

IN RE: **DEVELOPMENT PLAN HEARING AND ***
PETITION FOR SPECIAL HEARING

N/S Edmondson Avenue at the N/E *
Corner of Harlem Lane
1st Election District *
1st Council District *
(6120 Edmondson Avenue) *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Thomas E. Booth, *Legal Owner/* *
Developer

Case Nos. I-543 & 08-214-SPH

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN ORDER

This matter comes before the Hearing Officer/Zoning Commissioner for a public hearing on a proposal submitted in accordance with the development review and approval process pursuant to Article 32, Title 4, of the Baltimore County Code (B.C.C.). The Owner/Developer of the property, Thomas Booth, seeks approval of a two-page redlined development plan prepared by Baltimore Land Design Group, Inc., proposing a redevelopment of the subject property into seven residential units, three duplex units, and one single family dwelling unit created from an existing multi-family building containing five apartments. The 1.392 acres of land is split-zoned D.R.5.5 for the most part with 0.146 acres in the D.R.16 zone. The property is located on the north side of Edmondson Avenue at the northeast corner of Harlem Lane in Catonsville. In addition to development plan approval and as permitted under B.C.C. Section 32-4-230, the Developer has requested a combined hearing by filing a Petition for Special Hearing relating to a "zoning density anomaly" seeking confirmation that the D.R.5.5 zoning designation would be allowed and utilized for calculating the total gross density for that portion of the site currently zoned D.R.16. The proposed development and requested zoning relief are all more particularly described on the redlined development plan which was marked and accepted into evidence as

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Date 1-30-08
By [Signature]

Developer's Exhibit 3A and 3B.

As to the history of the project, a concept plan of the proposed development was prepared and a Concept Plan Conference (CPC) was held on October 16, 2006 at 9:00 a.m. in the County Office Building. The concept plan is a schematic representation of the proposed subdivision as 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 subdivision to provide residents of the area an opportunity to review and comment firsthand on the plan. The CIM was held on November 20, 2006, at 7:00 p.m. at the Westowne Elementary School located at 401 Harlem Lane, where representatives of the Developer and the County attended, as well as a number of interested persons from the community. Subsequently, a development plan is prepared, based upon the comments received at the CPC and the CIM, and the development plan is submitted for further review at a Development Plan Conference (DPC), which, again, is held between the Developer's consultants and the County agency representatives to further review and scrutinize the plan. The DPC occurred on January 2, 2008. A revised development plan (the redlined plan) incorporating these comments is submitted at the Hearing Officer's Hearing scheduled before the undersigned and conducted in its entirety on January 25, 2008.

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 redlined 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

CHIEF PROSECUTOR FOR FILING
Date 1-30-08
By LSJ

complies with applicable Federal, State, and/or County laws and regulations pertaining to 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 hearing in support of development plan approval were Thomas Booth on behalf of the Developer, his attorney, Michael P. Tanczyn, Esquire, and Ms. Iwona Rostek-Zarska, P.E., of Baltimore Land Design Group, Inc., the professional engineer who prepared the development plan. There were no Protestants or other interested citizens in attendance at the hearing.

Also in attendance were representatives of the various Baltimore County reviewing agencies, including the following individuals from the Department of Permits and Development Management: Colleen Kelly (Project Manager), Dennis Kennedy (Development Plans Review), Jeffrey Perlow (Zoning Review Office), William Miner (Bureau of Land Acquisition), Curtis Murray (Office of Planning), Bruce Gill (Department of Recreation and Parks), and David Lykens (Department of Environmental Protection and Resource Management - DEPRM). 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 regulate 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. As such, I first inquired of Michael P. Tanczyn, Esquire, counsel for the Developer, as to any unresolved issues from the Developer's perspective. Mr. Tanczyn indicated that there were no unresolved or outstanding issues so far as the Developer was

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concerned, or were related to a Consent Order in the United States District Court, Case No. 1:05 CV 02028 (AMD), between the County and the Environmental Protection Agency (EPA) involving the repair and/or replacement of the County's sewer system.

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

Department of 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 7,000 square feet, more or less, with 4,550 square feet active open space, and 2,450 square feet passive open space. He indicated that a proposed development involving 20 units or less should be considered for a fee in lieu of open space if requested. He also stated 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 by letter, which was marked and accepted into evidence as Baltimore County Exhibit 1, and indicated that a fee of \$51,905.00 is to be paid prior to the recordation of the Record Plat.

Office of Planning - Curtis Murray appeared on behalf of the Office of Planning. Mr. Murray indicated that the pattern book, which had been submitted, contained some light colored brick which he did not believe should be approved. Subsequently, he had received an approved revised pattern book substituting red brick. This was signed and dated by Mr. Murray and submitted as Developer's Exhibit 1. In addition, a School Impact Analysis was prepared and showed sufficient capacity in accordance with the relevant adequate facilities requirements. Mr.

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Murray submitted the School Impact Analysis as Baltimore County Exhibit 2. Finally, he stated that the project meets the Baltimore County Zoning Regulations (B.C.Z.R.) performance standards as required in Section 260 and recommended plan approval.

Bureau of Plans Review (Public Works) - Dennis Kennedy appeared on behalf of the Bureau of Development Plans Review. Mr. Kennedy confirmed that the Developer's redlined development plan met most of his department's requirements and comments. He requested that an additional note be added to the plan to indicate that the five apartment unit would be converted to a single-family use prior to occupancy of any new duplex unit. He concluded by stating that his department recommended approval of the plan after that note was added.

Department of Environmental Protection and Resource Management – DEPRM - Dave Lykens appeared on behalf of DEPRM. He indicated that at the time of the DPC there had been an issue regarding storm water management which had been subsequently resolved with a waiver obtained and approved by Baltimore County. On behalf of DEPRM he recommended approval of the plan.

Office of Zoning Review - Jeffrey Perlow appeared on behalf of the Zoning Review Office. Mr. Perlow indicated that the redlined development plan generally complied with the comments of the Zoning Review Office. He requested that the plan include a condition that no duplex garage unit would be converted to some other use or used for storage such that it could not continue to be used as an automobile garage. Mr. Perlow, in conjunction with Mr. Murray, later requested that a condition be included in the Order approving the development plan that indicated the eighth density unit available would not be built on the property or transferred to adjacent property owners while under the current zoning. The Developer agreed to this request

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By [signature]

as a condition of approval of the plan and zoning relief requested. Mr. Perlow then recommended his approval of the redlined plan.

Bureau of Land Acquisition - William Miner appeared on behalf of the Bureau of Land Acquisition. He requested clarification as to whether the Academy Heights development property line next to the subject property came to the south side of the alleyway where there is an existing four-foot strip, noted on the redlined plan, as belonging to the Cardenas Company, the original developer of Academy Heights. The engineer responded by extending the property line for Academy Heights to the south side of the alley and the north side of the four-foot strip adjacent to the subject property. Mr. Miner next questioned whether the Petitioner had the right property I.D. Tax account number for their property as his records indicated it was utilized by another property owner. After some review and further investigation, Mr. Miner reported that the same tax I.D. account number had apparently been assigned by SDAT to this property as well as another property in the area of downtown Catonsville near Fusting Avenue. He asked that the Developer contact SDAT to attempt to get the matter resolved as to which property tax account number is properly applicable to this property. The Developer agreed to do so. Mr. Miner asked that that be done prior to the recordation of the approved final development plan. Based on that understanding, he recommended approval of the plan.

The Developer then called upon Ms. Iwona Rostek-Zarska with Baltimore Land Design Group, Inc. to introduce the plan and explain the redlined changes. She described the site as a rectangular piece of property and when purchased by the Developer (Developer's Exhibit 5), the deeded property included a single five unit apartment multi-family structure and some open land. She identified the areas zoned D.R.5.5 and D.R.16 and expressed her opinion that the D.R.16

By Date 1-30-08
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zoning line was, perhaps, engrafted erroneously on the Developer's property because of the Holly Courts Apartment use to the east. She described the trees, which would be retained, as well as the trees which would be cleared which were characterized as being of lesser quality. She explained that the ingress and egress would utilize environmentally friendly durable block pavers through which the grass would be permitted to grow and the storm water and rain water would be allowed to penetrate.

As noted above, the Developer plans to convert the five apartment unit building into a single-family dwelling and to build three duplex units, two of which will receive "model permits". One duplex unit of model homes will not be connected to the County's water and sewer system until the sewer deficiencies in this area of special concern are addressed under the aforesaid EPA Consent Order. In this regard, the Developer produced and introduced as Developer's Exhibit 4, a letter approved by Timothy Kotroco, in his capacity as Director of the Department of Permits and Development Management, authorizing the construction of these model homes, as well as authorizing recording of the final Development Plat for seven units subsequent to receiving all required Hearing Officer and zoning approvals.

Ms. Rostek-Zarska described the surrounding properties (the neighborhood) as utilized to the east for a large apartment complex on D.R.16 zoned land and to the north a townhome community on D.R.10.5 zoned land of long standing named Academy Heights and the property located across Edmondson Avenue from the Developer's property as a mix of a small number of single family dwellings on D.R.5.5 land including a Sunoco gasoline station.

Ms. Rosek-Zarska concluded her testimony by expressing an opinion, based on her professional knowledge and experience, that the redlined development plan fully complies with

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By [signature]

the development regulations, rules and policies required by the Baltimore County Zoning Regulations (B.C.Z.R.) and the Baltimore County Code (B.C.C.). Developer's counsel pointed out that under B.C.C. Section 32-4-227(e)(2), that where, in this case, the comments or conditions are addressed to the satisfaction of the County's reviewing agencies, the development plan shall be considered to be in compliance with the County's regulations. I find based on the testimony and evidence presented that the two page redlined Development Plan submitted as Developer's Exhibits 3A and 3B should be approved, subject only to the following conditions:

1. The five apartment units must be converted to a single family dwelling use prior to the issuance of use and occupancy permits for the new duplex units.
2. The Developer shall be permitted to record a Final Development Plan for the seven lots proposed upon the expiration of the appeal period.
3. The property Tax I.D. account number in question for this property shall be ascertained and included on the Final Development Plan prior to final approval.
4. Based on the Developer's agreement to be so bound, no eighth residential density unit shall be constructed or proposed so long as the property remains under its current zoning designation.

Turning next to the Petition for Special Hearing seeking an interpretation of the Baltimore County Zoning Regulations (B.C.Z.R.) Section 1B01.2A.2 and a determination as to whether a zoning density anomaly exists; and, if so, to confirm that the D.R.5.5 designation would allow for calculating total gross site density for the portion of the site currently zoned D.R.16 and not D.R.5.5.

In the course of the development plan hearing, Mr. Perlow of the Zoning Review Office, when questioned on that point, deferred to the Zoning Commissioner as to whether a zoning density anomaly exists. He acknowledged when asked that the D.R.16 portion of land which is a

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rather narrow sliver or strip parallel to the eastern boundary and outside the proposed development area would carry some density for purposes of calculating the density available to the entire tract. Mr. Perlow acknowledged that the subject zoning regulation does not mention D.R.5.5, but rather talks about clustering projects for land which is zoned D.R.10.5 and D.R.16. He acknowledged that all of the density requested by the Developer is calculated upon the D.R.5.5 calculation and that utilizing this method, the site would yield eight density units where the Developer seeks approval for seven units.

In the presentation of the zoning hearing, the engineer, Ms. Rostek-Zarska, as well as the Developer's attorney, demonstrated the heavy D.R.16 density uses to the east in the Holly Courts Apartments, as well as the townhouse development to the north known as Academy Heights. They referred to pictures included in the pattern book showing the styles of homes in the immediate area which range from multi-story apartment buildings to townhome developments, to single family dwellings, as well as the Sunoco station. I have reviewed as well the proposed duplex units pictured in the pattern book that the Office of Planning has concluded in its recommended approval of the development plan as meeting the residential performance standards of B.C.Z.R. Section 260. I find as well that there are no negative or adverse Zoning Advisory Committee (ZAC) comments and that the Office of Planning expressed no objection to the approval of the Plan or Special Hearing request. I therefore find that there is a density anomaly since the land for which the owner has paid taxes is available for some use under the County's regulations, and the result of allowing the calculation of density utilizing D.R.5.5 will represent the least residential development that should be calculated for this site so long as all parts of the site are utilized for calculating density.

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By [signature]

In summary, I am persuaded that the Special Hearing relief as described above is properly requested under these facts and should be granted. I find that the D.R.5.5 zoning designation should be allowed and utilized for calculating the total gross site density for the portion of the site that is currently zoned D.R.16 and not D.R.5.5. I find that the relief can be granted without detrimental impact on adjacent properties and that the grant of such relief is consistent with the spirit and intent of the regulations.

Pursuant to the zoning and development regulations of Baltimore County as contained within the Baltimore County Zoning Regulations (B.C.Z.R.) and in Article 32, Title 4, of the Baltimore County Code (B.C.C.) the advertising and posting of the property, and the public hearing held thereon, the redlined Development Plan for **"6120 Edmondson Avenue"**, shall be APPROVED and for the reasons set forth above the Petition for Special Hearing shall be GRANTED.

THEREFORE, IT IS ORDERED by this Hearing Officer/Zoning Commissioner for Baltimore County, this 30th day of January, 2008, that the two page redlined development plan for 6120 Edmondson Avenue, entered into evidence as Developer's Exhibit 3A and 3B, be and is hereby APPROVED subject to the following conditions:

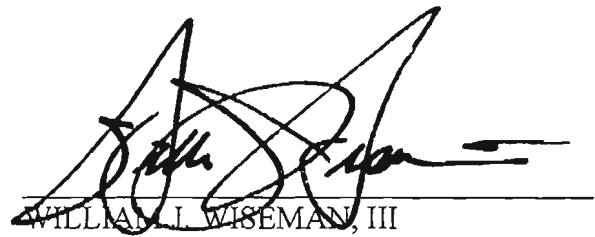
1. The five existing apartment units must be converted to a single family dwelling use prior to the issuance of occupancy permits for any of the new duplex units.
2. The Developer shall be permitted to record a Final Development Plan for the seven lots proposed upon the expiration of the appeal period of this Order.
3. The property Tax I.D. account number in question (0123002860) for this property shall be ascertained and included on the Final Development Plan prior to final approval.
4. Based on the Developer's agreement to be so bound, no eighth residential density unit shall be constructed or proposed so long as the property remains under its current zoning designation; and

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By GW

IT IS FURTHER ORDERED that the time limitation for vesting established in Baltimore County Code (B.C.C.) Section 32-4-273 will not begin to run or accrue on this approved redlined Development Plan until such time as the area of special concern involving the County's sewer system has been abated.

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the "zoning density anomaly" and to confirm that the D.R.5.5 zoning designation would be allowed and utilized for calculating the total gross site density for the portion of the site that is currently zoned D.R.16 and not D.R.5.5, as more particularly described shown on Developer's Exhibit 3A and 3B, be and is hereby CONFIRMED and APPROVED.

Any appeal of this Order shall be taken in accordance with Sections 32-3-401 and 32-4-281 of the Baltimore County Code.


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

ORDER RECEIVED FOR FILING
Date 1-30-08
By DW



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 30, 2008

Michael P. Tanczyn, Esquire
Law Offices Of Michael P. Tanczyn
606 Baltimore Avenue, Suite 106
Towson, MD 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR SPECIAL HEARING

N/S Edmondson Avenue at the N/E Corner of Harlem Lane
1st Election District - 1st Council District
(6120 Edmondson Avenue)
Thomas E. Booth, *Legal Owner/Developer*
Case Nos. I-543 & 08-214-SPH

Dear Mr. Tanczyn:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved, in accordance with the attached Order.

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

Very truly yours,

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

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Thomas Booth, 2529 Washington Boulevard, Baltimore, MD 21230
Iwona Rostek-Zarska, P.E., Baltimore Land Design Group, Inc., 222 Schilling Circle,
Suite 105, Hunt Valley, MD 21031
Colleen Kelly, DPDM; DEPRM; DPW; DPR; LA; OP; R&P; People's Counsel; Case File



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 6120 Edmondson Avenue, Baltimore, MD
 which is presently zoned DR5.5 and DR16

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(This box to be completed by planner)

the "zoning density anomaly" and to confirm that the DR5.5 zoning designation would be allowed and utilized for calculating the total gross site density for the portion of the site that is currently zoned DR16 and not DR5.5

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

Michael P. Tanczyn, Esq.

Name - Type or Print _____

Signature _____

Company _____

606 Baltimore Ave #106 410-296-8823

Address _____ Telephone No. _____

Towson, MD 21204

City _____ State _____ Zip Code _____

Legal Owner(s):

Thomas E. Booth

Name - Type or Print _____

Signature _____

Name - Type or Print _____

Signature _____

2529 Washington Blvd. 410-736-8374

Address _____ Telephone No. _____

Baltimore, MD 21230-1406

City _____ State _____ Zip Code _____

Representative to be Contacted:

Baltimore Land Design Group Inc. Attn: Iwona Rostek-Zarska, PE

Name _____

222 Schilling Cir #105 410-229-9851 X104

Address _____ Telephone No. _____

Hunt Valley, MD 21030

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 08-214-SPH

REV 9/15/98

UNAVAILABLE FOR HEARING

Reviewed By A. Train Date 11/06/07

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Date 1-30-08

By WJ

**DESCRIPTION TO ACCOMPANY ZONING PETITION
FOR A SPECIAL HEARING
6120 EDMONDSON AVENUE, BALTIMORE, MARYLAND
1ST ELECTION DISTRICT; 1ST COUNCILMANIC DISTRICT**

October 29, 2007

Beginning at a point on the east side of Harlem Lane which is 50' wide, said point being located northerly 380 feet, more or less, from the centerline of Edmondson Avenue (60' wide) thence running the following courses and distances:

1. North 79° 47' 27" East 176.94 feet, more or less, to a point; thence,
2. South 02° 41' 21" West 363.15 feet, more or less, to a point; thence,
3. Southwesterly along a curve to the left having a radius of 1,462.40 feet and a length of 80.50 feet, to a point; thence,
4. Northwesterly along a curve to the right having a radius of 20 feet and a length of 31.28 feet, more or less, to a point; thence,
5. North 09° 27' 47" West 330.72 feet, more or less, to the point of beginning.

Containing 48,763 square feet or 1.12 acres of land, more or less.

This description is intended for zoning purposes only and shall not be used for conveyance of land.



08-214-6PH

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: # 08-214-SPH

6120 Edmondson Avenue

N/side of Edmondson Avenue, n/east corner of Edmondson Avenue and Harlem Lane

1st Election District - 1st Councilmanic District

Legal Owner(s): Thomas E. Booth

Special Hearing: to permit the 'zoning density anomaly' and to confirm that the DR 5.5 zoning designation would be allowed and utilized for calculating the total gross site density for the portion of the site that is currently zoned DR 16 and not DR 5.5.

Hearing: Friday, January 25, 2008 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.

1/18 Jan. 10

160105

CERTIFICATE OF PUBLICATION

1/10/, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/10/, 2008.

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

J. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **06900**

Date: 11/06/07

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/07/2007 11/06/2007 15:06:08 1
 REG 1501 WALKIN JRIC JNR
 >>RECEIPT # 354034 11/06/2007 OFLH

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Dept 5 528 ZONING VERIFICATION
 CR # 006900

Recpt Tot: \$65.00
 \$65.00 OK \$1.00 CA
 Baltimore County, Maryland

Total: \$65.00

Rec
 From:

Michael Tanczyn

For:

6120 Edmondson Ave

08-214-SPH

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

(Drop off Petition)

**CASHIER'S
 VALIDATION**



ZONING NOTICE

CASE # 08-214-SPH

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

ROOM 106, COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

PLACE: _____

DATE AND TIME: FRIDAY, JANUARY 25, 2008
AT 9:00 A.M.

REQUEST: SPECIAL HEARING TO
PERMIT THE "ZONING DENSITY ANOMALY" AND TO
CONFIRM THAT THE DR 5.5 ZONING DESIGNATION
WOULD BE ALLOWED AND UTILIZED FOR CALCULATING
THE TOTAL GROSS SITE DENSITY FOR THE PORTION
OF THE SITE THAT IS CURRENTLY ZONED DR 1G
AND NOT DR 5.5.

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

CERTIFICATE OF POSTING

RE: Case No.: 08-214-SPH

Petitioner/Developer: THOMAS BOOTH

Date of Hearing/Closing: 1-25-08

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

Attention: **Christen Matthews**

Ladies and Gentlemen: This letter is to certify under the penalties of perjury that the necessary sign(s)

required by law were posted conspicuously on the property located at _____

6120 EDMONDSON AVE.

The sign(s) were posted on _____

DEC. 21, 2007

(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)

**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: 08-214-SPH
Petitioner: THOMAS BOOTH
Address or Location: 6120 EDMONDSON

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL TANCZYK
Address: STE 106
606 BALTIMORE AVE
TOWSON MD 21204
Telephone Number: 410 296 8823



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

December 7, 2007

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: 08-214-SPH

6120 Edmondson Avenue

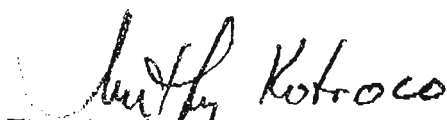
N/side of Edmondson Avenue, n/east corner of Edmondson Avenue and Harlem Lane

1st Councilmanic District – 1st Election District

Legal Owners: Thomas E. Booth

Special Hearing to permit the "zoning density anomaly" and to confirm that the DR 5.5 zoning designation would be allowed and utilized for calculating the total gross site density for the portion of the site that is currently zoned DR 16 and not DR 5.5.

Hearing: Friday, January 25, 2008 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204


Timothy Kotroco
Director

TK:klm

C: Michael Tanczyn, 606 Baltimore Avenue, Ste. 106, Towson 21204
Thomas Booth, 2529 Washington Blvd., Baltimore 21230
Iwona Rostek-Zarska, 222 Schilling Circle, #105, Hunt Valley 21030

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JANUARY 10, 2008.**
- (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.

Visit the County's Website at www.baltimorecountyonline.info



TO: PATUXENT PUBLISHING COMPANY
Thursday, January 10, 2008 Issue - Jeffersonian

Please forward billing to:
Michael Tanczyn
606 Baltimore Avenue
Towson MD 21204

410-296-8823

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: 08-214-SPH

6120 Edmondson Avenue

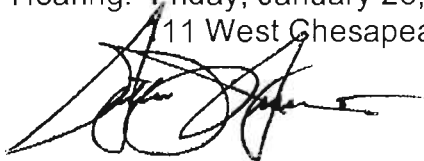
N/side of Edmondson Avenue, n/east corner of Edmondson Avenue and Harlem Lane

1st Councilmanic District – 1st Election District

Legal Owners: Thomas E. Booth

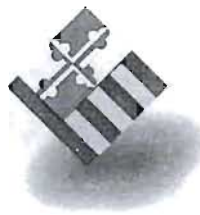
Special Hearing to permit the "zoning density anomaly" and to confirm that the DR 5.5 zoning designation would be allowed and utilized for calculating the total gross site density for the portion of the site that is currently zoned DR 16 and not DR 5.5.

Hearing: Friday, January 25, 2008 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
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

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

January 16, 2008

Michael P. Tanczyn, Esquire
606 Baltimore Avenue, #106
Towson, Maryland 21204

Dear Mr. Tanczyn:

RE: Case Number: 08-214-SPH, 6120 Edmondson Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 6, 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
Thomas E. Booth 2529 Washington Blvd. Baltimore 21230-1406
Baltimore Land Design Group, Inc. Attn: Iwona Rostek-Zarska, PE 222 Schilling Circle,
#105 Hunt Valley 21030

BW 1/25
9am

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
JAN 11 2008

BY:.....

TO: Timothy M. Kotroco

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

DATE: January 11, 2008

SUBJECT: Zoning Item # 08-214-SPH
Address 6129 Edmondson Avenue
(Booth Property)

Zoning Advisory Committee Meeting of November 12, 2007

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- ☒ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
- ☐ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Russo

Date: 12/19/07

BW
1/25
9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 3, 2007

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

RECEIVED
DEC 05 2007

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-214- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request.

For further questions or additional information concerning the matters stated herein, please contact Dennis Wertz in the Office of Planning at 410-887-3480.

Prepared By: Curtis Murray

Division Chief: Lynn Larkin

CM/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2007

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

SUBJECT: Zoning Advisory Committee Meeting
For November 20, 2007
Item Nos. 08-195, 206, 207, 208, 209,
210, 211, 212, 213, 214, 215, and 216

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-11092007.doc



BALTIMORE COUNTY

M A R Y L A N D

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

November 16, 2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: November 20, 2007

Item Number: Item Numbers 196, 206 through 216

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
410-887-4880 (C) 443-829-2946
MS-1102F

cc: File

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



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

Maryland Department of Transportation

Date: 11/20/2007

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

RE: Baltimore County
Item No. 8-214-SPH
6129 EDMONDSON AVENUE
BOOTH PROPERTY
SPECIAL HEARING

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. 8-214-SPH.

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,


Steven D. Foster, Chief
For Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
6129 Edmondson Avenue; N/S Edmondson *
Avenue, NE corner Edmondson & Harlem * ZONING COMMISSIONER
1st Election & 1st Councilmanic Districts *
Legal Owner(s): Thomas E. Booth * FOR
Petitioner(s) *
BALTIMORE COUNTY
*
08-214-SPH

* * * * *

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 21st day of November, 2007, a copy of the foregoing Entry of Appearance was mailed to, Baltimore Land Design Group, 222 Schilling Circle, Suite 105, Hunt Valley, MD 21030 and Michael Tanczyn, Esquire, 606 Baltimore Avenue, St. 106, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED

NOV 21 2007

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

LAW OFFICES
MICHAEL P. TANCZYN, P.A.

Suite 106 • 606 Baltimore Avenue
Towson, Maryland 21204

Phone: (410) 296-8823 • (410) 296-8824 • Fax: (410) 296-8827

November 2, 2007

VIA HAND-DELIVERY

W. Carl Richards
Zoning Administrator
111 W. Chesapeake Avenue
Towson, MD 21204

Re: 6120 Edmondson Avenue, Baltimore County
DR5.5 and DR16 - Special Hearing

Dear Carl:

Enclosed herewith please find the Petition for Special Hearing. This was something my client was directed to file for in a meeting with you and others. It involves a zoning anomaly for split zoned property which he has taken through the community input meeting steps and is now ready to file for a combined development plan hearing and zoning hearing. A small sliver of the total property is DR16 and he was asked to file a Special Hearing Petition with the language contained in this Petition which was run through the County for accuracy.

I enclose all of the plats, zoning excerpts, as well as sealed descriptions, and posting notice, as well as our check. Please confirm your receipt of this in a timely manner and schedule this in for joint hearing with the development plan which is being filed by Baltimore Land Design Group, Inc. in the same time frame. This matter is being submitted first so that we can get a case number which can then be included on the development plan plat which will be filed shortly as noted.

Any questions don't hesitate to call.

Very truly yours,


Michael P. Tanczyn, Esquire

MPT:kds

Encl.

cc: Mr. Thomas E. Booth
Baltimore Land Design Group, Inc.

08-214-SPH

6120
EDMONDSON
AVE

CASE NAME ESTH PROPERTY
CASE NUMBER 10543 SS-044SP1
DATE 1/25/2008

[illegible]

6120
EDMONDSON
AVE

CASE NAME _____
CASE NUMBER _____ 0154
DATE _____ 1/25/01

NAME _____

ADDRESS

CITY, STATE, ZIP

E-MAIL

DAVID WIKENS

DEPRM

5857

BRUCE GILL

RECREATION + PARKS

Curtis Murray

Planning

Dennis Kennedy

DPR

Jeffrey Perlman

Zoning Review

x 339

William Miller

LAND ACQUISITION

Colleen Kelly

PDA

ALL OF THE EXHIBITS
PRODUCED AT THE
HEARING ON 1/25/08

ARE IN THE PDM FILE:

(CASE NO. I-543 –

6120 EDMONDSON AVE)

Case No.: 08-214-SPH $\frac{1}{2}$ I-543 - 6120 Edmondson Ave

Exhibit Sheet

Petitioner/Developer

Protestant

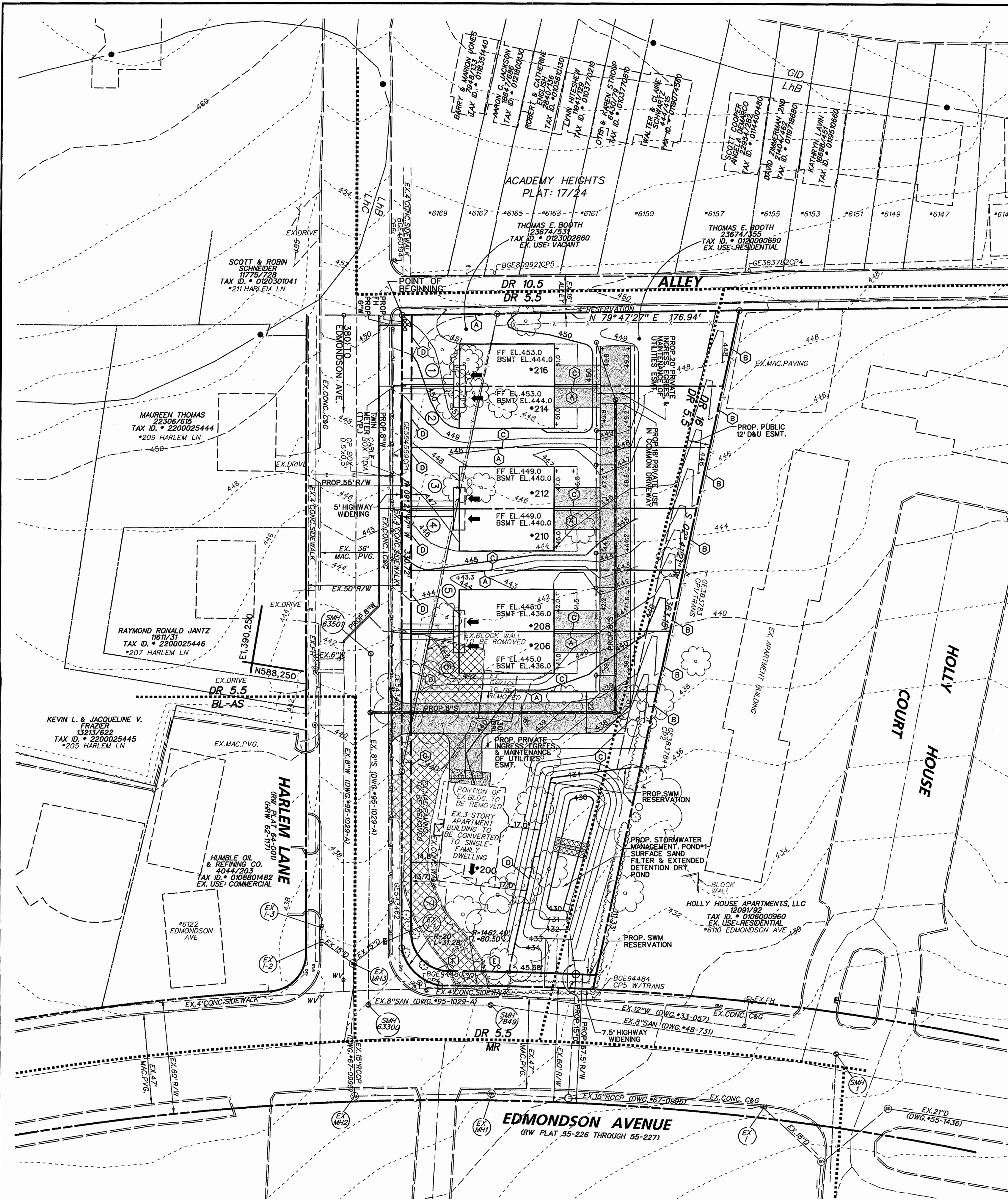
No. 1	Revised Pattern Book Reviewed & OK'd by Curtis Murray	
No. 2	ZONING MAP	
No. 3	RED LINED ^{3A-1002} _{3B-2002} DEVELOPMENT PLAN	
No. 4	Directors Letter Re Model Permits .	
No. 5	DEED - LIBER-23674 Page-355 5 Apt. Units when Purchased.	
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Case No.:

08-214-SPH - I-543

County Exhibits

No. 1	OPEN SPACE WAIVER - approval letter
No. 2	School Impact Analysis
No. 3	
No. 4	
No. 5	
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	



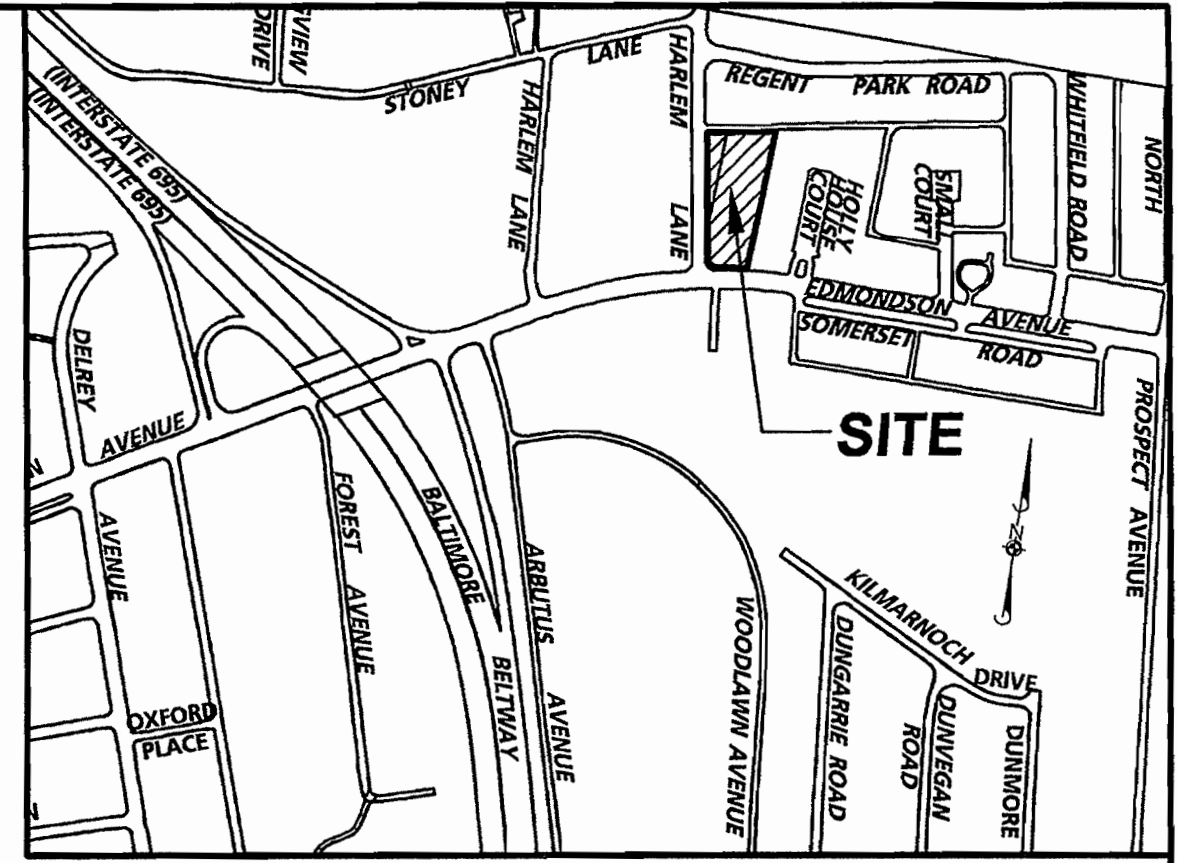
NOTES:

THE OFFICE OF PLANNING HAS SUBMITTED WRITTEN FINDINGS TO ENSURE COMPLIANCE WITH THE PERFORMANCE STANDARDS LISTED IN SECTION 260 OF THE BALTIMORE COUNTY ZONING REGULATIONS (PER COUNTY COUNCIL BILLS 34-2001 AND 58-2001). THIS DEVELOPMENT AND ALL PROPOSED DWELLINGS WILL COMPLY WITH SAID OFFICE OF PLANNING WRITTEN FINDINGS AND THE PERFORMANCE STANDARDS AS SHOWN ON THE PLAN. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, DEVELOPER, DEVELOPER'S ENGINEER, CONTRACT PURCHASER, OR BUILDING PERMIT APPLICANT TO OBTAIN COMPLIANCE CERTIFICATION FROM THE OFFICE OF PLANNING PRIOR TO BUILDING PERMIT APPLICATION AND TO PRESENT THIS CERTIFICATION ON ANY BUILDING PERMIT SITE PLANS / PLOT PLANS.

THE DWELLINGS AND DEVELOPMENT ARE SUBJECT TO (AND MUST BE CONSISTENT WITH) THE BALTIMORE COUNTY CODE, COMPREHENSIVE MANUAL OF DEVELOPMENT POLICY, THE COUNTY LANDSCAPE MANUAL, THE PERFORMANCE STANDARDS, AS WELL AS OTHER BALTIMORE COUNTY ZONING REGULATIONS AND POLICES, PURSUANT TO SECTION 1B01, 260, 409, AND SECTION 504, BALTIMORE COUNTY ZONING REGULATIONS. THE PROPOSED DWELLINGS AND DEVELOPMENT WILL COMPLY WITH ALL OF THE AFOREMENTIONED STANDARDS AND GUIDELINES.

LEGEND

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER, MANHOLE & CLEANOUT
- EX. WATER MAIN, VALVE & FIRE HYDRANT
- EX. OVERHEAD LINE
- EX. ELECTRIC LINE
- EX. TREE
- EX. BUSH LINE
- EX. INDEX COUNTOURS
- EX. INTERMEDIATE CONTOURS
- ZONING LINE
- SOIL LINE
- EX. PAVING TO BE REMOVED
- PROP. "TURFSTONE" PERMEABLE GRID PAVERS
- PROP. SANITARY SEWER & CLEANOUT
- PROP. WATER MAIN, VALVE & FIRE HYDRANT
- PROP. EASEMENT LINE
- PROP. DWELLING
- PROP. LOT LINE
- PROP. LOT NUMBER



VICINITY MAP

SCALE: 1" = 500'

GENERAL NOTES

- COURSES, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED ON MCS GRID AND DATUM NAD 83 (NAD 83) & NAVD 88 (VERT.).
- ALL LOTS SHOWN HEREON ARE FOR SINGLE-FAMILY DETACHED AND SEMI-DETACHED USE AND ARE FOR SALE.
- PROPOSED HOUSE SIZES AND LOCATIONS ARE SCHEMATIC ONLY. FINAL LOCATIONS TO BE DETERMINED AT THE TIME OF BUILDING PERMIT.
- STORM DRAINS, GRADING, AND STORMWATER MANAGEMENT LAYOUTS SHOWN HEREON ARE SCHEMATIC ONLY AND ARE SUBJECT TO CHANGE UPON FINAL DESIGN AND APPROVAL.
- PROPOSED DRIVEWAYS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL DESIGN AND GRADING OF LOTS.
- THE BUILDING ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL RESIDENTIAL STRUCTURES WITHIN THE ENVELOPE ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
- ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER LINES.
- GRAVITY SEWER SERVICES ARE PROVIDED TO BASEMENT FLOOR ELEVATIONS.
- EXISTING GARAGE AND PORTION OF EXISTING DRIVEWAY WILL BE REMOVED. THE DEVELOPER, THOMAS E. BOOTH, IS FINANCIALLY RESPONSIBLE FOR THEIR REMOVAL.
- THE DEVELOPER, THOMAS E. BOOTH, IS FINANCIALLY RESPONSIBLE FOR INSTALLATION OF PROPOSED 16 FEET WIDE DRIVEWAY AND PROPOSED SANITARY SEWER LOCATED WITHIN THE UTILITY EASEMENT.
- THE HOME OWNERS ASSOCIATION (HOA) WILL BE RESPONSIBLE FOR THE MAINTENANCE OF 16 FEET WIDE DRIVEWAY AND SANITARY SEWER WITHIN UTILITY EASEMENT. THE HOA WILL BE CREATED PRIOR TO A SELL OF ANY LOTS.
- ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN, OR ADJACENT PROPERTY.
- ALL IMPERVIOUS AREAS SHOULD BE CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
- HOUSE DOWNSPOUTS ARE TO BE DISCHARGED ONTO PVIOUS AREAS, WHERE FEASIBLE AND IN A MANNER TO DIRECT FLOW TOWARD PROPOSED POND #1.
- THE STORMWATER MANAGEMENT POND IS PUBLIC AND WILL BE MAINTAINED BY BALTIMORE COUNTY. DEVELOPER, THOMAS E. BOOTH, IS FINANCIALLY RESPONSIBLE FOR THE INSTALLATION OF THE PROPOSED POND.
- STORMWATER MANAGEMENT IS PROVIDED FOR THIS PROJECT WITHIN THE PROPOSED POND. CERTAIN VARIANCES ARE REQUIRED AND OUTLINED IN "ADDITIONAL INFORMATION" FOOTNOTE 1) SHOWN ON SHEET 1 OF 2.
- EXISTING TREES AND VEGETATION SHALL BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROAD, BUILDING, AND UTILITY CONSTRUCTION.
- FOREST STAND DELINEATION REPORT, FOREST CONSERVATION WORKSHEET, AND PRELIMINARY FOREST CONSERVATION PLAN HAVE BEEN APPROVED BY D.E.P.R.M., EIR ON AUGUST 17, 2008. THE DEVELOPER WILL MEET REFORESTATION REQUIREMENTS THROUGH PURCHASE OF 0.2 ACRE OF FOREST RETENTION CREDIT AT A COUNTY APPROVED FOREST CONSERVATION BANK.
- LANDSCAPE REQUIREMENTS: WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL.
- THE PROPOSED PUBLIC HIGHWAY WIDENING WILL BE DEDICATED TO BALTIMORE COUNTY AT NO COST.
- THIS SITE IS LOCATED IN A SEWER DEFICIENT AREA SHOWN ON THE 2007 BASIC SERVICES SEWERAGE MAP (PURSUANT TO SECTION 4A02-BCZR). NO ADDITIONAL FLOW SHALL BE DISCHARGED TOWARD TWO ACTIVE OVERFLOW RELIEF POINTS: #99 EDMONDSON AVE. AND #118 OVERBROOK ROAD.
- THIS SITE IS NOT LOCATED IN THE WATER SUPPLY AND TRANSPORTATION DEFICIENT AREAS.
- THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAVE CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
- TRASH IS TO BE COLLECTED BY BALTIMORE COUNTY ON HARLEM LANE.
- HIGHWAY SLOPE EASEMENTS, DRAINAGE & UTILITY EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
- BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THE LAND DESIGNATED AS PRIVATE EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE EASEMENT FOR THE PURPOSE OF THE PURPOSE OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE, OR CABLE T.V.
- ISSUANCE OF THE BUILDING PERMIT AND GRADING FOR INDIVIDUAL LOTS WILL BE DONE IN ACCORDANCE WITH THE "STANDARD PLAN FOR GRADING AND SEDIMENT CONTROL" AND WILL BE ACCOMPLISHED BY THE INDEPENDENT HOME BUILDER OF THE DWELLING GRADING WITHIN THE INDIVIDUAL LOTS SHOWN HEREON IS FOR SCHEMATICS ONLY AND SUBJECT TO CHANGE BASED ON FINAL BUILDING FOOTPRINT AND LOCATION.
- THE AREA BETWEEN THE "SIGHT LINE" AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF OBSTRUCTIONS.
- TOTAL DISTURBED AREA - 1.07 ACRES
- SHA ACCESS PERMIT IS NOT REQUIRED FOR THIS PROJECT. SHA UTILITY PERMIT IS REQUIRED FOR THIS SITE.
- ESTIMATED ADT - 70
- OPEN SPACE: 4,550 SF ACTIVE AND 2,450 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 11D3
- OPEN SPACE PROVIDED: 0 SF; WAIVER REQUESTED AND FEE IN LIEU TO BE PAID

PROPERTY LINES DESCRIPTION

LOT NO.	(A)	(B)	(C)	(D)	(E)	(F)	(G)	ADDRESS	SQUARE FEET / ACRES
1	N79°47'27"E - 171.94'	S02°41'21"W - 40.32'	S80°32'13"W - 163.44'	N09°27'47"W - 37.11'	-	-	-	216 HARLEM LANE	6,416.90 SF / 0.148 AC
2	S80°32'13"W - 163.44'	S02°41'21"W - 32.73'	S80°32'13"W - 156.55'	N09°27'47"W - 32.00'	-	-	-	214 HARLEM LANE	5,119.72 SF / 0.118 AC
3	S80°32'13"W - 156.55'	S02°41'21"W - 32.73'	S80°32'13"W - 149.68'	N09°27'47"W - 32.00'	-	-	-	212 HARLEM LANE	4,899.22 SF / 0.113 AC
4	S80°32'13"W - 149.68'	S02°41'21"W - 32.73'	S80°32'13"W - 142.76'	N09°27'47"W - 32.00'	-	-	-	210 HARLEM LANE	4,678.72 SF / 0.108 AC
5	S80°32'13"W - 142.76'	S02°41'21"W - 32.73'	S80°32'13"W - 135.87'	N09°27'47"W - 32.00'	-	-	-	208 HARLEM LANE	4,458.21 SF / 0.102 AC
6	S80°32'13"W - 135.87'	S02°41'21"W - 32.73'	S80°32'13"W - 128.98'	N09°27'47"W - 32.00'	-	-	-	206 HARLEM LANE	4,237.71 SF / 0.097 AC
7	S80°32'13"W - 128.98'	S02°41'21"W - 40.23'	S73°27'30"E - 47.32'	S02°52'05"W - 103.60'	R-1469.90', L-31.48'	R-20.00', L-31.37'	N09°27'47"W - 125.96'	200 HARLEM LANE	11,695 SF / 0.268 AC
TOTAL LOT ACREAGES - 0.954 AC									
SWM RESERVATION - 0.110 AC									
HIGHWAY WIDENING AREA - 0.056 AC									
TOTAL SURVEYED AREA - 1.120 AC									

NOTE: THE PRESENT ADDRESS OF EXISTING APARTMENT BUILDING WILL BE CHANGED FROM 6120 EDMONDSON AVENUE TO 200 HARLEM LANE.

BLDG
Baltimore Land Design Group Inc.
Consulting Engineers
222 SCHILLING CIRCLE SUITE 105 • HUNT VALLEY, MARYLAND 21030
PHONE: 410.229.9851 • FAX: 410.229.9865 • BLDG@BLDGINC.COM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21245, EXPIRATION DATE: JUNE 9, 2008.

OWNER
THOMAS E. BOOTH
2529 WASHINGTON BOULEVARD
BALTIMORE, MARYLAND 21230
PHONE (410) 736-8374
FAX (410) 646-7786

DATE	ITEM

PLAN TO ACCOMPANY PETITION
FOR SPECIAL HEARING
6120 EDMONDSON AVENUE
BALTIMORE, MARYLAND
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=30'

ELECTION DISTRICT 01, C1
DATE: OCTOBER 30, 2007

PDM FILE #01-543

DRAWING NO.
SH-2
SHEET 2 OF 2



Plan Sheet: 101A1

Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is also depicted. In addition, County Board of Appeals actions from MC 05-01, MC 05-02, MC 05-03, and MC 05-04 on February 9, 2005 are represented in this application.

Legend

- Zoning
- Streams
- Vegetation
- Buildings
- Roads
- Rail Lines

Baltimore County Office of Planning and Zoning Official Zoning Map

094B3	094C3	095A3	095B3	
100B1	100C1	101A1	101B1	101C1
100B2	100C2	101A2	101B2	101C2

Scale
1" = 200'
0 100 200 400
Feet

1

Data Sources:
Planometric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004

08-214 SPH