

IN RE: **PETITION FOR VARIANCE**
E/S Middle Road, 120' S c/line of
Bengies Road
(905 Middle Road)
15th Election District
6th Council District

Michelle Girton, *Legal Owner*
Castle Rock Homes, LLC,
Contract Purchaser
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 08-315-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Michelle Girton, and the contract purchaser, Castle Rock Homes, LLC, by and through their attorney, Deborah C. Dopkin, Esquire. As originally filed, the Petitioners requested variance relief from Sections 1B02.3.C.1 and 4A03.4.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 70 feet and to permit a minimum sum of side yard widths of as little as 20 feet in lieu of the required 25 feet. At the outset of the hearing, however, counsel for Petitioners amended the Variance petition by eliminating the request *to permit a minimum sum of side yard widths of as little as 20 feet in lieu of the required 25 feet*. The subject property and requested relief are more particularly described on the amended redlined site plan submitted which was accepted into evidence and marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the request were Frank Scarfield, Jr., managing member of Castle Rock Homes, LLC, on behalf of the property owner, Donald E. Hicks, P.E., with Hicks Engineering Associates, Inc., the consultant who prepared the site plan for this property, and Deborah C. Dopkin, Esquire, attorney for Petitioners. Appearing as an

ORIGINAL FILED FOR PLANS
Date 3-19-08
By [signature]

interested citizen was the adjacent property owner, Lawrence Sweringen, 909 Middle Road. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is essentially a rectangular shaped water-oriented (700 feet east of Frog Mortar Creek) parcel, located on the east side of Middle Road just south of Bengies Road in Middle River. The property actually widens from 50 feet at its frontage on Middle Road to over 60 feet wide at the rear property line. The property contains a gross area of 11,880 square feet (0.278 acres), more or less, zoned D.R.3.5 and is presently an unimproved flat lot that is wooded and within the Martin State Airport Restriction area. The property is also known as Lot 85 on the subdivision plat of "Revolea Beach" which was recorded in the Land Records of Baltimore County in June 1920, well prior to the adoption of the zoning regulations. As such, the property is undersized and cannot meet current lot width requirements, however, is served by public water and sewer. Mr. Hicks, by moving the front of the building envelope 12 feet further back on the lot and to the east, was able to meet side yard setback requirements. Testimony indicated that the Petitioner (Frank Scarfield) has resided in the area for many years and his company has built numerous homes in the Bowleys Quarters area. Michelle Girton obtained the property in 1991 and is interested in now selling it to Castle Rock Homes, LLC, who comes before me seeking relief as set forth above to permit development of the property with a new two-story, single-family dwelling.

As noted, Mr. Scarfield testified that he and Castle Rock Homes, LLC have over thirty (30) years of home building experience and knows the area intimately. He described the proposed house and indicated that its design would be in keeping with the character of other newer homes in the community. See architectural drawings (Petitioners' Exhibit 4) and

COPIES RECEIVED FOR FILING
Date 3-19-08
By [signature]

photographs (Petitioners' Exhibit 5). As shown on the site plan, the proposed house will be a two-story structure, 28' wide x 44' deep with a large 26' wide front porch. In addition, a driveway and garage will provide off-street parking for several vehicles. Side yard setbacks of 10 feet to the south and 15 feet north side, adjacent to the Sweringen and McKeever properties will be provided, and the house will be situated 44 feet from the edge of Middle Road. A review of the site plan shows that these setbacks are consistent with other development in the neighborhood. In sum, the petition will be granted to permit the proposed development. The property meets area requirements and does not need variances for the construction of the dwelling. This has been a lot of record since 1920 and will have its own separate utility connections. The now vacant lot has never been utilized as yard space for any other lot on Middle Road (See Title Abstract received as Petitioners' Exhibit 7).

Ms. Dopkin points to B.C.Z.R. Section 4A03.4B.1 & 3 which states:

"A building permit may be issued for the construction of a dwelling on an undersized lot subject to the following conditions:

The owner of the lot does not own sufficient adjoining land that if combined with the adjoining land would allow the property owner to conform to the current zoning requirements."

In this case, the proposed dwelling will be compatible with the neighborhood and subject to further architectural review by the Office of Planning. As the Office of Planning is one of the signatory departments for building permit approval, the Petitioner must comply with the Office of Planning's recommendations regarding the architectural styling of the proposed dwelling to ensure compatibility with the surrounding neighborhood. Moreover, due to the property's water-oriented location and its location within a floodplain, the proposed construction shall comply with Chesapeake Bay Critical Area regulations and Federal flood

ORIGINAL RECEIVED FOR FILING
Date 3-19-08
By [signature]

requirements as set forth in the attached comments submitted by the Department of Environmental Protection and Resource Management (DEPRM) and the Development Plans Review Division. In my view, the relief requested will not result in any detriment to the health, safety and general welfare of the surrounding locale and shall therefore be granted.

As noted above, Mr. Sweringen appeared not in opposition to the proposed improvements but out of concern of the wetlands that virtually surround this area. He testified that he had a difficult time due to these environmental constraints in locating his home on adjacent Lots 83 and 84. He was required to scale back the size of his home and obtain variance relief from Sections 1B02.3.C.1 and 303.1 of the B.C.Z.R. in order to develop his property. *See Zoning Case No. 04-028-A.* He delineated the wetlands on Petitioners' Exhibit 1 and pointed to areas in his rear yard where water ponds on the property after rain events. A copy of the Zoning Advisory Committee (ZAC) comment from DEPRM, dated February 14, 2008, regarding the instant proposal was reviewed by Mr. Sweringen and states in pertinent part, "No impacts are permitted to wetlands and associated buffers . . .". Additionally, Messrs. Hicks and Scarfield addressed mitigation efforts that can be incorporated in the site's grading and a General Note 5 was added to the site plan stating, "To the extent possible, and as allowed by DEPRM, surface water will be managed and directed to the rear, or northeasterly portion of the property".

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, on this 19th day of March 2008, that the Petition for Variance seeking relief from Sections 1B02.3.C.1 and 4A03.4.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.)

ORIGINAL RECEIVED FOR FILING
Date 3-19-08
By B

to permit a lot width of 50 feet in lieu of the required 70 feet, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, and

IT IS FURTHER ORDERED, that that portion of the petition requesting approval of a minimum sum of side yard widths of as little as 20 feet in lieu of the required 25 feet, shall be hereby DISMISSED AS MOOT.

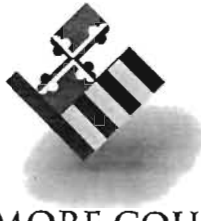
IT IS FURTHER ORDERED, for the reasons stated above that this decision is subject to the following conditions precedent to the relief granted:

1. Petitioners may apply for building permits and be granted the same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. Compliance with the ZAC comments submitted by DEPRM and the Bureau of Development Plans Review relative to the Chesapeake Bay Critical Areas regulations and all other appropriate environmental, floodplain, and B.O.C.A. regulations for the protection of water quality, streams, wetlands, and floodplains. Copies of those comments have been attached hereto and are made a part hereof.
3. The Petitioners shall submit building elevation drawings of the proposed dwelling to the Office of Planning for review and approval prior to the issuance of any permit.
4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 3-19-08
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

March 19, 2008

WILLIAM J. WISEMAN III
Zoning Commissioner

Deborah C. Dopkin, Esquire
409 Washington Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE

E/S Middle Road, 120' S c/line of Bengies Road

(905 Middle Road)

15th Election District - 6th Council District

Michelle Girton, *Legal Owner*; Castle Rock Homes, LLC, *Contract Purchaser* - Petitioners

Case No. 08-315-A

Dear Ms. Dopkin:

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

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

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw
Enclosure

- c: Michelle Girton, 22 Windward Way, Baltimore, MD 21220
Frank Scarfield, Jr., Managing Member, Castle Rock Homes, LLC,
3001 Eastern Boulevard, Middle River, MD 21220
Donald E. Hicks, P.E., Hicks Engineering Associates, Inc., 200 East Joppa Road,
Suite 402, Towson, MD 21286
Lawrence Sweringen, 909 Middle Road, Baltimore, MD 21220
Chesapeake Bay Critical Area Commission, 1804 West Street, Suite 100,
Annapolis, MD 21401
People's Counsel; DEPRM; Development Plans Review; Office of Planning; File

OBCA Flood



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 905 Middle Road
which is presently zoned D.R. 3.5

Deed Reference: 8909 / 640 Tax Account # 1507471680

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.

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:

Castle Rock Homes, LLC

Name - Type or Print

Signature

3001 Eastern Boulevard 443-463-4476

Address

Telephone No.

Middle River, MD

21220

City

State

Zip Code

Attorney For Petitioner:

Deborah C. Dopkin

Name - Type or Print

Signature

Deborah C. Dopkin P.A.

Company

409 Washington Avenue 410-821-0200

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Michelle Girton

Name - Type or Print

Signature

Name - Type or Print

Signature

22 Windward Way

Address

Baltimore

MD

21220

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Case No. 08-315-A

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by

Date

REV 8/20/07

ORDER RECEIVED FOR FILING

Date

3-19-08

By

DW

4A03.4.B.3

Variance from Section 1B02.3.C.1 (and Section 4A03.4.B.3) to permit a lot width of 50' in lieu of the required 70' and to permit a minimum sum of side yard widths of as little as 20' in lieu of the required 25'.

Item # 315

ZONING DESCRIPTION FOR
NO. 905 MIDDLE ROAD
15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD 21220

BEGINNING AT A POINT on the east side of Middle Road, 40 feet wide right of way, at the distance of 120 feet, more or less, south of the centerline of Bengies Road, 40 feet wide right of way.

BEING LOT NO. 85, as shown on the plat of subdivision of 'Revolea Beach'; as recorded among the Land Records of Baltimore County in Plat Book No. 5 at Folio 67.

CONTAINING 11,880 square feet or 0.273 acres of land, more or less.

Donald Edgar King

Item # 315

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: #08-315-A

905 Middle Road

E/side of Middle Road, 120 feet south of centerline of Bengies Road

15th Election District - 6th Councilmanic District

Legal Owner(s): Michelle Gorton

Variance: to permit a lot width of 50 feet in lieu of the required 70 feet and to permit a minimum sum of side yards widths of as little as 20 feet in lieu of the required 25 feet.

Hearing: Thursday, March 13, 2008 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT/2/816 Feb. 26

164821

CERTIFICATE OF PUBLICATION

2/28/2008

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 2/26/2008.

- ☒ 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. **09743**

Date: **1/16/2008**

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			1.0				265

Total: **265**

Rec
From:

For: **2007-2008 case # OB-315-A**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED - ACTING THE
 1/16/2008 1/16/2008 15:00:00
 RECEIPT # 00743 1.16.2008 0674
 RECEIPT TOTAL \$265.00
 RECEIPT TOTAL \$265.00
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

DATE: 02/26/08

Case Number: 08-315-A

Petitioner / Developer: DEBORAH DOPKIN, ESQ. ~ MICHELLE GIRTON ~
CASTLE ROCK HOMES, LLC

Date of Hearing (Closing): MARCH 13, 2008

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:
905 MIDDLE ROAD

The sign(s) were posted on: 02/18/08



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)

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: 08-315-A

Petitioner: CASTLE ROCK HOMES, LLC (CONTRACT/PURCHASER)

Address or Location: NO. 905 MIDDLE ROAD BALTIMORE, MARYLAND 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: CASTLE ROCK HOMES, LLC

Address: 3001 EASTERN BOULEVARD

MIDDLE RIVER, MARYLAND 21220

Telephone Number: 410-686-5050

FAX: 410-686-5355



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

January 31, 2008
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: 08-315-A

905 Middle Road

E/side of Middle Road, 120 feet south of centerline of Bengies Road

15th Election District – 6th Councilmanic District

Legal Owners: Michelle Girton

Variance to permit a lot width of 50 feet in lieu of the required 70 feet and to permit a minimum sum of side yards widths of as little as 20 feet in lieu of the required 25 feet.

Hearing: Thursday, March 13, 2008 at 11:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Avenue, Towson 21204
Michelle Girton, 22 Windward Way, Baltimore 21220
Castle Rock Homes, LLC, 3001 Eastern Blvd., Middle River 21220

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

TO: PATUXENT PUBLISHING COMPANY
Tuesday, February 26, 2008 Issue - Jeffersonian

Please forward billing to:
Castle Rock Homes, LLC
3001 Eastern Blvd.
Middle River, MD 21220

410-686-5050

NOTICE OF ZONING HEARING

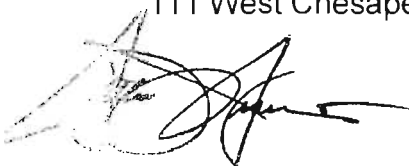
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-315-A

905 Middle Road
E/side of Middle Road, 120 feet south of centerline of Bengies Road
15th Election District – 6th Councilmanic District
Legal Owners: Michelle Girton

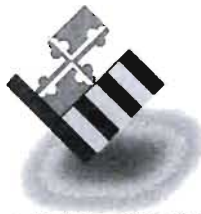
Variance to permit a lot width of 50 feet in lieu of the required 70 feet and to permit a minimum sum of side yards widths of as little as 20 feet in lieu of the required 25 feet.

Hearing: Thursday, March 13, 2008 at 11:00 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

March 5, 2008

Deborah C. Dopkin, P.A.
409 Washington Avenue
Towson, MD 21204

Dear Ms. Dopkin:

RE: Case Number: 08-315-A, 905 Middle Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 16, 2008. 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
Castle Rock Homes, LLC 3001 Eastern Boulevard Middle River 21220
Michelle Giron 22 Windward Way Baltimore 21220

BW
3-13-08
11AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco

BY:

FROM: Dave Lykens, DEPRM - Development Coordination JWL

DATE: February 14, 2008

SUBJECT: Zoning Item # 08-315-A
Address 905 Middle Road
(Girton Property)

Zoning Advisory Committee Meeting of January 28, 2008

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

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

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

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

X 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:

The property is within the Limited Development Area (LDA) of the Chesapeake Bay Critical Area (CBCA). Forest clearing restrictions and impervious surface limits apply in the LDA. In addition, the site may contain non-tidal wetlands and/or non-tidal wetlands buffer. No impacts are permitted to wetlands and associated buffers without a Critical Area Variance. There is no guarantee of variance approval.

Reviewer: Regina Esslinger

Date: February 14, 2008

BW 3/13 11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 1, 2008

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

RECEIVED
FEB 05 2008

BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 8-315- Variance**

The Office of Planning has reviewed the subject request and has determined that the petitioner does not own sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. Additionally, there appears to be several existing undersized lots in the neighborhood. As such, this office does not oppose the petitioner's request.

If the petitioner's request is granted, the following conditions shall apply to the proposed dwelling:

1. Submit building elevations to this office for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area.
2. Provide landscaping along the public road, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact Laurie Hay with the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL



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

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: JAN. 30, 2008

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

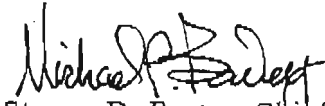
RE: Baltimore County
Item No. 8-319-A
905 MIDDLE ROAD
GIRTON PROPERTY
VARIANCE

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. 8-319-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,

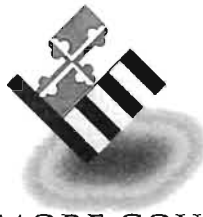

FOA¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

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

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



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
, 2007
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

January 29, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: January 29, 2008

Item Number:

298, 299, 300, 301, 302, 303, 305, 306, 307, 308, 309, 310, 311, 312, 314, 315,
316, 317, 318, 319, 320, 322, 323, 324

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.

. 1The 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 1, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 4, 2008
Item No. 08-315

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

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:cab

cc: File

ZAC-ITEM NO 08-315-02042008.doc

RE: PETITION FOR VARIANCE * BEFORE THE
905 Middle Road; E/S Middle Road, 120' *
S c/line of Bengies Road * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Michelle Girton * FOR
Contract Purchaser(s): Castle Rock Homes, LLC *
Petitioner(s) * BALTIMORE COUNTY
* 08-315-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 25th day of January, 2008, a copy of the foregoing Entry of Appearance was mailed to, Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

RECEIVED

JAN 25 2008

Per.....

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER 08-315-A
DATE 3-13-08

[illegible]

PLEASE PRINT CLEARLY

CASE NAME _____
CASE NUMBER 08-315-A
DATE 3-13-08

CITIZEN'S SIGN-IN SHEET

[illegible]

Case No.:

08-315-A 905 Middle Road

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	RED-LINED SITE PLAN 3-12-08	
No. 2	PLAN OF PHOTOGRAPHS	
No. 3 A-F	PHOTOGRAPHS - ADJACENT AND NEARBY HOMES	
No. 4	Architectural Drawings Pages 1 thru 4	
No. 5	Photographs of Proposed home	
No. 6 A & B	HOMES BUILT BY GOTHIC ROCK in Bowleys Quarters - Photo's	
No. 7	TITLE ABSTRACT for adjacent lots	
No. 8 A-C	Aerial of Area and State Air Port Restricted Area	
No. 9		
No. 10		
No. 11		
No. 12		

D.R.10.5 10.5 dwelling units/acre 50

D.R.16 16.0 density 60

1B02.3.C.1

B. Other principal uses. Density, bulk and open space regulations, standards or controls for principal uses other than dwellings within zones of different classification shall be governed by provisions adopted pursuant to the authority of Section 504. [Bill No. 26-1988]^{EN}

1B02.3 Special regulations for certain existing developments or subdivisions and for small lots or tracts in D.R. Zones.

A. In D.R. Zones, contrary provisions of this article notwithstanding, the provisions of or pursuant to this subsection shall apply to the use, occupancy and development of; alteration or expansion of structures upon; and administrative procedures with respect to:

1. Any lot which is in a recorded residential subdivision approved by the Baltimore County Planning Board or Planning Commission and which has been used, occupied or improved in accordance with the approved subdivision plan;
2. Any land in a subdivision tract which was laid out in accordance with the regulations of residence zoning classifications now rescinded, for which a subdivision plan tentatively approved by the Planning Board remains in effect and which has not been used, occupied or improved in accordance with such plan;
3. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is too small in gross area to accommodate six dwelling or density units in accordance with the maximum permitted density in the D.R. Zone in which such tract is located;
4. Any lot or tract of lots in single ownership which is not in an existing development or subdivision, as described in Subsection A.1 or A.2, and which is less than one-half acre in area, regardless of the number of dwelling or density units permitted at the maximum permitted density in the zone in which it is located; or

BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19**THE REGULATIONS****ARTICLE 1B, DENSITY RESIDENTIAL (D.R.) ZONES [Bill No. 100-1970]****Section 1B02, Use, Parking, Bulk Density and Open Space Regulations, Standards and Controls**

5. Any lot or tract of lots in single ownership which is in a duly recorded subdivision plat not approved by the Baltimore County Planning Board or Planning Commission.

B. Standards applicable to existing developments, etc. The minimum standards for net area, lot width, front yard depth, single-side-yard width, sum of widths of both side yards, rear yard depth and height with respect to each use in a development described in Subsection A.1 above, shall be as prescribed by the zoning regulations applicable to such use at the time the plan was approved by the Planning Board or Commission; however, the same or similar standards may be codified under Section 504, and these standards shall thereupon control in such existing developments. Development of any subdivision described in Subsection A.2 shall be in accordance with the tentatively approved subdivision plan therefor. Standards for development of lots or tracts described in Subsection A.3, A.4 or A.5 shall be as set forth in Subsection C below.

C. Development standards for small lots or tracts.

1. Any dwelling hereafter constructed on a lot or tract described in Subsection A.3 or A.4 shall comply with the requirements of the following table:

Yard	Minimum Net		Minimum		Minimum		Minimum	
	Zoning	Lot Area per	Minimum	Width of	Sum of Side	Individual	Yard	Rear
	Classifica- -tion (sq. ft.)	Dwelling Unit Width (feet)	Lot (feet)	Depth Yard (feet)	Side (feet)	Widths (feet)	Depth	
	D.R.1	40,000	150	50	20	50	50	
	D.R.2	20,000	100	40	15	40	40	
	D.R.3.5	10,000	70	30	10	25	30	
	D.R.5.5	6,000	55	25	10	--	30	
	D.R.10.5	3,000	20	10	10	--	50	
	D.R.16	2,500	20	10	25	--	30	

2. Other standards for development of small lots on tracts as so described shall be as set forth in provisions adopted pursuant to the authority of Section 504.

D. An amendment to any part of a development plan involving only property subject to the provisions of this subsection shall not be subject to the provisions of Section 1B01.3.A.7.

ARTICLE 2, ^{EN}ELEVATOR-APARTMENT RESIDENCE ZONES, RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES, MANUFACTURING ZONES AND DISTRICTS [Bill Nos. 100-1970; 13-1980; 167-1980]

BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19

THE REGULATIONS

ARTICLE 4, SPECIAL REGULATIONS

ARTICLE 4A, GROWTH MANAGEMENT

Section 4A03, Growth Management Plan for Bowleys Quarters and Back River Neck Areas EN

2001]

4A03.4.B.3

1. The owner of the lot does not own sufficient adjoining land that if combined with the adjoining land would allow the property owner to conform to the current zoning requirements;
2. No further subdivision of the lot is allowed;
3. The property owner obtains a variance as provided for in Section 307 of these Zoning Regulations if in the D.R. Zone or the property owner obtains special hearing relief in accordance with Section 1A04.3.B.1.b of these Zoning Regulations if in the R.C. 5 Zone; and
4. The property owner connects to a public sewer, public water, or both where available and with adequate capacity.

4A03.5 Building permit application.

A.

1. Any person desiring to erect a dwelling in accordance with the provisions of this section shall file with the Department of Permits and Development Management, at the time of application for a building permit, plans sufficient to allow the Office of Planning to prepare the guidelines provided in Paragraph B of this subsection.
2. Elevation drawings may be required in addition to plans and drawings otherwise required to be submitted as part of the application for a building permit.
3. Photographs representative of the neighborhood where the lot or tract is situated may be required by the Office of Planning in order to determine the appropriateness of the proposed new building in relation to existing structures in the neighborhood.

B.

1. At the time of application for the building permit, as provided above, the Director of Permits and Development Management shall request comments from the Directors of the Office of Planning and the Departments of Environmental Protection and Resource Management and Public Works.
2. Within 15 days after receipt of a request from the Director of Permits and Development Management, the Directors shall provide to the Department of Permits and Development Management written recommendations concerning the application with regard to the following:
 - A. Site design. New buildings shall be appropriate in the context of the neighborhood in which they are proposed to be located. Appropriateness shall be evaluated on the basis of new building size, lot coverage, building orientation and location on the lot or tract.
 - B. Architectural design. Appropriateness shall be evaluated based on one or more of these architectural design elements or aspects:

[1] Height;

BALTIMORE COUNTY ZONING REGULATIONS 1998 Edition Updated 02-25-2008, v19**THE REGULATIONS****ARTICLE 4, SPECIAL REGULATIONS****ARTICLE 4A, GROWTH MANAGEMENT****Section 4A03, Growth Management Plan for Bowleys Quarters and Back River Neck Areas EN****2001]****Section 4A03 , Growth Management Plan for Bowleys Quarters and Back River Neck Areas EN [Bill No. 28-2001]**

4A03.1 Definitions. In this section the following words have the meanings indicated.

SUBDIVISION -- The division of property into two or more lots.

UNDERSIZED LOT -- An unimproved platted lot or a lot of record on or before August 6, 1999, that does not meet the area, height or setback requirements in these Zoning Regulations to allow the construction of a dwelling.

4A03.2 Application. Except as provided in Sections 4A03.13 and 4A03.14, this section applies to property zoned D.R. or R.C.5 and located in the Bowleys Quarters and Back River Neck areas defined in the map attached as Exhibit A and incorporated by reference in this section.^{EN} [Bill Nos. 60-2003; 15-2004]

4A03.3 Connection to public sewer or water. A property owner with a dwelling in existence on or before February 19, 2006, or with a nonexpired building permit that was issued on or before February 19, 2006, shall be required to connect to a public sewer, public water or both if the property is: [Bill No. 5-2006]

A. Zoned D.R. or R.C. 5; and

B. Served by public sewer, public water or both with adequate capacity.

4A03.4 Building permits. [Bill No. 5-2006]

A. Except as provided in Paragraph B of this subsection, a building permit may be issued for the construction of a dwelling on an unimproved platted lot or lot of record that meets all of the zoning requirements subject to the following conditions:

1. Variances are not required for the construction of the dwelling;
2. The property owner connects to a public sewer, public water or both where available and with adequate capacity;
3. The dwelling meets the design requirements provided for in this section; and
4. Except for minor subdivisions, no further subdivision of the lot is allowed.

B. A building permit may be issued for the construction of a dwelling on an undersized lot subject to the following conditions:



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 **Account Number -** 1507471680

Owner Information

Owner Name: GIRTON MICHELLE **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 22 WINDWARD WAY **Deed Reference:** 1) / 8909/ 640
 BALTIMORE MD 21220-7507 2)

Location & Structure Information

Premises Address **Legal Description**
 MIDDLE RD

SE COR BENGIES ROAD
 REVOLEA BEACH

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
91	21	145					85	3	Plat Ref: 5/ 67

Special Tax Areas **Town**
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000		11,880.00 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2007	07/01/2008
Land	28,970	91,880		
Improvements:	0	0		
Total:	28,970	91,880	70,910	91,880
Preferential Land:	0	0	0	0

Transfer Information

Seller: GOETZKE STUART FRANKLIN,SR	Date: 09/11/1991	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 8909/ 640	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

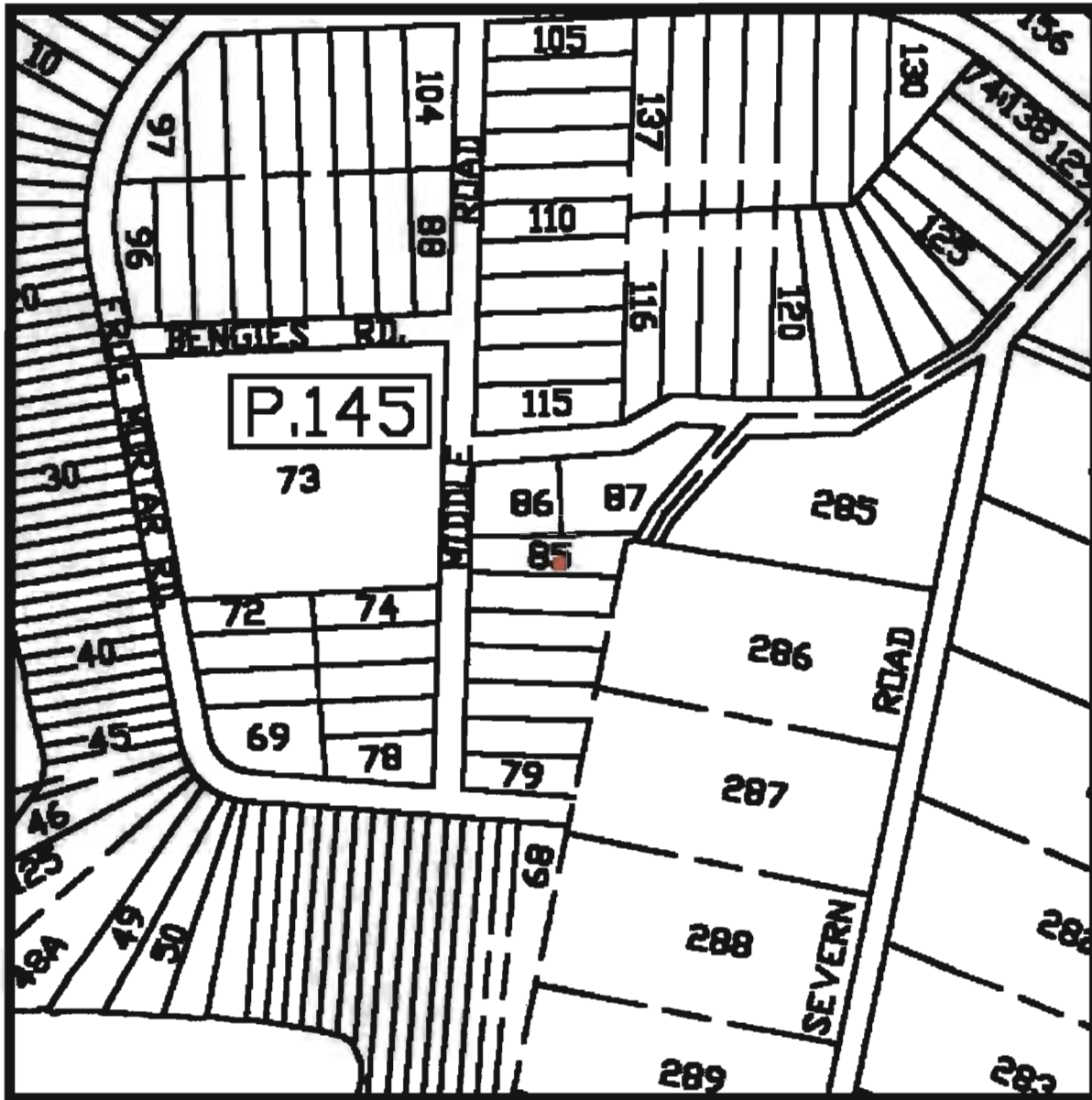
Special Tax Recapture:
 * NONE *



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

[Go Back](#)
[View Map](#)
[New Search](#)

District - 15 Account Number - 1507471680



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

PART OF
LOTS 86 & 87

Nov. 23, 2000

John W. McKeever - Current Owner
L. 14871 F. 348

LOTS 86 & 87

June 11, 1956

Ronald C. Thompson - Previous Owners
Jane G. Thompson
L. 2954 F. 527

LOT 85

June 27, 1991

Michelle Gorton - Current Owner
L. 8909 F. 640

LOT 85

Sept. 20, 1972 - Previous Owners

Stuart Franklin Goetzke, Sr.
Edra Goetzke, his wife
L. 5302 F. 537

LOTS 83 & 84

Nov. 16, 2007

Lawrence Sweringen - Current Owners
Cynthia Sweringen
L. 20598 F. 710

LOTS 83 & 84

July 22, 2004

Lawrence Sweringen - Previous Owners
Cynthia Sweringen
Mary Lou Sweringen
L. 20592 F. 493

PETITIONER'S

EXHIBIT NO.

7

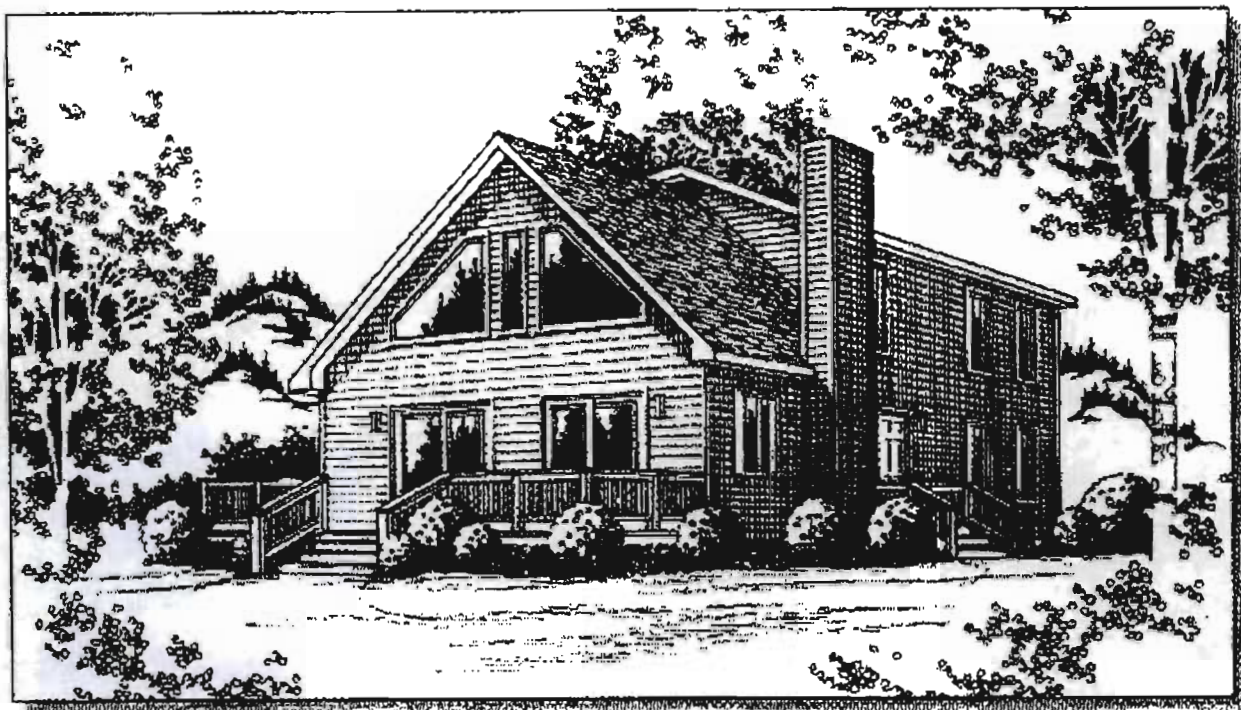
OTS 83484

July 31, 1968

Patrick Michael Murphy - Previous Owners

Mary Lou Murphy

L. 4912 E. 512



PETITIONER' S

EXHIBIT NO. 4 1-4



[illegible]



PETITIONER' S

EXHIBIT NO. 8



8-B

901 Middle Road



Publication Date: January 16, 2008
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



100 0 100
 Feet
 1 inch equals 100 feet

Item # 315
 8-C



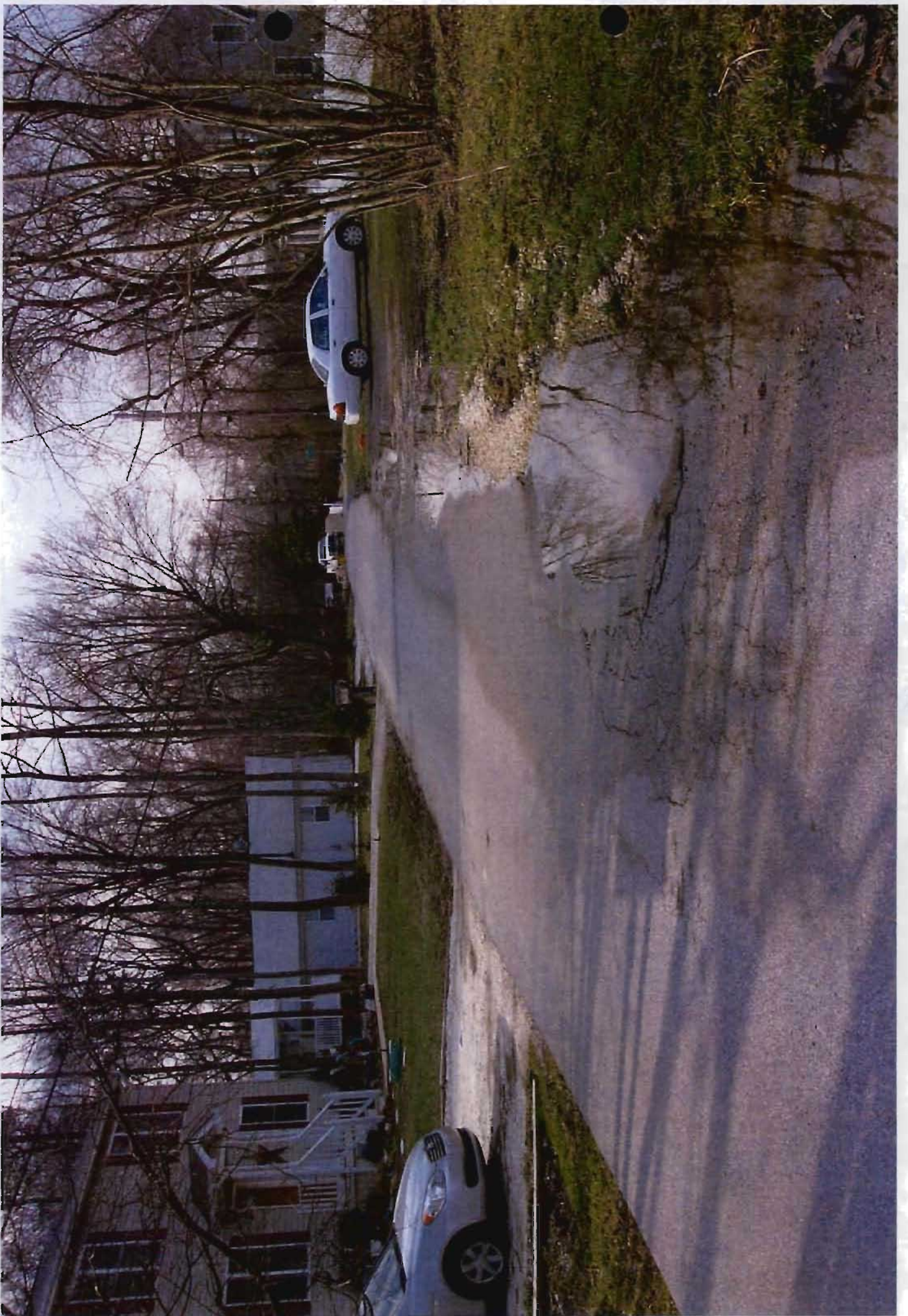
PETITIONER'S

EXHIBIT NO. 3

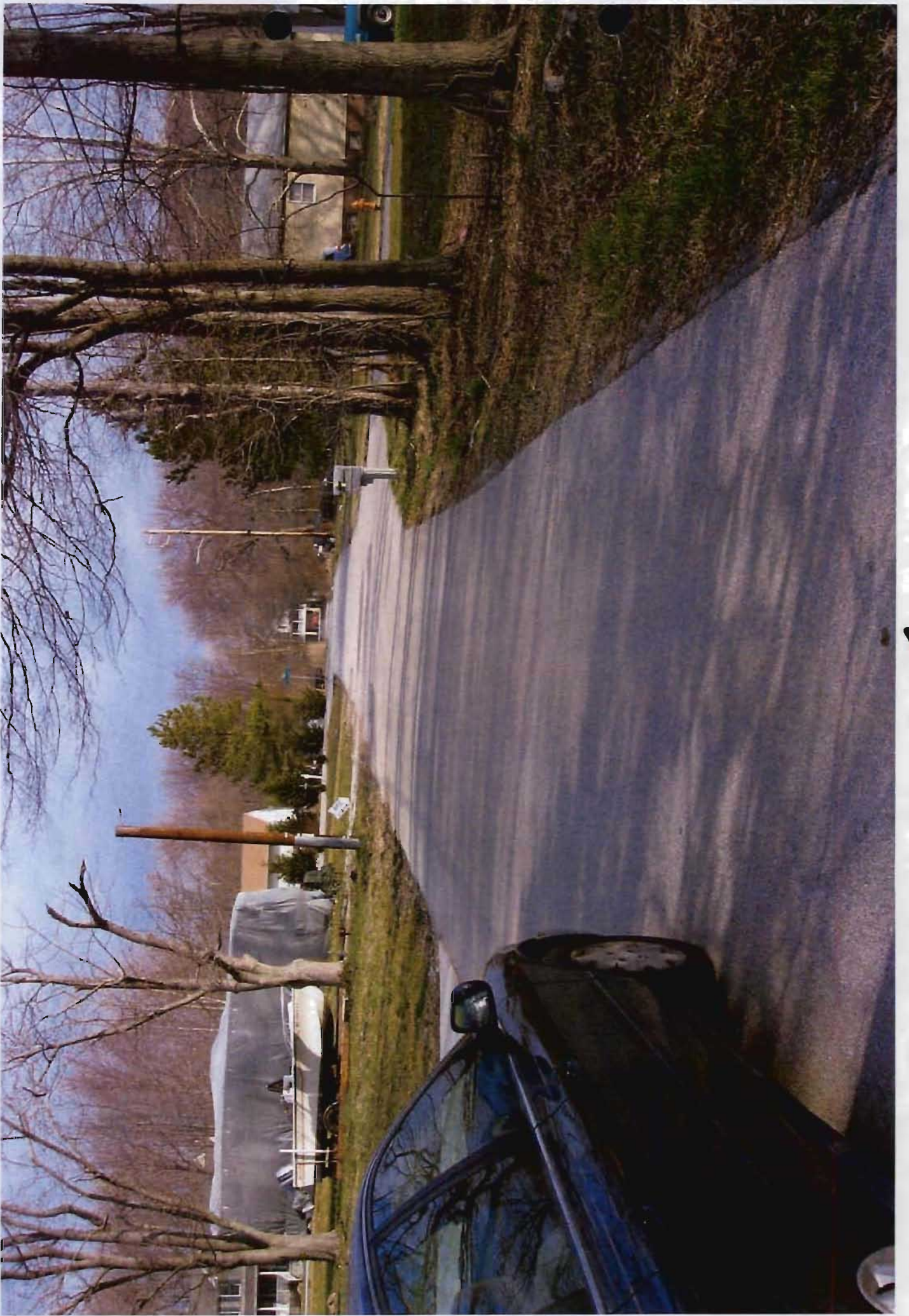
SHEET 51 THRU 6

A













Petersons 6A



Religious GB



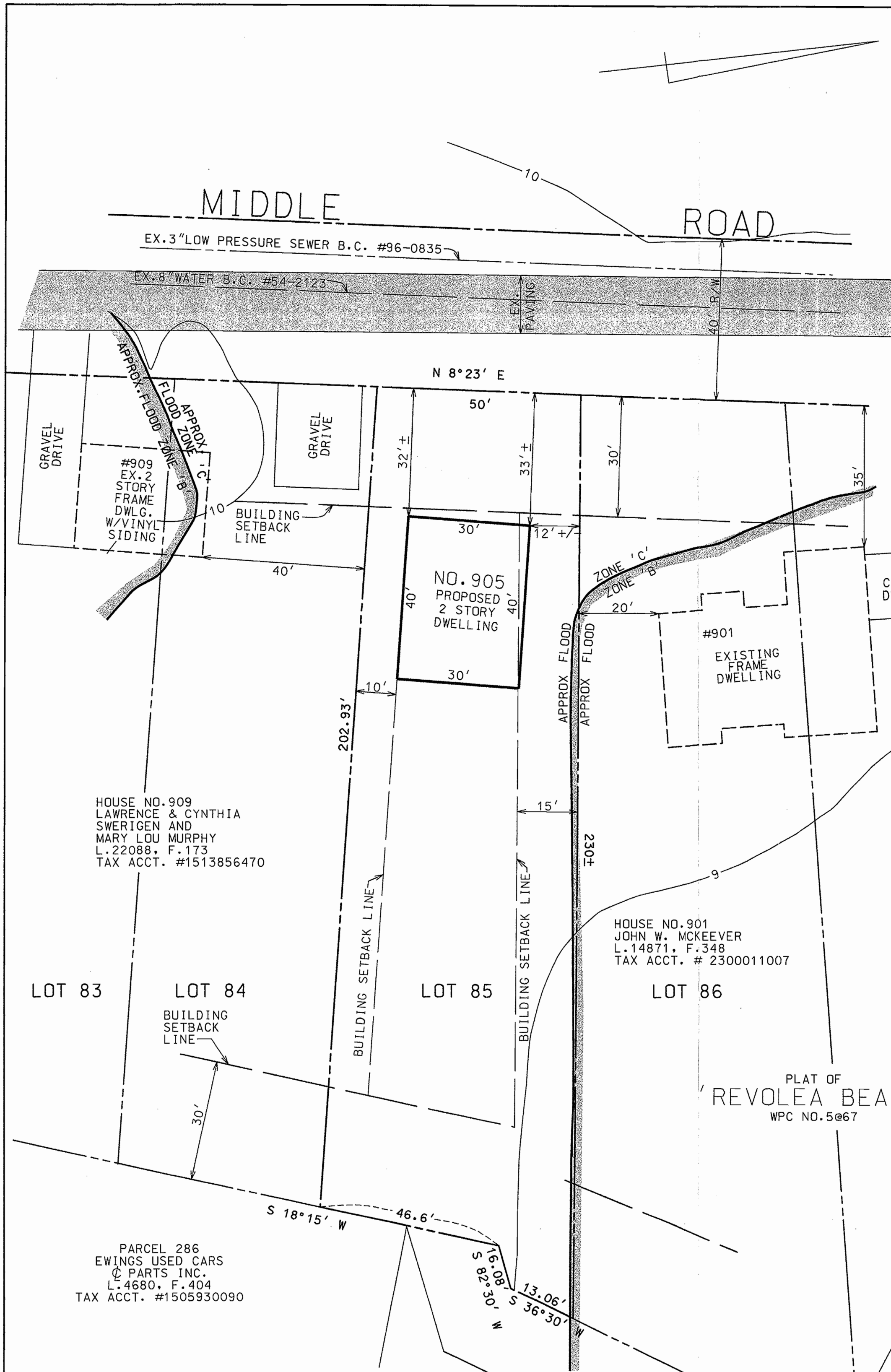
PETITIONER'S

EXHIBIT NO. 5 1-4

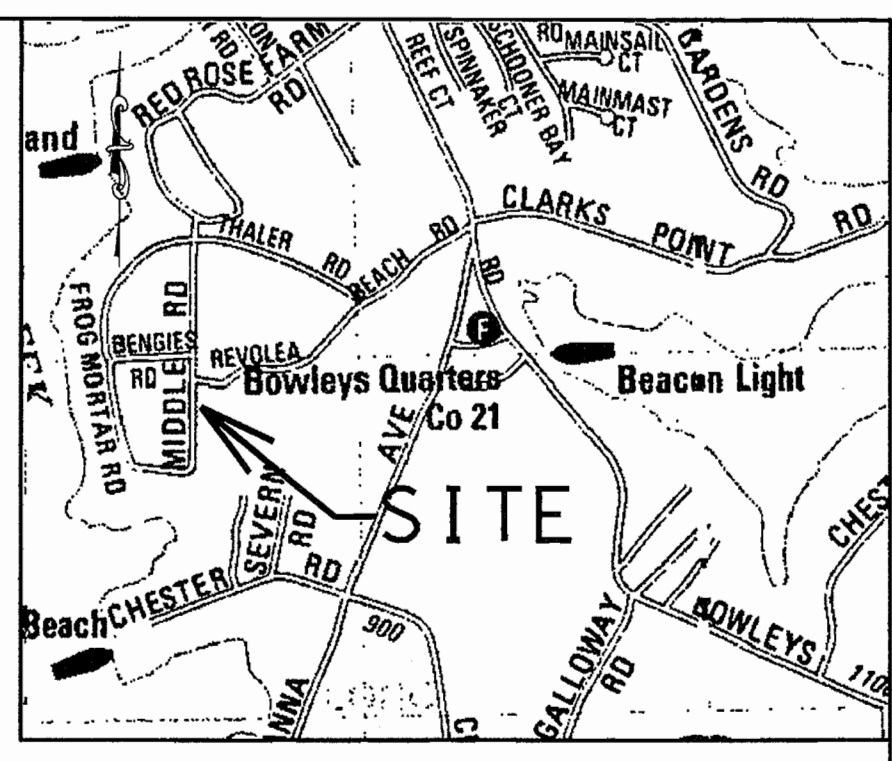








COPYRIGHT ADC
THE MAP PEOPLE
PERMITTED USE NO. 20797515



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

DEED REFERENCE: 8909/640
SITE AREA: 0.278 AC.
EXISTING ZONING: DR 3.5 MAP 115C2
PLAT REFERENCE: 5/67
TAX ACCT. NO.: 1507471680
MAXIMUM HEIGHT OF BUILDINGS: 50 FEET
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 6

GENERAL NOTES

1. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER FACILITIES.
2. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
3. THE SUBJECT PROPERTY LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN, FLOOD ZONE C & B PER FEMA FIRM PANEL #240010-0435 B.

WITHIN MARTIN ST AIRPORT RESTRICTION AREA

LOT 83 LOT 84 LOT 85 LOT 86 LOT 87

PLAT OF
'REVOLEA BEACH'
WPC NO. 5067

HOUSE NO. 909
LAWRENCE & CYNTHIA
SWERIGEN AND
MARY LOU MURPHY
L. 22088, F. 173
TAX ACCT. #1513856470

HOUSE NO. 901
JOHN W. MCKEEVER
L. 14871, F. 348
TAX ACCT. # 2300011007

PARCEL 286
EWINGS USED CARS
C PARTS INC.
L. 4680, F. 404
TAX ACCT. #1505930090

PARCEL 285
JANET MARSTON
L. 20883, F. 434
TAX ACCT. #1502371310

GLADWAY ROAD R/W
(UNIMPROVED)

SCALE
1" = 20'

APPLICANT/
CONTRACT PURCHASER:
CASTLE ROCK HOMES, LLC
3001 EASTERN BOULEVARD
MIDDLE RIVER, MD 21220
MHBR # 3924
TELEPHONE: 443-463-4476
ATTN: MR. FRANK D. SCARFIELD, JR.

RJH #08-315-A

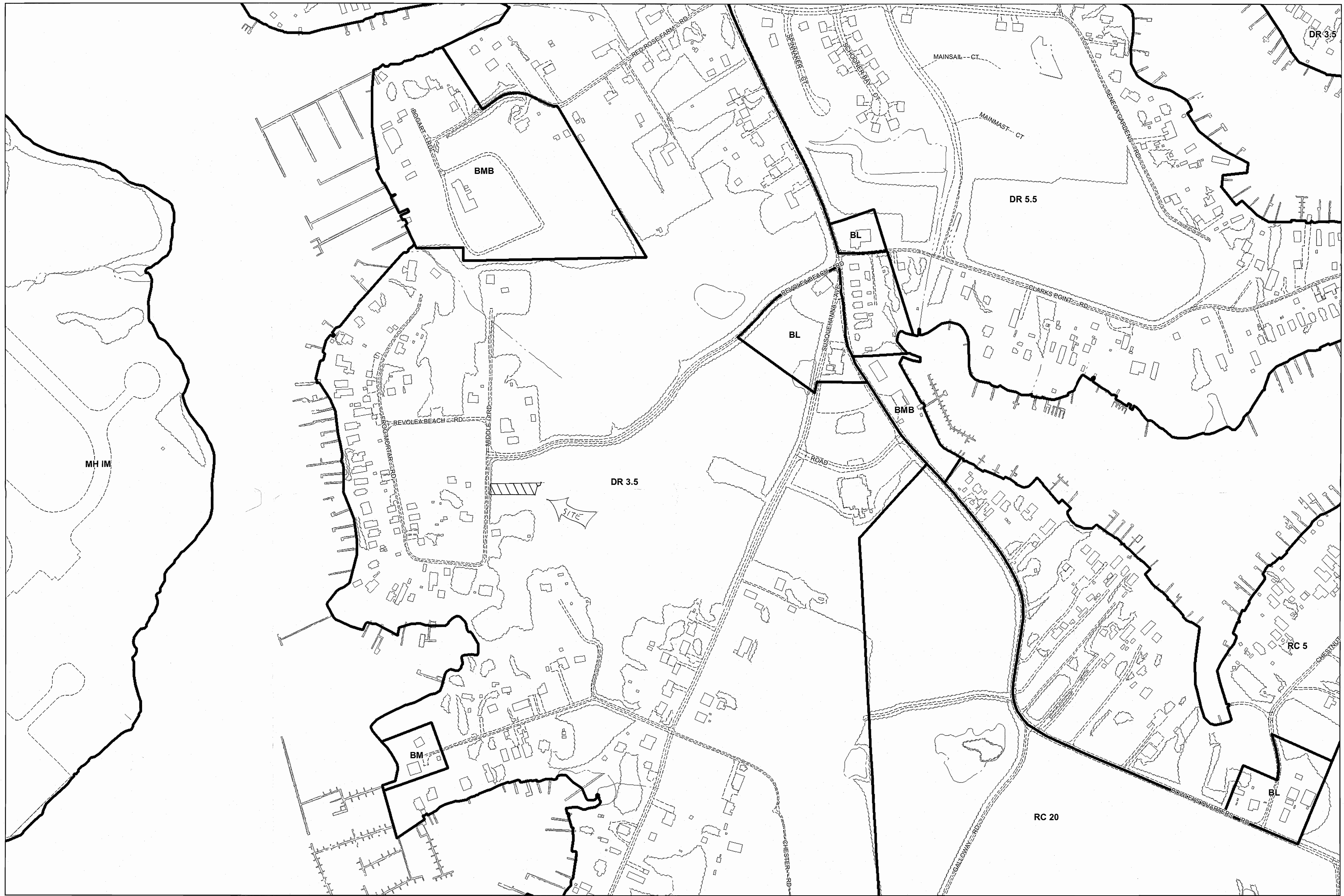
OWNER:
MICHELLE GIRTON
22 WINDWARD WAY
BALTIMORE, MD 21220-7507

H Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

PROJECT TITLE:
#905 MIDDLE ROAD
REVOLEA BEACH, MD 21220
LOT 85
DRAWING TITLE:
PLAT TO ACCOMPANY
PETITION FOR ZONING
VARIANCE

JOB NO.:	21912	DRAWING NO.:	
DRAWN BY:	MEH		
CHECKED BY:	DH/GJJ		
DATE:	DECEMBER 12, 2007		
SCALE:	1"=20'	SHEETS PER SET:	1 OF 1

C-1



Plan Sheet: 091B3

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

090C2	091A2	091B2	091C2	092A2
090C3	091A3	091B3	091C3	092A3
097C1	098A1	098B1	098C1	099A1

Scale

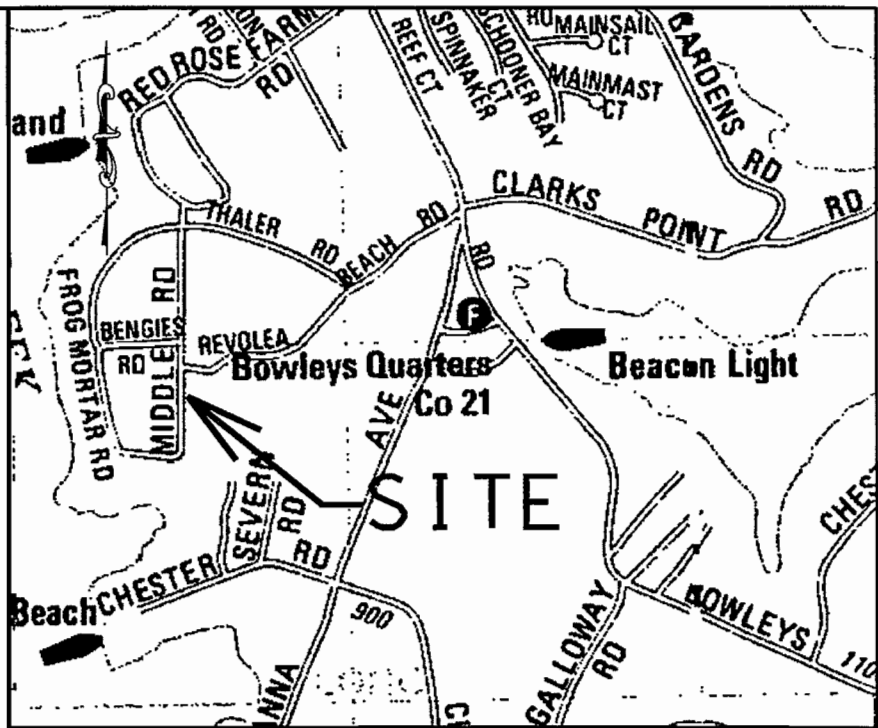
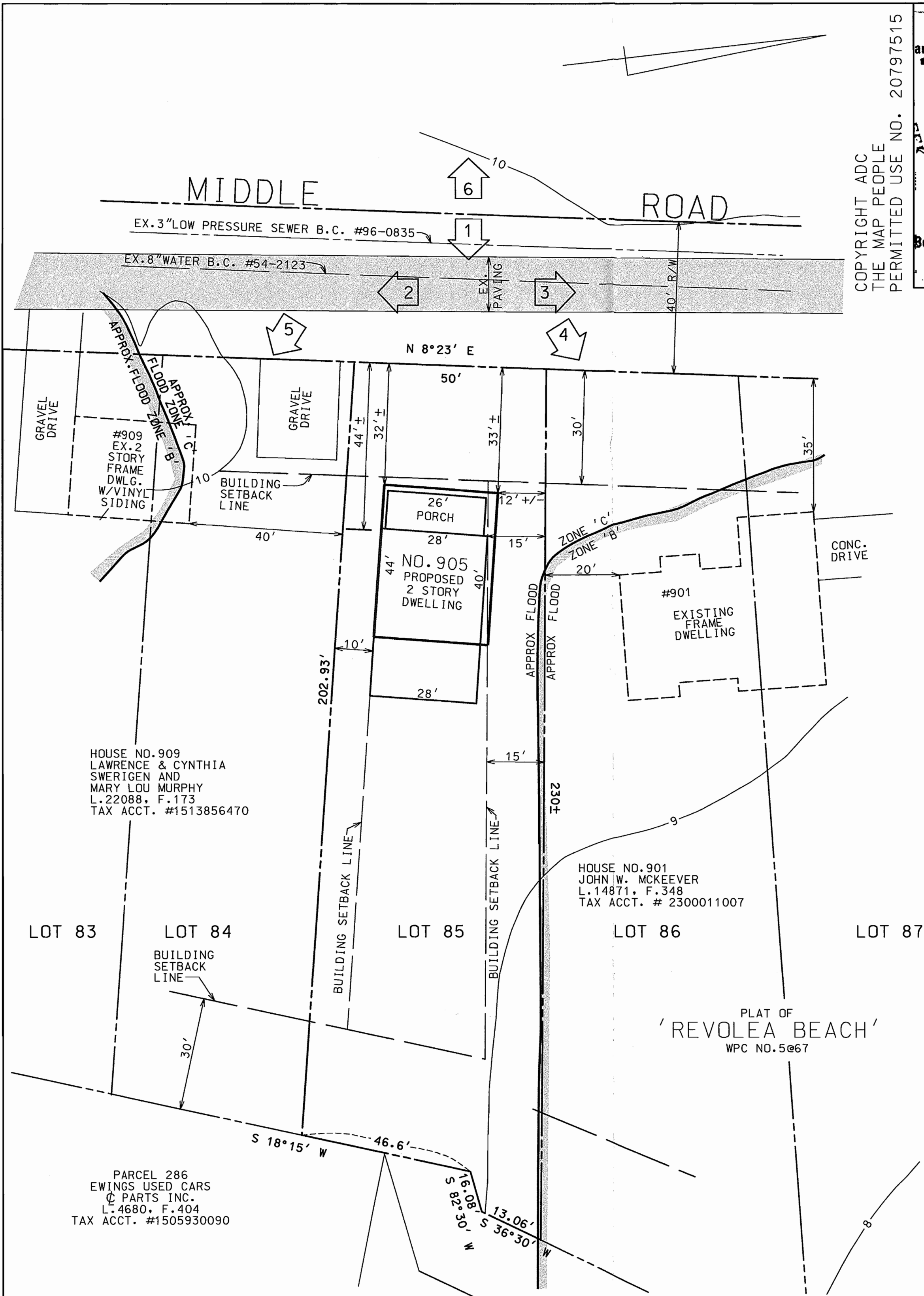
1" = 200'

0 100 200 400 Feet

1

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

Item # 315



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

DEED REFERENCE: 8909/640
SITE AREA: 0.278 AC.
EXISTING ZONING: DR 3.5
PLAT REERENCE: 5/67
TAX ACCT. NO.: 1507471680
MAXIMUM HEIGHT: 50 FEET
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 6

GENERAL NOTES

1. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER FACILITIES.
2. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
3. THE SUBJECT PROPERTY LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN. FLOOD ZONE C & B PER FEMA FIRM PANEL #240010-0435 B.

PLAN OF
PHOTOGRAPHS

OWNER:
MICHELLE GIRTON
22 WINDWARD WAY
BALTIMORE, MD 21220-7507

H Hicks Engineering Associates, Inc.
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

PROJECT TITLE:
#905 MIDDLE ROAD
REVOLEA BEACH, MD 21220
LOT 85

DRAWING TITLE:
PLAT TO ACCOMPANY
PETITION FOR ZONING
VARIANCE

JOB NO.: 21912	DRAWING NO.: C-1
DRAWN BY: MEH	
CHECKED BY: DH/GJJ	
DATE: DECEMBER 12, 2007	
SCALE: 1"=20'	SHEETS PER SET: 10/1

APPLICANT/
CONTRACT PURCHASER:

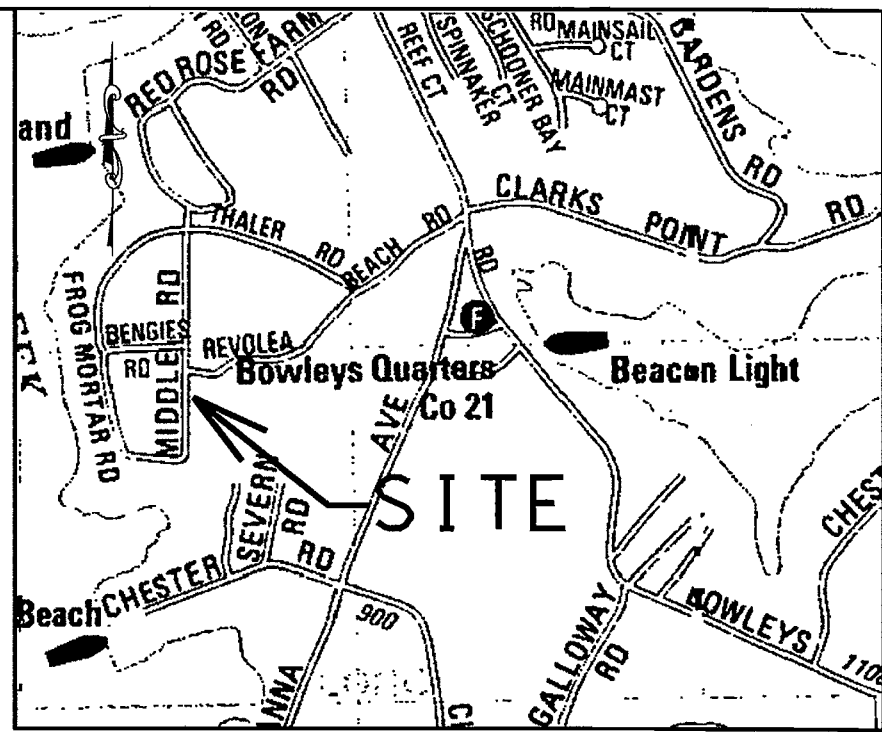
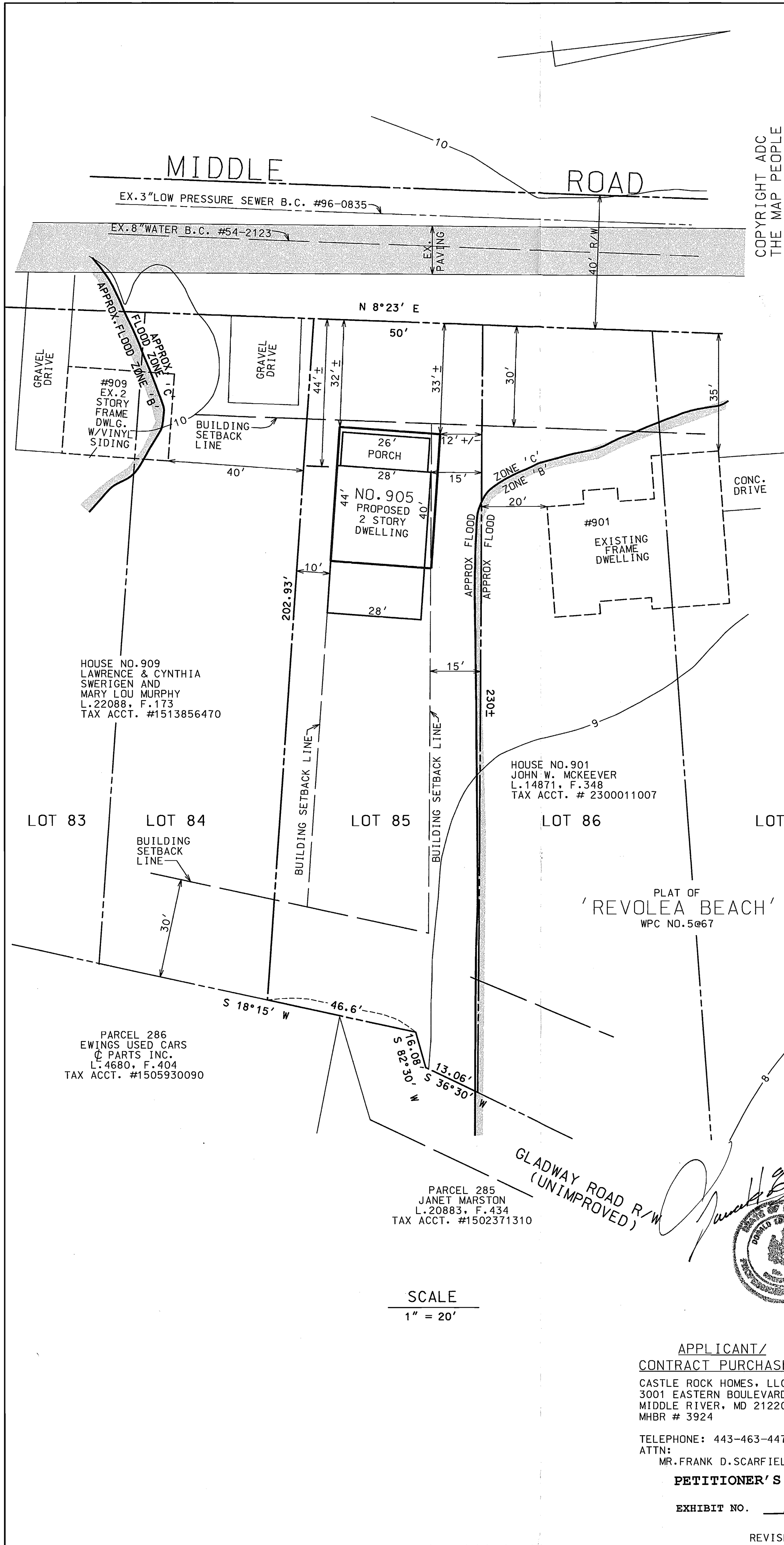
CASTLE ROCK HOMES, LLC
3001 EASTERN BOULEVARD
MIDDLE RIVER, MD 21220
MHBR # 3924

TELEPHONE: 443-463-4476
ATTN: MR. FRANK D. SCARFIELD, JR.

PETITIONER'S

EXHIBIT NO. 2

REVISED: 3/12/08



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

DEED REFERENCE: 8909/640
SITE AREA: 0.278 AC.
EXISTING ZONING: DR 3.5
PLAT REERENCE: 5/67
TAX ACCT.NO.: 1507471680
MAXIMUM HEIGHT OF BUILDINGS: 50 FEET
ELECTION DISTRICT: 15
COUNCILMANIC DISTRICT: 6

GENERAL NOTES

- 1. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER FACILITIES.
- 2. THE SUBJECT PROPERTY IS NOT A HISTORICAL SITE NOR DOES IT LIE WITHIN A HISTORICAL DISTRICT.
- 3. THE SUBJECT PROPERTY LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 4. THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN, FLOOD ZONE C & B PER FEMA FIRM PANEL #240010-0435 B.
- 5. TO THE EXTENT POSSIBLE AND AS ALLOWED BY D.E.P.R.M. SURFACE WATER WILL BE MANAGED AND DIRECTED TO THE REAR OR NORTHEASTERLY PORTION OF THE PROPERTY.



OWNER:
MICHELLE GIRTON
22 WINDWARD WAY
BALTIMORE, MD 21220-7507

H *Hicks Engineering Associates, Inc.*
ENGINEERS, SURVEYORS & PLANNERS
200 EAST JOPPA ROAD - SUITE 402
TOWSON, MARYLAND 21286-3160
(410) 494-0001 FAX: (410) 821-8890

PROJECT TITLE:
#905 MIDDLE ROAD
REVOLEA BEACH, MD 21220
LOT 85

DRAWING TITLE:
PLAT TO ACCOMPANY
PETITION FOR ZONING
VARIANCE

JOB NO.:	21912	DRAWING NO.:	C-1
DRAWN BY:	MEH		
CHECKED BY:	DH/GJJ		
DATE:	DECEMBER 12, 2007		
SCALE:	1"=20'	SHEETS PER SET:	1 OF 1

APPLICANT/
CONTRACT PURCHASER:
CASTLE ROCK HOMES, LLC
3001 EASTERN BOULEVARD
MIDDLE RIVER, MD 21220
MHBR # 3924
TELEPHONE: 443-463-4476
ATTN: MR. FRANK D. SCARFIELD, JR.
PETITIONER'S
EXHIBIT NO. 1

REVISED: 3/12/08

SCALE
1" = 20'