grades (min 5 ft. contour appropriately labeled)
	✓			Slopes greater that 25%
	✓			100 year floodplain
✓				Soils mapped according to Soil Survey, Baltimore County, Maryland
	✓			Streams, seeps, ponds or other water bodies shown on site and within 200 ft of site boundanes
	✓			Wetlands
	✓			Forest buffer limits including adjustments for steep slopes and/or erodible soils
✓				Land cover on and within 200 ft. of site
	✓			Significant regulated plant or wildlife communities
N/A				Wells on site and within 100 ft of site
N/A				Septic on site and within 100 feet of site
N/A				Underground fuel tanks on site and within 100 ft of site
N/A				Soil evaluation tests (perc test) performed

C. EXISTING BUILT CONDITIONS

Existing	Not Existing	
✓		Locations of existing buildings within 200 ft. of site boundaries
✓		Location of existing roads within 200 ft. of site boundaries
N/A		Designated historic sites
N/A		Designated archeological sites
N/A		Significant views
N/A		Significant features (specimen trees, buildings, streetscape, etc.)
✓		Land uses on or within 200 ft. of site boundaries
✓		Road rights of way and easements

D. COUNTY ADOPTED PLANS

Existing	Not Existing	In Conformance	
✓		✓	Baltimore County Master Plan 1989-2010
			Community or Revitalization Plan(s)
	✓		Recreation and Parks Plan
	✓		Streetscape Plan
	✓		Greenways Plan
			Other: _____

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE REVIEWED AND DILIGENTLY THE SITE DEVELOPMENT COMMENTS DATED AND HAVE INCORPORATED THE CHANGES INTO THE DEVELOPMENT PLAN PURSUANT TO SAID COMMENTS.

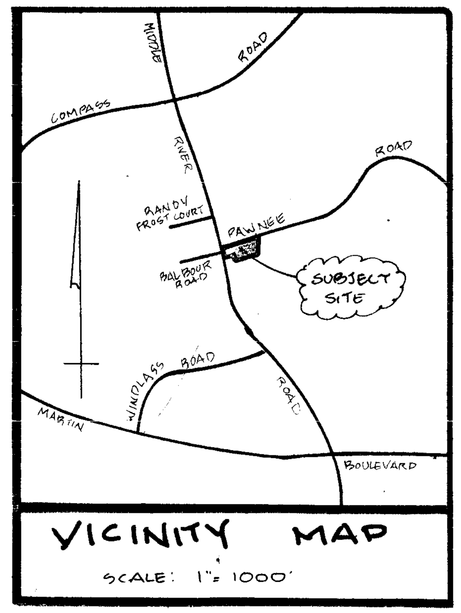
205060

SITE DATA

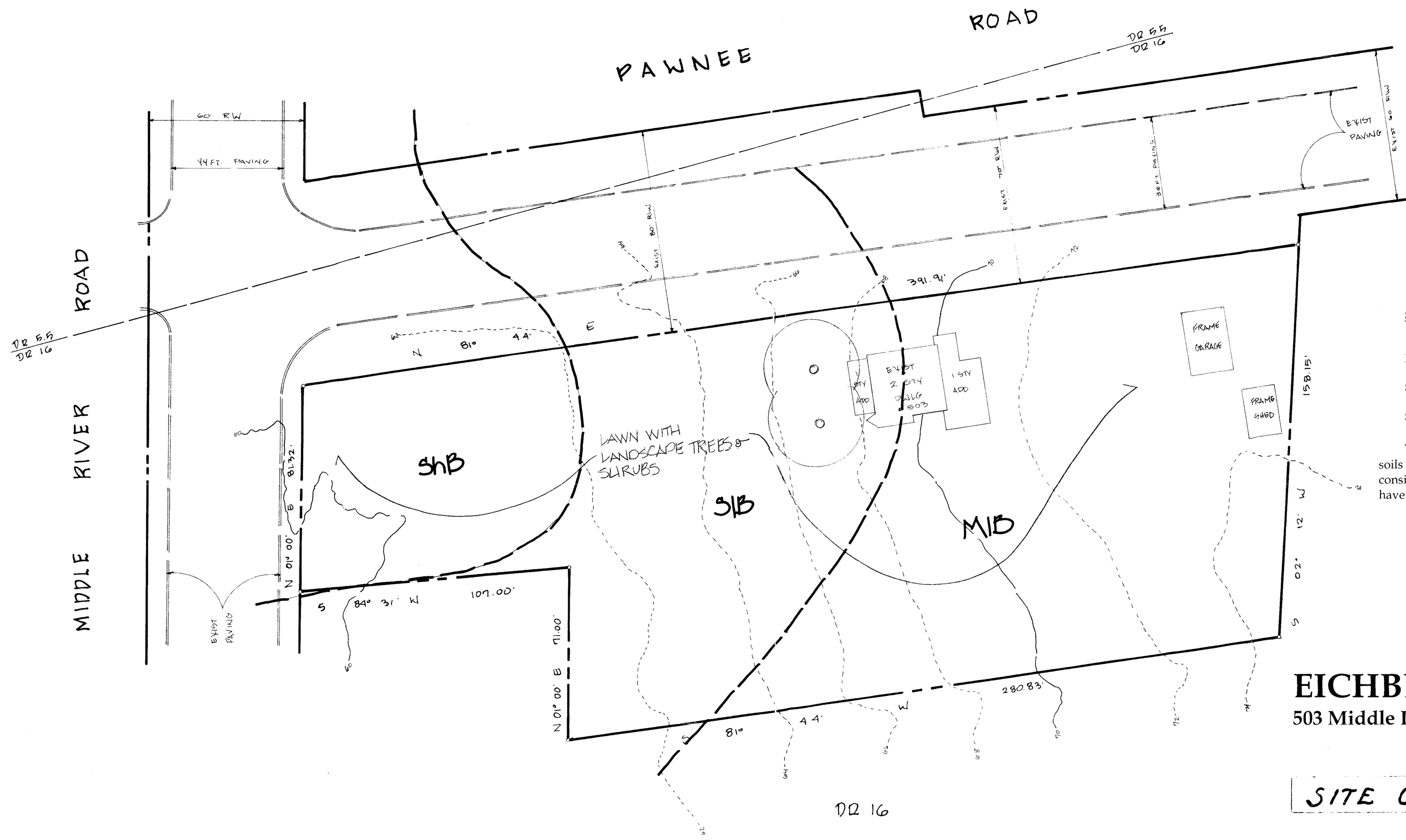
SITE AREA	1.21 ACR.
DEED REFERENCE	21107-99
TAX ACCOUNT NO.	1600007039
COUNCILMANIC DISTRICT	6TH
TAX MAP/GRID/PARCEL	90/11/1134

OWNER INFORMATION

BOSS EICHBERG ESQ.
2550 M STREET N.W.
WASHINGTON DC 20037-1350



VICINITY MAP
SCALE: 1" = 1000'



SOILS LEGEND

MIA Mattapex silt loam 2-5% slopes

SHB Sassafras sandy loam 2-5% slopes

SIB Sassafras loam 2-5% slopes

The Mattapex series, according to the hydric soils list for Baltimore County, Maryland, is considered hydric. The Mattapex series can also have a K-value > .35.

EICHBERG PROPERTY

503 Middle River Road

SITE CONSTRAINTS MAP

15TH DISTRICT — BALTIMORE CO., MD
SCALE: 1" = 20' — APRIL 10, 2006

NORTH

Scale: 1" = 20'-0"

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	
✓		GIS		Topography and street grades (min 5 ft. contour appropriately labeled)
NA				Slopes greater that 25%
NA				100 year floodplain
✓				Soils mapped according to Soil Survey, Baltimore County, Maryland
NA				Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries.
NA				Wetlands
NA				Forest buffer limits including adjustments for steep slopes and/or erodible soils
✓				Land cover on and within 200 ft. of site
NA				Significant regulated plant or wildlife communities
NA				Wells on site and within 100 ft of site
NA				Septic on site and within 100 feet of site
NA				Underground fuel tanks on site and within 100 ft of site
NA				Soil evaluation tests (perc tests) performed

EXISTING BUILT CONDITIONS

Existing	Not Existing	
✓		Locations of existing buildings within 200 ft. of site boundaries
✓		Location of existing roads within 200 ft. of site boundaries
NA		Designated historic sites
NA		Designated archeological sites
NA		Significant views
NA		Significant features (specimen trees, buildings, streetscape, etc.)
✓		Land uses on or within 200 ft. of site boundaries
✓		Road rights of way and easements

AG Environmental Restoration, LLC
180 Dividing Court
Arnold, Maryland 21012
Phone: (410) 647-0809
Fax: (410) 647-4968
AnnGleeson@Comcast.net

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BUILDING
TOWSON, MARYLAND 21204
PHONE: 410-823-3538
FAX: 410-825-9315

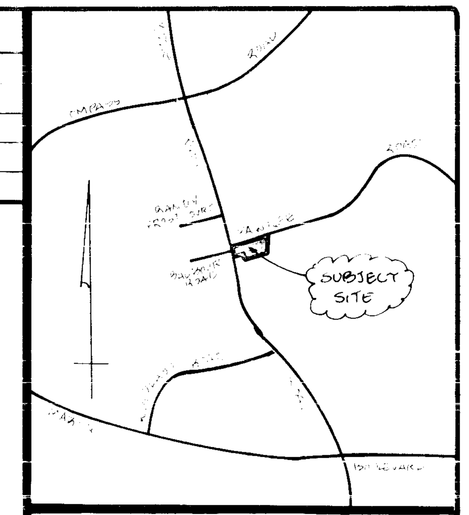
205060

GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible] THE DEVELOPERS ENGINEER HAS ESTIMATED THAT 10% OF THE GROSS AREA OF THE PROPERTY IS SUITABLE FOR HIGH DENSITY AND AREAS TO SUPPORT MULTI-FAMILY DWELLINGS.
9. [illegible]
10. THE SUBJECT PROPERTY [illegible]
11. THERE ARE NO STANDING BODIES OF WATER [illegible] THE SUBJECT SITE.
12. THE SUBJECT PROPERTY HAS NO PRIOR ZONING AND HISTORY.

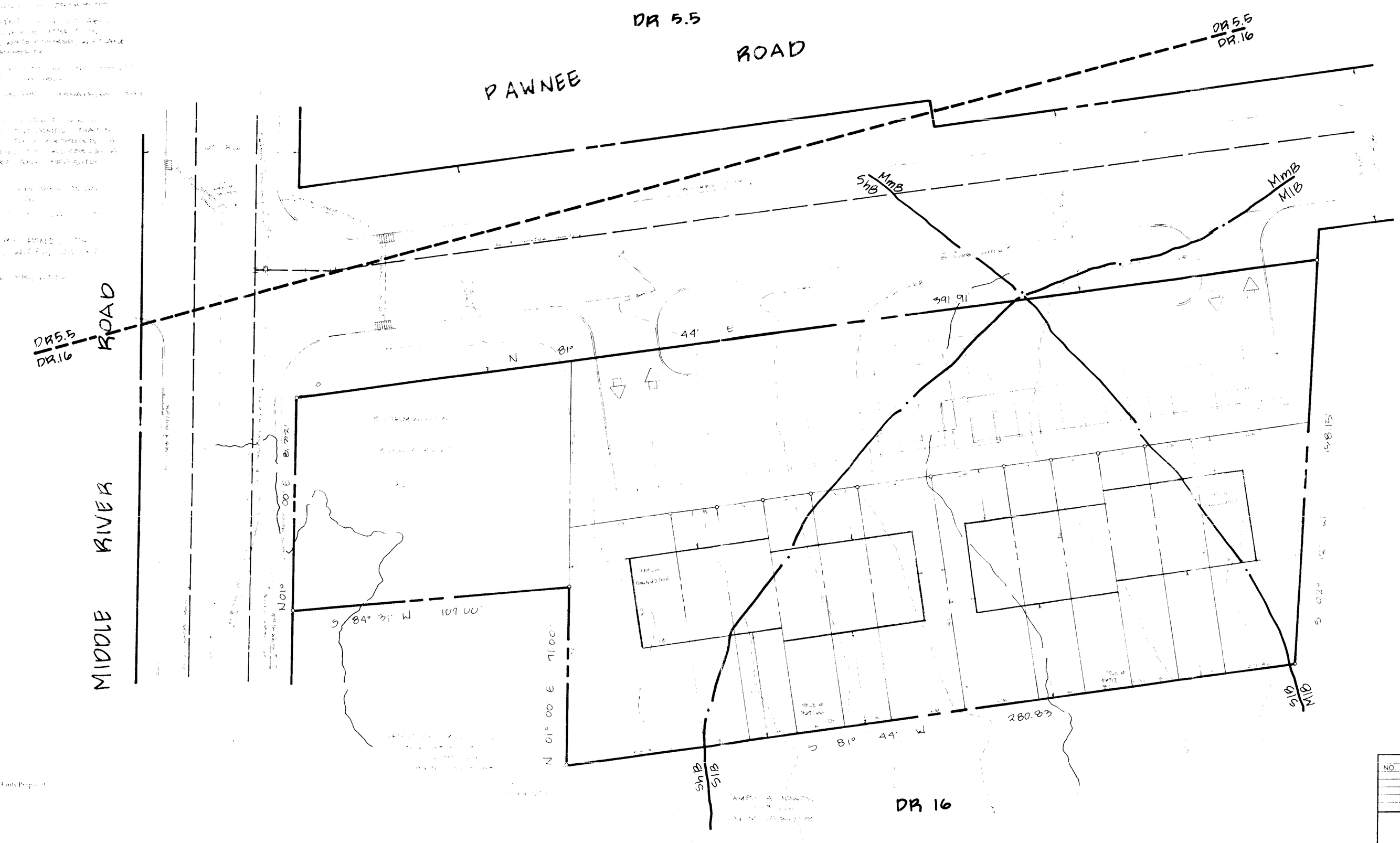
SOILS LIMITATION CHART

SYMBOL	DESCRIPTION	DWELLINGS W/O BASEMENT	DWELLINGS WITH BASEMENT	PARKING AREAS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	MATTAPEX	[illegible]	[illegible]	MODERATE
[illegible]	MATTAPEX	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	MODERATE
[illegible]	[illegible]	[illegible]	[illegible]	MODERATE



VICINITY MAP

SCALE: 1" = 1000'



RECEIVED
JAN - 9
DEPT OF PERMITS AND DEVELOPMENT MANAGEMENT

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed
Total					

B. ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	
				Topography and street grades [illegible] appropriate intervals (about ft)
				Slopes greater that 25%
				100 year floodplain
				Soils mapped according to Soil Survey, Baltimore County, Maryland
				Streams, seeps, ponds or other water bodies shown on site and within 200 ft of site boundaries
				Wetlands
				Forest buffer limits including adjacent [illegible] steep slopes and/or erodible soils
				Land cover on and within 200 ft of site
				Significant regulated plant or wildlife communities
				Wells on site and within 100 ft of site
				Septic on site and within 100 feet of site
				Underground fuel tanks on site and within 100 ft of site
				Soil evaluation tests (perc test [illegible])

C. EXISTING - BUILT CONDITIONS

Existing	Not Existing	
		[illegible]
		[illegible]
		Designated historic sites
		Designated archeological sites
		Significant views
		Significant features (specimen trees, [illegible])
		Structures sited within 200 ft of site boundaries
		Road rights of way and easements

D. COUNTY ADOPTED PLANS

Existing	Not Existing	Conflicts
		Baltimore County Master Plan [illegible]
		Community or Revitalization Plans
		Recreation and Parks Plan
		Streetscape Plan
		Greenways Plan
		Other _____

CERTIFICATION

[illegible]

NO	DATE	REVISIONS DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

CONCEPT PLAN

503 MIDDLE RIVER ROAD

EITNER PROPERTY

SCALE	DES. BY	SHT. OF
DATE	DRN. BY	

209060

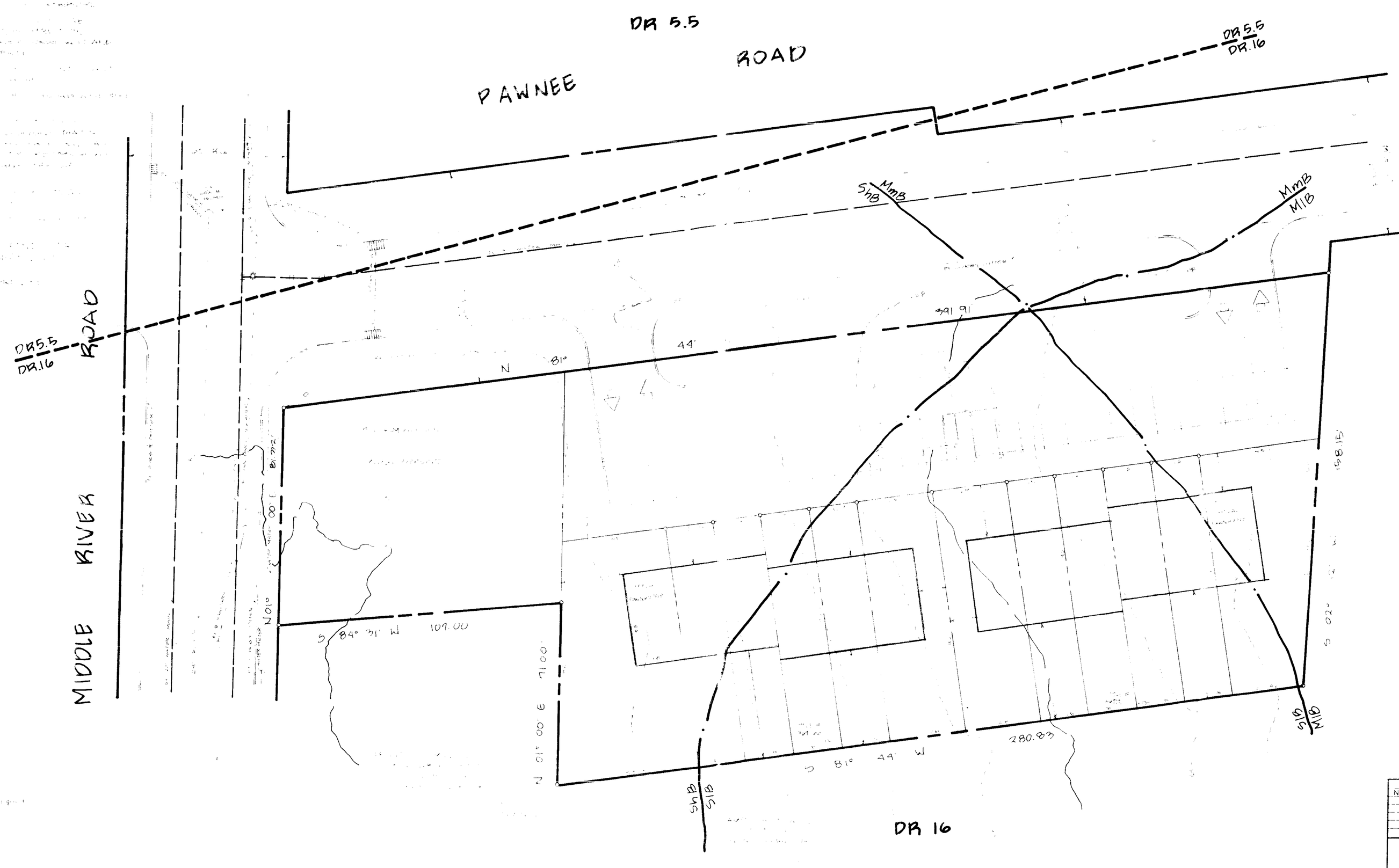
B-374 BC6

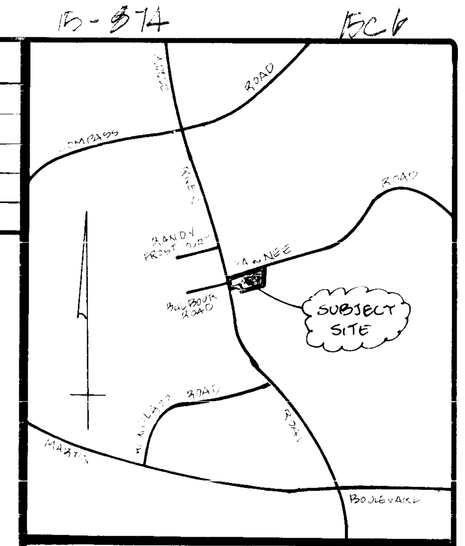
GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible] WATER [illegible]
12. [illegible]

SOILS LIMITATION CHART

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
MmB	MATTAPEX	MODERATE	SLIGHT	MODERATE
[illegible]	MATTAPEX	MODERATE	SLIGHT	MODERATE
[illegible]	MODERATE	SLIGHT	SLIGHT	MODERATE
[illegible]	[illegible]	SLIGHT	SLIGHT	MODERATE





VICINITY MAP
SCALE: 1" = 1000'

SITE DATA

[illegible]

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Total					

B. ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	
[illegible]	[illegible]	[illegible]	[illegible]	Topographic and street grade [illegible]
[illegible]	[illegible]	[illegible]	[illegible]	Slopes greater that 25%
[illegible]	[illegible]	[illegible]	[illegible]	100 year floodplain
[illegible]	[illegible]	[illegible]	[illegible]	Soils mapped according to Soil Survey [illegible] Baltimore County, Maryland
[illegible]	[illegible]	[illegible]	[illegible]	Streams, seeps, ponds or other water bodies [illegible]
[illegible]	[illegible]	[illegible]	[illegible]	Wetlands
[illegible]	[illegible]	[illegible]	[illegible]	Forest buffer limits including adjacent [illegible]
[illegible]	[illegible]	[illegible]	[illegible]	Land cover on and within 200 ft. of site
[illegible]	[illegible]	[illegible]	[illegible]	Significant regulated plant or wildlife [illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	Underground fuel tank [illegible]
[illegible]	[illegible]	[illegible]	[illegible]	Soil evaluation tests [illegible]

C. EXISTING SITE CONDITIONS

Existing	Not Existing	
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	Designated historic sites
[illegible]	[illegible]	Designated archeological sites
[illegible]	[illegible]	Significant views
[illegible]	[illegible]	Significant features (specimen [illegible]
[illegible]	[illegible]	and uses on or within 200 ft. [illegible]
[illegible]	[illegible]	Road rights of way and easements

D. COUNTY ADOPTED PLANS

Existing	Not Existing	Comment
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	Baltimore County Master Plan [illegible]
[illegible]	[illegible]	Community or Revitalization Plans [illegible]
[illegible]	[illegible]	Recreation and Parks Plan
[illegible]	[illegible]	Stockscape Plan
[illegible]	[illegible]	Greenways Plan
[illegible]	[illegible]	Other [illegible]

RECEIVED
JAN - 9 2006
DEPT. OF PERMITS AND DEVELOPMENT MANAGEMENT

NO.	DATE	REVISIONS DESCRIPTION

CERTIFICATION

[illegible] HAVE REVIEWED THE [illegible] DEVELOPMENT PLAN DATED [illegible] AND HAVE [illegible] WITH THE [illegible] DEVELOPMENT PLAN [illegible] COMMENTS.

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

CONCEPT PLAN

503 MIDDLE RIVER ROAD

EITNER PROPERTY

[illegible] SHEET [illegible]

SCALE: [illegible]	DES. BY [illegible]	SHT. ___ OF ___
DATE [illegible]	DRN. BY [illegible]	

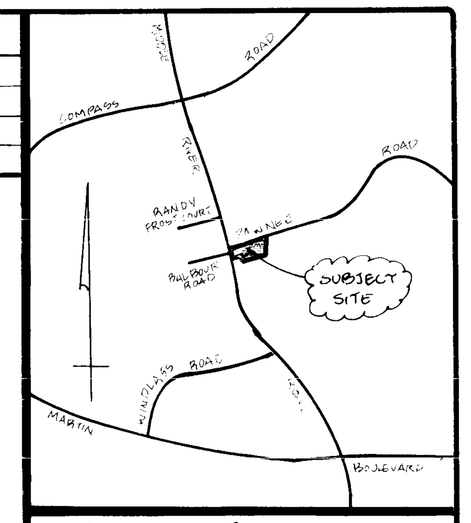
206060

GENERAL NOTES

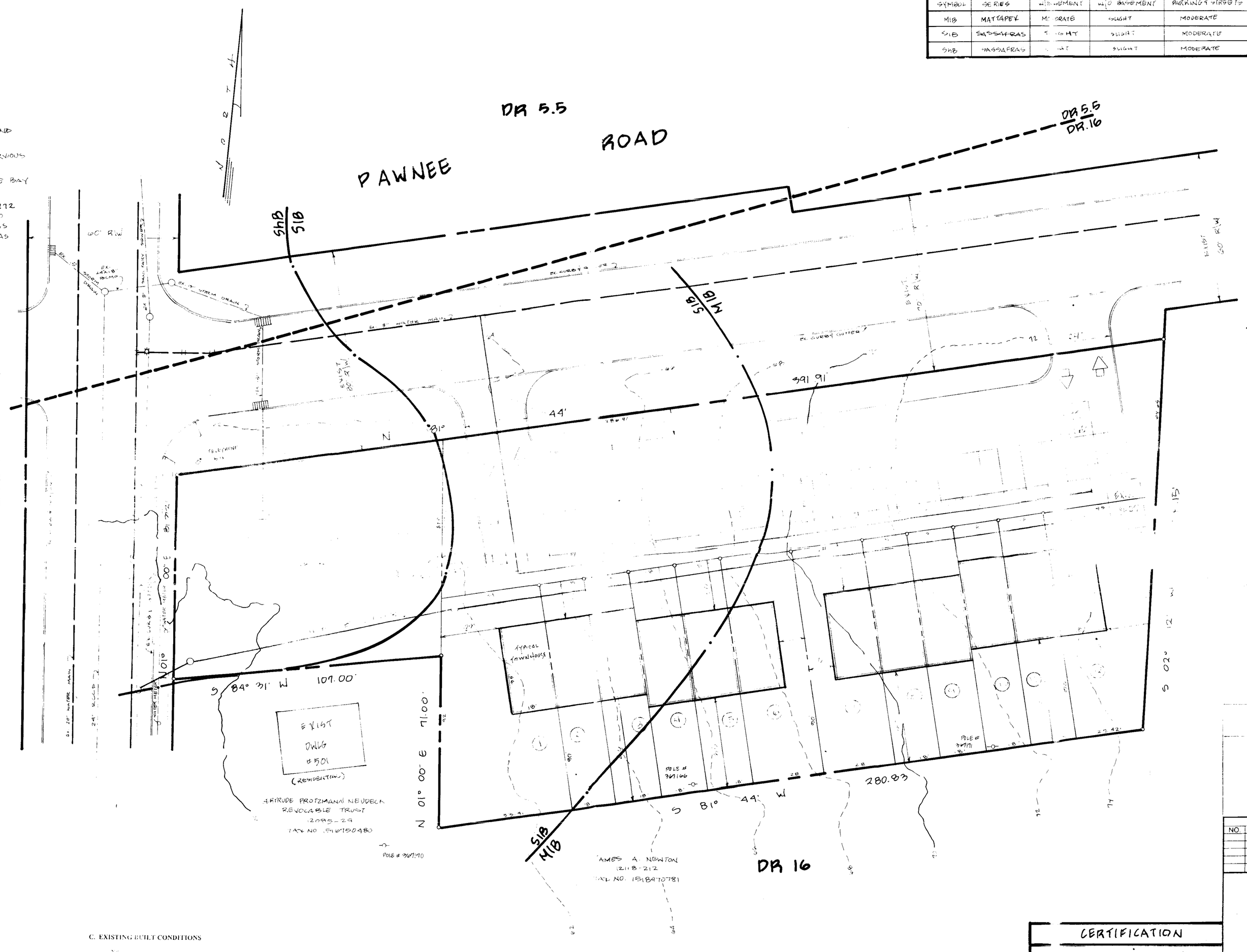
1. THERE ARE NO HAZARDOUS MATERIAL SITES ON THE SUBJECT PROPERTY
2. THERE ARE NO UNDERGROUND STORAGE TANKS ON THE SUBJECT PROPERTY
3. THERE ARE NO HISTORICAL BUILDINGS, LAND MARKS OR ARCHAEOLOGICAL SITES ON THE SUBJECT PROPERTY
4. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED
5. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING BODY OF WATER, WATERCOURSE, WETLAND STORMDRAIN OR ADJACENT PROPERTY
6. ROOFS LEADERS/SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE
7. THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE PROPERTY HAS BEEN HELD INTACT SINCE 1972 THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFF SITE DWELLINGS.
9. THERE ARE NO WELLS OR SEPTIC DISPOSAL SYSTEMS ON AND WITHIN 100 FEET OF THE DEVELOPMENT SITE
10. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YR FLOOD PLAIN
11. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON AN WITHIN 200 FT OF THE SUBJECT SITE
12. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY

SOILS LIMITATION CHART

SYMBOL	SERIES	MAJOR BUILDING	MAJOR BASEMENT	PARKING STREETS
MlB	MATTAPEX	MODERATE	SLIGHT	MODERATE
SsB	SASSAFRAS	[illegible]	SLIGHT	MODERATE
ShB	HASSELFRAS	[illegible]	SLIGHT	MODERATE



VICINITY MAP
SCALE: 1" = 1000'



SITE DATA

SITE AREA	1.21 AC+/-
DEED REFERENCE	21097-99
TAX ACCOUNTS	[illegible]
TAX MAP/GRID/PARCEL	[illegible]
ELECTION DIST	[illegible]
WATERSHED CODE	[illegible]
ZONING	DR 16
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR16	1.214	12 3.5 DR	19	12 3.5 DR
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed
12 MULTIFAM	12	24	29	WAIVER	WAIVER
Total					

B. ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	
✓				Topography and street grades (min 5 ft. contour appropriately labeled)
	✓			Slopes greater that 25%
	✓			100 year floodplain
✓				Soils mapped according to Soil Survey, Baltimore County, Maryland
	✓			Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries
	✓			Wetlands
	✓			Forest buffer limits including adjustments for steep slopes and/or erodible soils
✓				Land cover on and within 200 ft. of site
	✓			Significant regulated plant or wildlife communities
N/A				Wells on site and within 100 ft of site
N/A				Septic on site and within 100 feet of site
N/A				Underground fuel tanks on site and within 100 ft of site
N/A				Soil evaluation tests (perc tests) performed

C. EXISTING BUILT CONDITIONS

Existing	Not Existing	
✓		Locations of existing buildings within 200 ft. of site boundaries
✓		Location of existing roads within 200 ft. of site boundaries
N/A		Designated historic sites
N/A		Designated archeological sites
N/A		Significant views
N/A		Significant features (specimen trees, buildings, streetscape, etc.)
✓		Land uses on or within 200 ft. of site boundaries
✓		Road rights of way and easements

D. COUNTY ADOPTED PLANS

Existing	Not Existing	in Conformance	
✓		✓	Baltimore County Master Plan 1989-2010
			Community or Revitalization Plan(s)
	✓		Recreation and Parks Plan
	✓		Streetscape Plan
	✓		Greenways Plan
			Other: _____

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE REVIEWED THE [illegible] DEVELOPMENT PLAN

DATE: [illegible]

OWNER - DEVELOPER

ROSS EICHBERG ESQ
2550 M STREET N.W
WASHINGTON, DC 20037-1350

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

CONCEPT PLAN

503 MIDDLE RIVER ROAD

EICHBERG PROPERTY

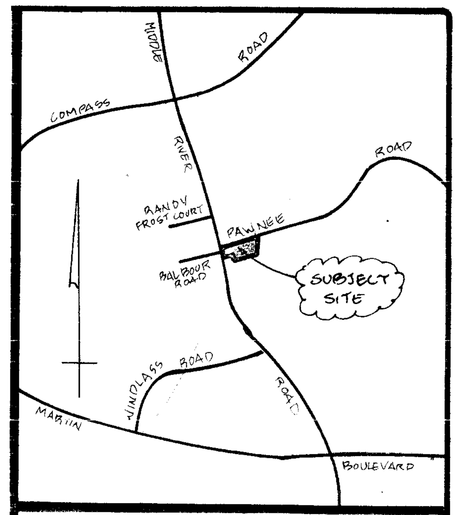
POM NO. 16-874

SITE DATA

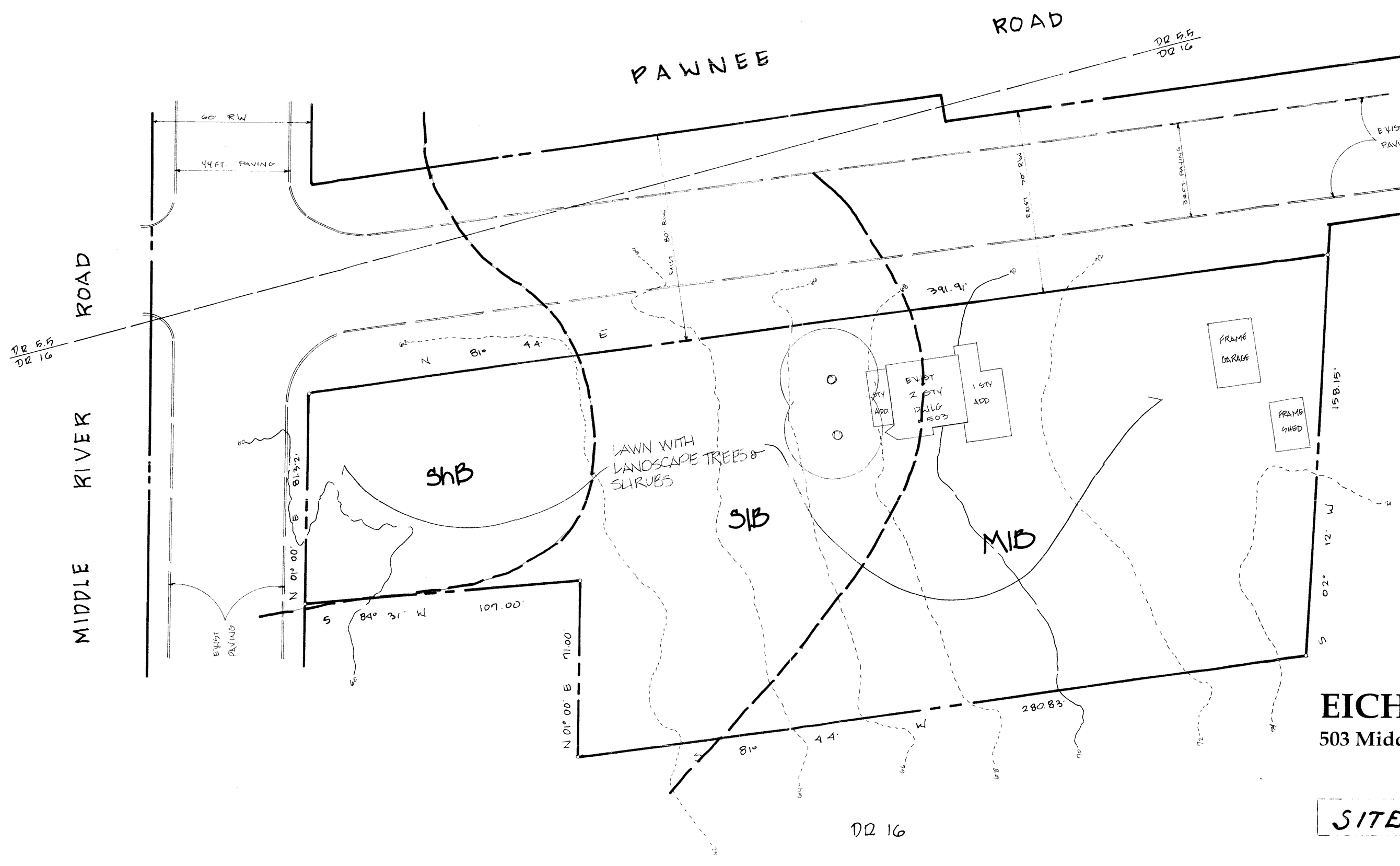
SITE AREA	1.21 ACS.
DEED REFERENCE	21107-99
TAX ACCOUNT NO.	1600007139
COUNCILMANIC DISTRICT	6TH
TAX MAP/GRID/PARCEL	70/11/134

OWNER INFORMATION

BOSS EICHBERG ESQ
2550 M STREET N.W.
WASHINGTON DC 20037-1350



VICINITY MAP
SCALE: 1" = 1000'



SOILS LEGEND

MIA Mattapex silt loam 2-5% slopes

SHB Sassafras sandy loam 2-5% slopes

SIB Sassafras loam 2-5% slopes

The Mattapex series, according to the hydric soils list for Baltimore County, Maryland, is considered hydric. The Mattapex series can also have a K-value > .35.

EICHBERG PROPERTY

503 Middle River Road

SITE CONSTRAINTS MAP

ENVIRONMENTAL INFORMATION

Existing	Not Existing	Field Delineated	Field Verified	
/		GIS		Topography and street grades (min 5 ft. contour appropriately labeled)
NA				Slopes greater that 25%
NA				100 year floodplain
/				Soils mapped according to Soil Survey, Baltimore County, Maryland
NA				Streams, seeps, ponds or other water bodies shown on site and within 200 ft. of site boundaries.
NA				Wetlands
NA				Forest buffer limits including adjustments for steep slopes and/or erodible soils
/				Land cover on and within 200 ft. of site
NA				Significant regulated plant or wildlife communities
NA				Wells on site and within 100 ft of site
NA				Septic on site and within 100 feet of site
NA				Underground fuel tanks on site and within 100 ft of site
NA				Soil evaluation tests (perc tests) performed

EXISTING BUILT CONDITIONS

Existing	Not Existing	
/		Locations of existing buildings within 200 ft. of site boundaries
/		Location of existing roads within 200 ft. of site boundaries
NA		Designated historic sites
NA		Designated archeological sites
NA		Significant views
NA		Significant features (specimen trees, buildings, streetscape, etc.)
/		Land uses on or within 200 ft. of site boundaries
/		Road rights of way and easements

AG Environmental Restoration, LLC
180 Dividing Court
Arnold, Maryland 21012
Phone: (410) 647-0809
Fax: (410) 647-4968
AnnGileeson@Comcast.net

15TH DISTRICT — BALTIMORE CO., MD
SCALE: 1" = 20' — APRIL 10, 2006

NORTH

Scale: 1" = 20'-0"

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BUILDING
TOWSON, MARYLAND 21204
PHONE: 410-823-3535
FAX: 410-825-5215

105062

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. THE SUBJECT SITE LIES WITHIN THE MIDDLE RIVER - GIRO RIVER PLAIN.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECIEVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE.
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE.
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1972. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
11. NO SIGNAGE IS PROPOSED FOR THIS PROJECT AT THIS TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE BCZR.
12. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED BY THE OWNER PRIOR TO ISSUANCE OF A GRADING PERMIT OR ANY BUILDING PERMITS.
13. REAR DECKS ARE NOT PROPOSED NOR WILL BE ALLOWED FOR THIS PROJECT.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to: Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to: Side building face	30	16 < 20 high	16	16 < 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

ANTICIPATED ACTIONS

ZONING RELIEF WILL BE REQUIRED FOR THIS PROJECT IN THE FORM OF THE FOLLOWING:

FRONT YARD SETBACK VARIANCE OF 15' IN LIEU OF 25'

SIDE YARD SETBACK VARIANCE OF 10' IN LIEU OF 25'

REAR YARD SETBACK VARIANCE OF 20' IN LIEU OF 30

VARIANCE OF SIDE BLDG FACE TO SIDE BLDG FACE OF 14' IN LIEU OF 25'

PARKING VARIANCE TO ALLOW 22 PARKING SPACES IN LIEU OF 26.

SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MIB	MATAPEAKE	MODERATE	SLIGHT	MODERATE
SUB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SHB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

OPEN SPACE CALCULATIONS

GROSS ACREAGE = 1.21 AC. EX. ZONING - DR 16

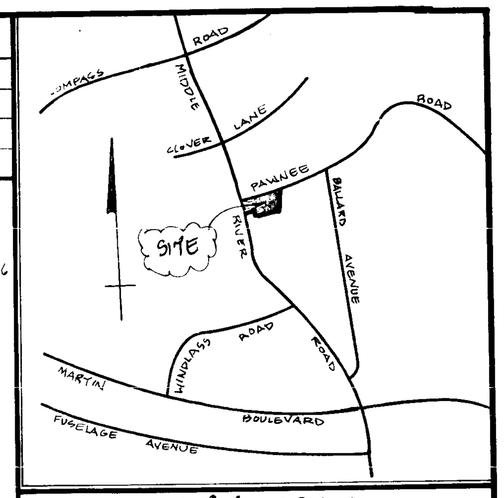
NO. OF PROPOSED UNITS = 11

ACTIVE L.O.S. REQ. = 11 × 650 = 7150 S.F.

PASSIVE L.O.S. REQ. = 11 × 350 = 3850 S.F.

TOTAL L.O.S. REQ. = 11,000 S.F.

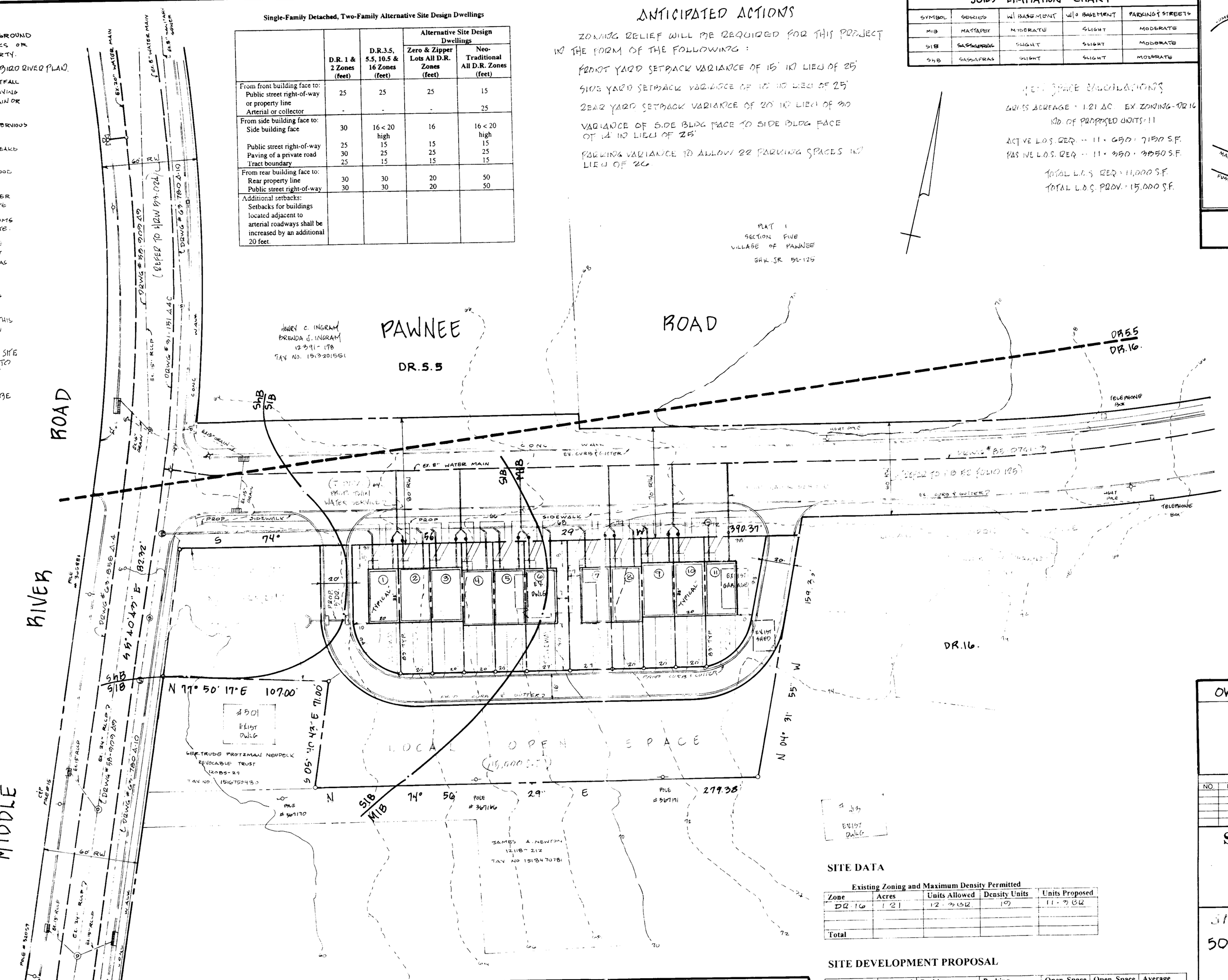
TOTAL L.O.S. PROV. = 15,000 S.F.



VICINITY MAP

SCALE: 1" = 1000'

PLAT 1
SECTION FIVE
VILLAGE OF PAWNEE
SHK JR 82-125



SITE DATA

SITE AREA	1.21 AC+/-
DEED REFERENCE	21107-99
TAX ACCOUNT NO	1600007139
TAX MAP/GRID/PARCEL	90/11/1139
EXIST. ZONING	DR-16
ZONING MAP	09061
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451300
WATERSHED	MIDDLE RIVER
SUBSEWER-SUBD	7
REGIONAL PLANNING DIST.	327
AVERAGE DAILY TRIPS	102
EXIST USE	1 SINGLE FAM. DWLG.
PROPOSED USE	11 TOWNHOUSES
UTILITIES	SEWER - EXIST PUBLIC WATER - EXIST. PUBLIC
SCHOOL DISTRICTS	ELEM. - VICTORY VILLA MIDDLE - MIDDLE RIVER HIGH - KENWOOD

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR. PLS # 5491, DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAN PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

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

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR 16	1.21	12 × 3.552	10	11 × 3.552
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed	Average Daily Trips
TOWNHOUSE	11	26	22	0.25	0.34	102
Total						

OWNER AND DEVELOPER

ROGGS EICHBERG ESQ.
2550 M. STREET N.W.
WASHINGTON, DC 20037-1350
1-202-457-5644

REVISIONS		
NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

SITE DEVELOPMENT PLAN

503 MIDDLE RIVER ROAD

EICHBERG PROPERTY

PDM NO. 15-814

15TH ELECTION DISTRICT — BALTIMORE CO., MD

SCALE 1" = 30' | DES. BY | SHT 1 OF 1
DATE MAR. 1, 2007 | DRN BY

205060

1/12/06

Kristin:

Please check for 30 copies of a separate site constraints map in the submittal package.

Thank you,

Joe Chmura

5/23/06

Eickhorg Property

PDM #5-84

Walt:

Joe Larson did not submit site constraints map as requested.

What to do?

Joe Chmura

5/23/06 Received

SUBMITTAL TO LARSON

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT

TO: **SPELLMAN, LARSON & ASSOCIATES, INC.** DATE: January 12, 2006

FROM: JOE CHMURA

SUBJECT: **CONCEPT PLAN** CHECKPRINT

PROJECT: **EICHBERG PROPERTY**

The check print for the above-mentioned project has been reviewed for conformance with general filing requirements and may be further processed in accordance with the following:

Please make all additions/changes/deletions per the attached red-line drawing; and

Submit the following **marked items** to Room 123 of the County Office Building, 111 West Chesapeake Avenue, Towson, MD 21204:

☒ **Certified or cashier's check in the amount of $667.00 made payable to Baltimore County for concept plan review**

☒ **36 copies of the plan, folded to 8 1/2 X 11, for agency review (the red-line checkprint must also accompany the submittal)**

☒ **1 copy (each): Forest Stand Delineation**
Forest Conservation Worksheet

☒ **2 copies of conceptual landscape plan (except R.C.-2 & R.C.-4 zones)**

☒ **Please include the PDM file #15-874 on all subsequent plans.**

☒ **Provide space 4"w x 2.5"h in lower right hand corner of drawing for county stamp.**

Additional Comments:

Provide separate site constraints map.

NOTE: 3 copies of a noise assessment report must be submitted along with the concept plans for all residential projects with lots adjacent to and within 500 feet of the edge of paving of any interstate highway.

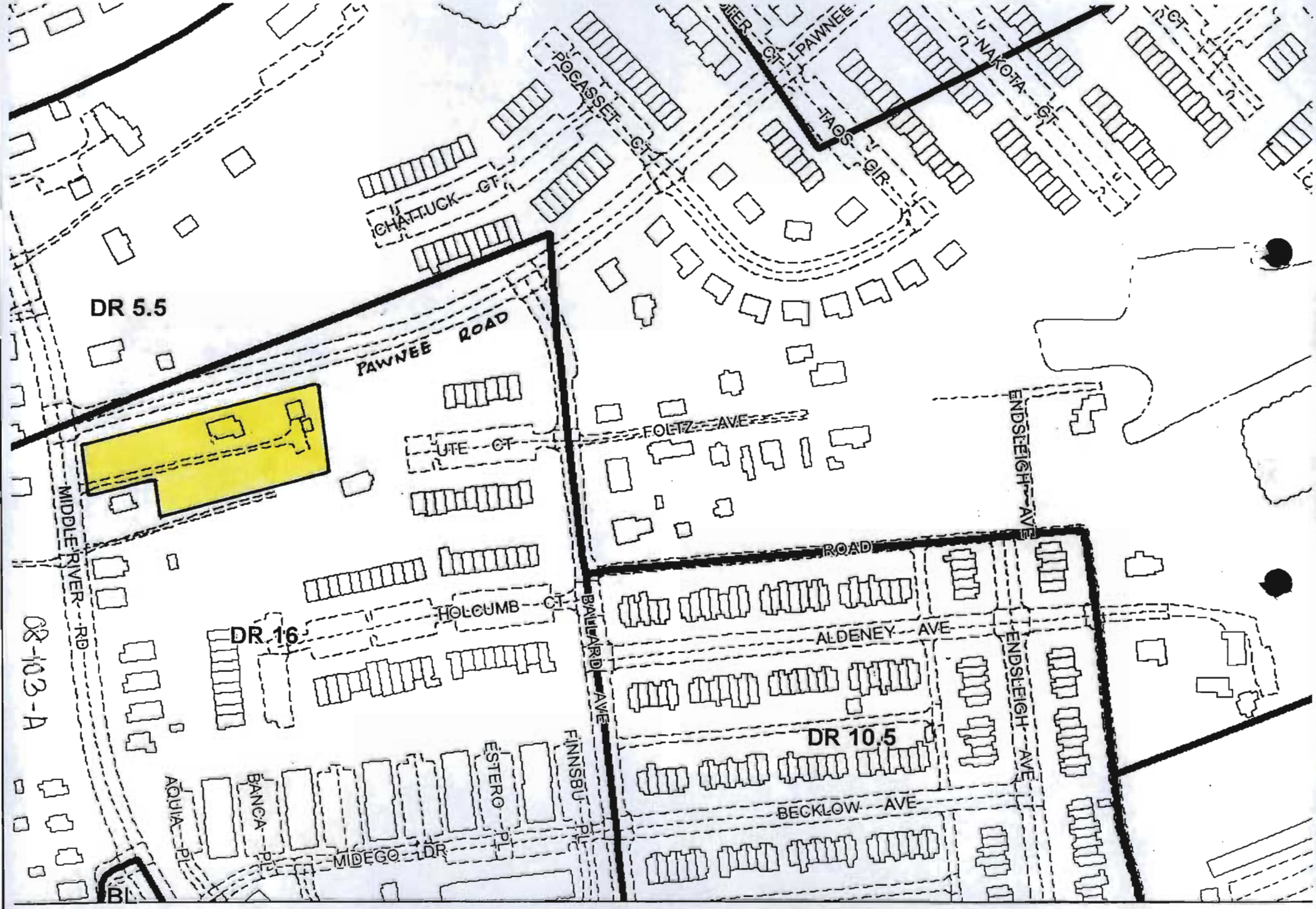
Should you have any questions regarding this matter, please do not hesitate to call this office at (410) 887-3335.

JC:jc
C: file

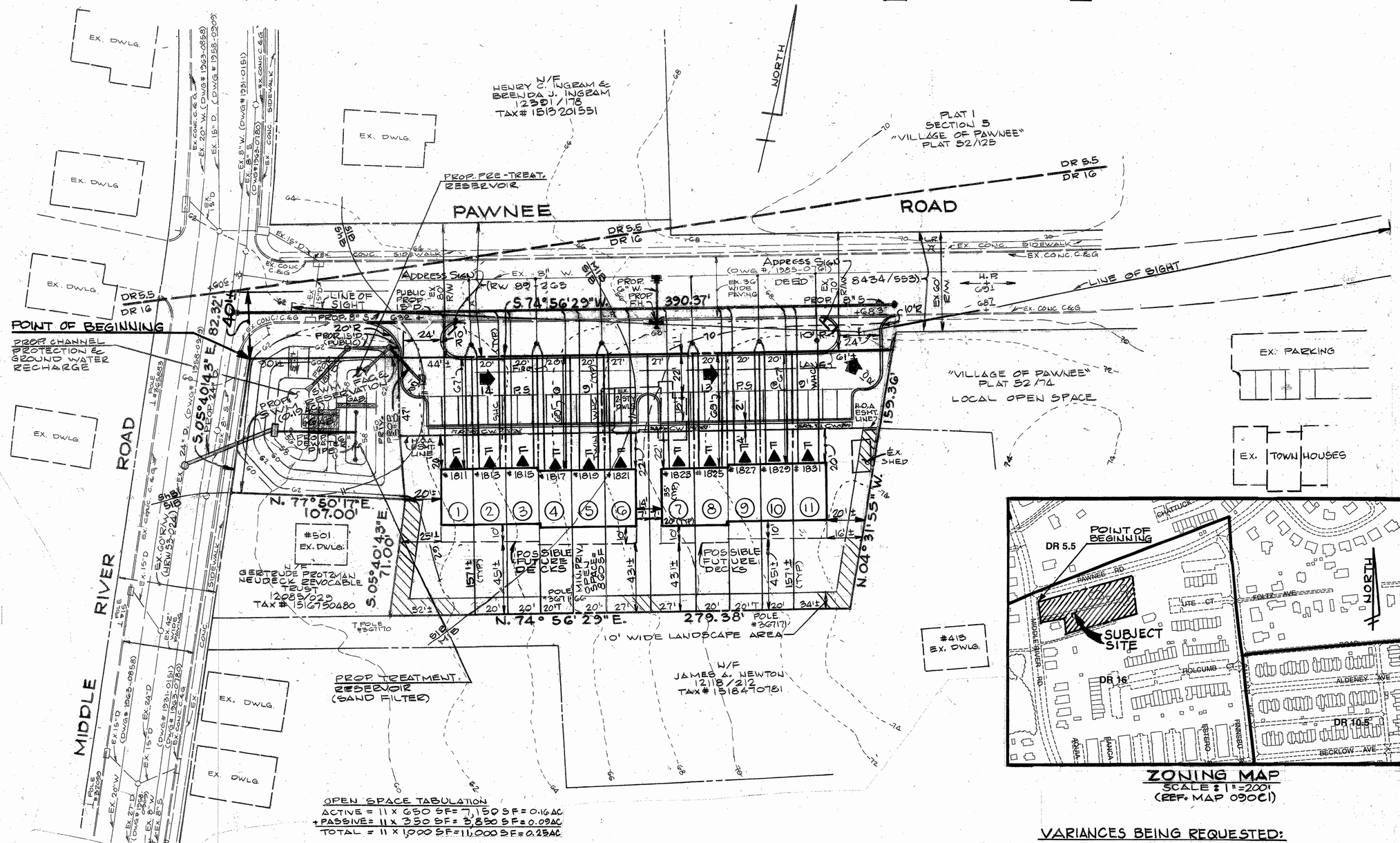
ZONING MAP

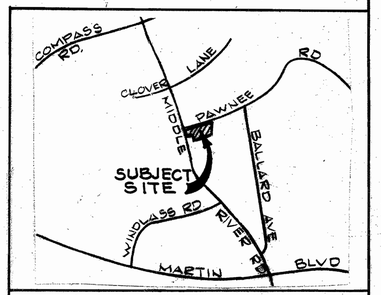
DR 5.5
PAWNEE ROAD
UTE CT
FOLTZ AVE
MIDDLE RIVER RD
HOLCUMB CT
DR 16
BALLARD AVE
ROAD
ALDENEY AVE
ENDSLEIGH AVE
DR 10.5
BECKLOW AVE
AQUIA PL
BANCA PL
MIDEGO DR
ESTERO PL
FINNSBU PL
CHATTUCK CT
POCASSET CT
TAOS CIR
PAWNEE
NAKOTA CT
08-103-A

ZONING MAP


DR 5.5
PAWNEE ROAD
CHATTUCK CT
POCASSET CT
PAWNEE
NAKOTA CT
TAOS CIR
UTE CT
FOLTZ AVE
ENDSLEIGH AVE
MIDDLE RIVER RD
HOLCUMB CT
DR 16
BALLARD AVE
ROAD
ALDENEY AVE
DR 10.5
BECKLOW AVE
AQUIA PL
BANCA PL
ESTERO PL
FINNSBU PL
MIDEGO DR
BL
08-103-A

PLAT TO ACCOMPANY PETITION FOR ZONING: ☒ VARIANCE , ☐ SPECIAL HEARING





NORTH

VICINITY MAP
SCALE: 1" = 1,000'

ZONING MAP
SCALE: 1" = 200'
(REF. MAP 090C1)

LOCATION INFORMATION

ELECTION DISTRICT NO.: 15

COUNCILMANIC DISTRICT NO.: 6

ZONING: DR-16
(REFERENCE MAP(S): 90C1)

AREA OF SITE:
NET= 52,882 SF=1.21AC
GROSS= 67,063 SF=1.54 AC

	PUBLIC	PRIVATE
SEWER	☒	☐
WATER	☒	☐

	YES	NO
CHESAPEAKE AREA CRITICAL AREA	☐	☒
AREA DESIGNATION: N/A		
100 YEAR FLOODPLAIN	☐	☒
HISTORIC PROPERTY / BUILDING	☐	☒

PRIOR ZONING HEARINGS: NOT APPLICABLE

ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

OPEN SPACE TABULATION

ACTIVE = 11 X 650 SF= 7,150 SF= 0.16AC
+ PASSIVE= 11 X 350 SF= 3,850 SF= 0.09AC
TOTAL = 11 X 1,000 SF=11,000 SF= 0.25AC

SITE DATA

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	UNITS ALLOWED	DENSITY UNITS	UNITS PROPOSED
DR-16	1.54	16-3 BR	24	11-3 BR
TOTAL	1.54	16-3 BR	24	11-3 BR

SITE DEVELOPMENT PROPOSAL

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	OPEN SPACE REQUIRED (ACRES)	OPEN SPACE PROVIDED (ACRES)	AVERAGE DAILY TRIPS
TOWN HOUSE	11	26	27	0.25	0.00	94
TOTAL	11	26	27	0.25	0.00	94

VARIANCES BEING REQUESTED:

1. 1B01.2.C.1.c of the BCZR to permit setbacks from a side building face to a tract boundary in lieu of the required 30 feet, as follows:
   a) unit 1: 20 feet in lieu of 30 feet;
   b) unit 11: 20 feet in lieu of 30 feet;

2. Division II, Section A of the Comprehensive Manual of Development Policies (CMDP) (page 28), last revised August 14, 2007 (See BCZR §§ 1B01.2.C.1.c, 1B01.2.C.1.d, 504.1 and 504.2) to permit group homes with a setback from the tract boundary which is less than the minimum required, as follows:
   a) unit 1: 20 feet in lieu of 30 feet;
   b) unit 11: 20 feet in lieu of 30 feet;

3. Division II, Section A of CMDP (page 27), last revised August 14, 2007 (See BCZR §§ 1B01.2.C.1.c, 1B01.2.C.1.d, 504.1 and 504.2) to permit town houses with setbacks from a side building face to a side building face which is less than the minimum required 25 foot setback, as follows:
   a) units 6-7: 14 feet in lieu of 25 feet;

4. 301.1.A of the BCZR to permit a deck for units 7 & 11 to be within 16 feet of the side yard in lieu of the minimum required side yard setback for a deck of 22.5 feet (25% projection into setbacks, including, but not limited to 30 foot side yard setback, permitted by right);

5. For such other and further relief as may be deemed necessary by the Zoning Commissioner for Baltimore County.

PROPERTY DATA
OWNER INFORMATION:
NAME: ROSS EICHBERG
ADDRESS: 2550 M. STREET NW
WASHINGTON, D.C., 20037-1350
PHONE NUMBER: 1-202-457-5644
TAX ACCOUNT NUMBER: 1600007139
DEED REFERENCE: 22312/079
PLAT REFERENCE: NONE

08-103-A
DT

STATE OF MARYLAND — THOMAS A. CHURCHILL — No. 5410 — PROFESSIONAL ENGINEER

Drafting TLB		
Check TAC		
Design	8/27/09	REV. VARIANCES BEING REQUESTED
Check	DATE	REVISIONS

DEVELOPMENT ENGINEERING CONSULTANTS, INC.
SITE ENGINEERS & SURVEYORS
6603 YORK ROAD 410-377-2600 BALTIMORE, MARYLAND 21212

APPLICANT
ROSS EICHBERG
2550 M. STREET NW
WASHINGTON, D.C., 20037-1350
1-202-457-5644

PLAT TO ACCOMPANY REQUEST FOR A ZONING VARIANCE
THE EICHBERG PROPERTY
503 MIDDLE RIVER ROAD
ELECTION DISTRICT 15 — COUNCILMANIC DISTRICT 6
BALTIMORE COUNTY, MARYLAND

SHEET	DATE	CONTRACT NUMBER
1 OF 1	AUG. 18, 2009	07-121A
	SCALE 1"=30'	

GENERAL NOTES

1. THERE ARE NO HAZARDOUS MATERIAL SITES, UNDERGROUND STORAGE TANKS, HISTORICAL BUILDINGS, LAND MARKS OR ARCHEOLOGICAL SITES ON THE SUBJECT PROPERTY.
2. THE SUBJECT SITE LIES WITHIN THE MIDDLE RIVER~ BIRD RIVER PLAN.
3. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECIEVING BODY OF WATER, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
4. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED INTO PERVIOUS AREAS OR INTO DRYWELLS WHERE FEASIBLE.
5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
6. THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
7. THERE ARE NO STREAMS, SEEPS, PONDS OR OTHER WATER BODIES ON OR WITHIN 200 FT OF THE SUBJECT SITE
8. THERE ARE NO WELLS OR SEWAGE DISPOSAL SYSTEMS ON AND WITHIN 100 FT OF THE DEVELOPMENT SITE.
9. THE PROPERTY HAS BEEN HELD INTACT SINCE 1972. THE DEVELOPERS SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN HAS EVER BEEN UTILIZED OR RECORDED AS DENSITY OR AREA TO SUPPORT ANY OFFSITE DWELLING.
10. THE SUBJECT PROPERTY HAS NO PREVIOUS ZONING CASE HISTORY.
11. NO SIGNAGE IS PROPOSED FOR THIS PROJECT AT THIS TIME. ANY FUTURE SIGNAGE WILL CONFORM TO SECTION 450 OF THE BCZR.
12. ALL EXISTING STRUCTURES ON THE SUBJECT SITE ARE TO BE RAZED BY THE OWNER PRIOR TO ISSUANCE OF A GRADING PERMIT OR ANY BUILDING PERMITS.
13. REAR DECKS ARE NOT PROPOSED NOR WILL BE ALLOWED FOR THIS PROJECT.

Single-Family Detached, Two-Family Alternative Site Design Dwellings

	D.R. 1 & 2 Zones (feet)	D.R.3.5, 5.5, 10.5 & 16 Zones (feet)	Alternative Site Design Dwellings: Zero & Zipper Lots All D.R. Zones (feet)	Alternative Site Design Dwellings: Neo-Traditional All D.R. Zones (feet)
From front building face to: Public street right-of-way or property line	25	25	25	15
Arterial or collector	-	-	-	25
From side building face to: Side building face	30	16 < 20 high	16	16 < 20 high
Public street right-of-way	25	15	15	15
Paving of a private road	30	25	25	25
Tract boundary	25	15	15	15
From rear building face to: Rear property line	30	30	20	50
Public street right-of-way	30	30	20	50
Additional setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet.				

ANTICIPATED ACTIONS

ZONING RELIEF WILL BE REQUIRED FOR THIS PROJECT IN THE FORM OF THE FOLLOWING:

FRONT YARD SETBACK VARIANCE OF 15' IN LIEU OF 25'

SIDE YARD SETBACK VARIANCE OF 10' IN LIEU OF 25'

REAR YARD SETBACK VARIANCE OF 20' IN LIEU OF 30'

VARIANCE OF SIDE BLDG FACE TO SIDE BLDG FACE OF 14' IN LIEU OF 25'

PARKING VARIANCE TO ALLOW 22 PARKING SPACES IN LIEU OF 26.

SOILS LIMITATION CHART

SYMBOL	SERIES	W/ BASEMENT	W/O BASEMENT	PARKING & STREETS
MIB	MATTAPEX	MODERATE	SLIGHT	MODERATE
SIB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE
SHB	SASSAFRAS	SLIGHT	SLIGHT	MODERATE

OPEN SPACE CALCULATIONS

GROSS ACREAGE = 1.21 AC. EX. ZONING - DR 16

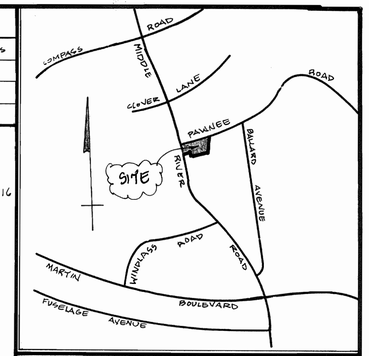
NO. OF PROPOSED UNITS: 11

ACTIVE L.O.S. REQ. -- 11 × 650 = 7150 S.F.

PASSIVE L.O.S. REQ. -- 11 × 350 = 3850 S.F.

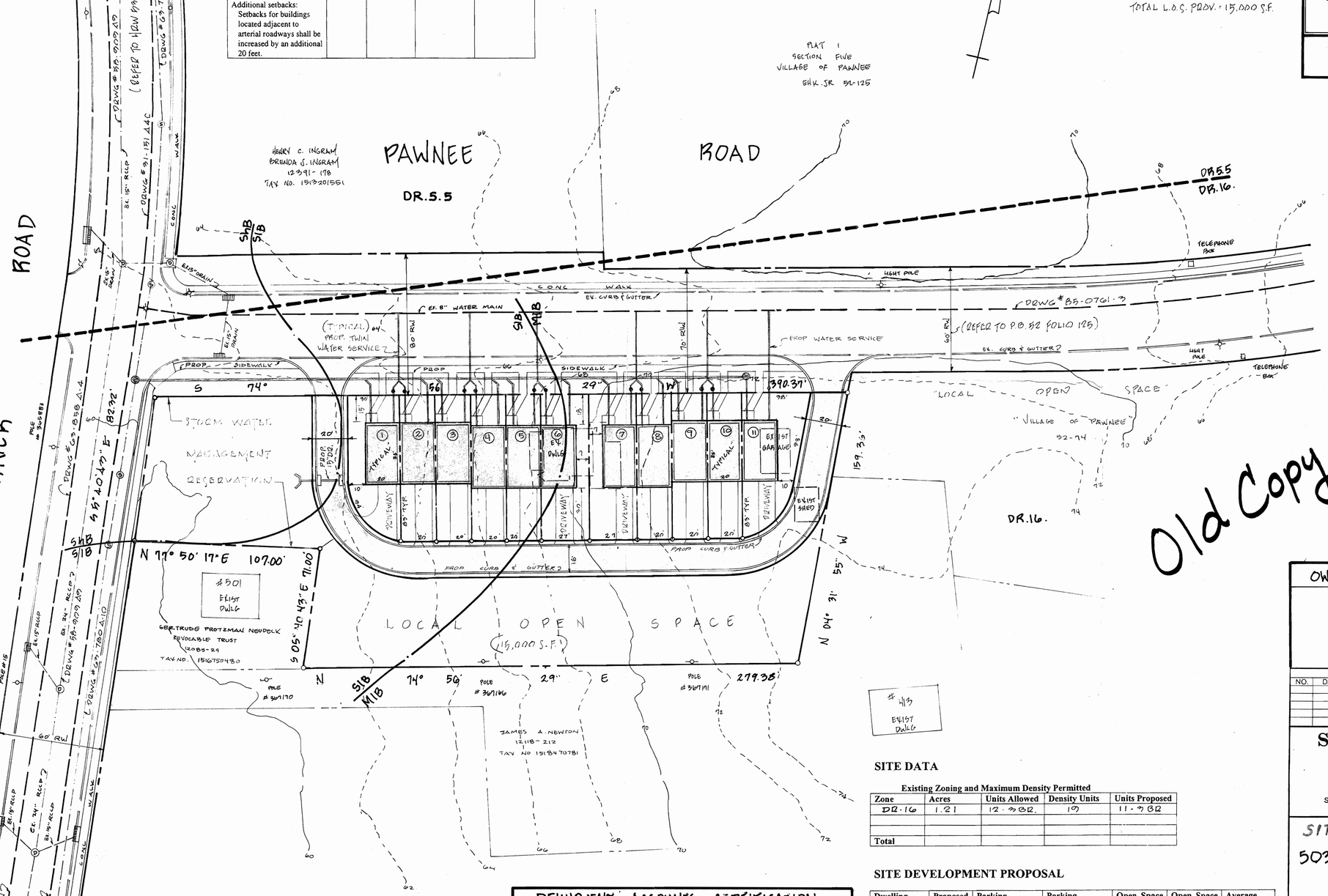
TOTAL L.O.S. REQ. = 11,000 S.F.

TOTAL L.O.S. PROV. = 15,000 S.F.



VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

SITE AREA	1.21 AC+-
DEED REFERENCE	21107-99
TAX ACCOUNT NO	1600007139
TAX MAP / GRID / PARCEL	90 / 11 / 1134
EXIST. ZONING	DR-16
ZONING MAP	09001
COUNCILMANIC DISTRICT	6TH
CENSUS TRACT	451300
WATERSHED	MIDDLE RIVER
SUBSEWERSHED	7
REGIONAL PLANNING DIST.	327
AVERAGE DAILY TRIPS	102
EXIST USE	1 SINGLE FAM. DWLG.
PROPOSED USE	11 TOWNHOUSES
UTILITIES	SEWER - EXIST PUBLIC WATER - EXIST. PUBLIC
SCHOOL DISTRICTS	ELEM. - VICTORY VILLA MIDDLE - MIDDLE RIVER HIGH - KENWOOD

Old Copy

SITE DATA

Existing Zoning and Maximum Density Permitted

Zone	Acres	Units Allowed	Density Units	Units Proposed
DR-16	1.21	12 - 3BR.	19	11 - 3BR
Total				

SITE DEVELOPMENT PROPOSAL

Dwelling Type	Proposed Units	Parking Required	Parking Provided	Open Space Required (Acres)	Open Space Proposed	Average Daily Trips
TOWNHOUSE	11	26	22	0.25	0.34	102
Total						

SURVEYORS CERTIFICATION

I, EDWIN J. KIRBY JR. PLS # 5481, DO HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE CONCEPT PLAN COMMENTS DATED JUNE 12, 2006 AND HAVE PREPARED THIS SITE DEVELOPMENT PLAT PURSUANT TO SAID COMMENTS.

DELINQUENT ACCOUNTS CERTIFICATION

I, ROSS B. EICHBERG, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

OWNER AND DEVELOPER

ROSS EICHBERG ESQ.
2550 M. STREET N.W.
WASHINGTON, DC 20037-1350
1-202-457-5644

REVISIONS

NO.	DATE	DESCRIPTION

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE: 823-3535

SITE DEVELOPMENT PLAN

503 MIDDLE RIVER ROAD

EICHBERG PROPERTY

PDM NO. 15-874

15TH ELECTION DISTRICT BALTIMORE CO, MD

SCALE 1" = 30' | DES. BY: | SHT. 1 OF 1
DATE MAR. 1, 2007 | DRN. BY: F.J.R.

205060 08-103-A