

IN RE: PETITION FOR VARIANCE

N side for Goose Harbor Road, 499 feet E
of Bowleys Quarters Road
15th Election District
6th Councilmanic District
(3838 Goose Harbor Road)

Mark Harman
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 08-369-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Mark Harman. Petitioner is requesting variance relief from Section 1A05.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a dwelling with a height of 45 feet in lieu of the required 35 feet. The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Mark Harman. There were no Protestants or other interested persons in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is rectangular in shape, contains 10.1 acres, and is zoned R.C.20. The property is located on the north side of Goose Harbor Road, east of Bowleys Quarters Road, in the Bowleys Quarters area of Baltimore County. The subject property is served by private water and sewer. Petitioner purchased the property last summer at auction and it consists of 10 acres that are heavily wooded with 450 feet of waterfront on a narrow inlet off Seneca Creek. Petitioner proposes to construct one single-family dwelling on the area of the property near Goose Harbor Road. In order to meet the flood

SPRING REDEVELOPMENT FOR PLANNING
4-18-08
P2

elevation requirements and still be able to build a two-story home, Petitioner needs the variance for a 45 foot building height instead of the maximum allowable 35 feet. There are no neighbors on either side of Petitioner's lot and the nearest developed area is at least 500 feet away.

In support of the variance request, Petitioner indicates that this property contains a significant amount of wetlands, wooded areas and undisturbed areas. There is an existing access road to Seneca Creek and the remainder of the rear of the property will remain undeveloped.

The Zoning Advisory Committee (ZAC) comments were received and are contained within the case file. Comments received from the Office of Planning dated March 4, 2008 indicate no opposition to the request. However, they advise Petitioner to meet with the Department of Environmental Protection and Resource Management to determine if the proposal meets all Critical Area Regulations. The Department of Environmental Protection and Resource Management (DEPRM) comment dated March 5, 2008 states that the property must comply with Chesapeake Bay Critical Area Regulations. The property is within a Resource Conservation Area and must comply with the forest clearing requirements and the 15% impervious surface limit. Comments were also received from the Bureau of Development Plans Review dated February 21, 2008. Their comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage, and flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code.

Considering all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The imposition of zoning on this property disproportionably impacts the subject

RECEIVED FOR FILE

4.18.08

property as compared to others in the zoning district. I further find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. The subject property is unique because of its sheer size as compared with other residential properties in the area, is very heavily wooded, has extensive wetlands, and contains environmentally critical areas including a forest interior dwelling bird (FIDS) habitat. Moreover, no adjacent property owner will be impacted by the increased height of the dwelling in this instance. Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 18th day of April, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance request from Section 1A05.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit the construction of a dwelling with a height of 45 feet in lieu of the required 35 feet be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. 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).
3. The property is within a Resource Conservation Area of the Chesapeake Bay Critical Area. The site is forested and appears to contain non-tidal and tidal wetlands; no impacts

ORDER PREPARED FOR FILING

4-18-08

pm

to wetlands and wetland buffers are permitted without a Critical Area Variance. Development of the site must comply with forest clearing requirements and the 15% impervious surface limit. In addition, the site may contain forest interior dwelling bird (FIDS) habitat; if so, any clearing of FIDS habitat must address and meet all FIDS requirements.

4. The base flood elevation for this site is 10.2 feet Baltimore County Datum.
5. The flood protection elevation for this site is 11.2 feet.
6. 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.
7. 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.
8. The building engineer shall require a permit for this project.
9. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
10. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

NOTED RECEIVED FOR FILED
4.18.08
pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 18, 2008

MARK HARMAN
802 HICKORY RIDGE DRIVE
BELAIR MD 21015

Re: Petition for Variance
Case No. 08-369-A
Property: 3838 Goose Harbor Road

Dear Mr. Harman:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Flood CBCA

COUNT # 11512200320

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3838 Goose Harbor Rd

which is presently zoned RC20

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)

1A05.4.A

To permit the construction of a dwelling with a height of 45-feet in lieu of the required 35-feet.

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

The property is water front and needs to be elevated to meet flood zone height restrictions

Property is to be posted and advertised as prescribed by the zoning regulations.

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 08-369-A

REV 9/15/98

Reviewed By

Date

2/13/08

EXAMPLE 3 -- Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - **DO NOT USE THIS FORM FOR "FILL-IN THE BLANK"**. Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3838 Goose Harbor Rd
(address)

Beginning at a point on the North side of
(north, south, east or west)

Goose Harbor Rd which is 30
(name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 499 EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street Bowley Quarters Rd
(name of street)

which is 32 wide. *Being Lot # 194
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of _____
(name of subdivision)

as recorded in Baltimore County Plat Book # _____, Folio # _____,

containing _____ Also known as _____
(square feet or acres) (property address)

and located in the 15 Election District, 6 Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber __, Folio __" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

**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: #08-389-A

3838 Goose Harbor Road
N/side of Goose Harbor
Road, 499 feet east of
Bowleys Quarters Road
15th Election District
6th Councilmanic District
Legal Owner(s):
Mark Harman

Variance: to permit the
construction of a dwelling
with a height of 45 feet in
lieu of the required 35 feet.

Hearing: Wednesday,
April 9, 2008 at 10:00
a.m. in Room 106, County
Office Building, 111 West
Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, II
Zoning Commissioner for
Baltimore County

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

(2) For information con-
cerning the file and/or
hearing, contact the Zon-
ing Review Office at (410)
887-3391.

JT/3/828 Mar 25 167903

CERTIFICATE OF PUBLICATION

3/27/, 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 3/25/, 2008.

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

J. Wilkins

LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11052**

Date: **2/13/08**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 2/14/2008 2/13/2008 15:45:11 2
 02 MAIL JENA JEE
 >>RECEIPT # 563294 2/13/2008 DFLH

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			650				65.00

Dept 5 526 ZONING VERIFICATION
 011052
 Recpt Tot 465.00
 \$0.00 CR 480.00 CA
 \$15.00- C6
 Baltimore County, Maryland

Total: **65.00**

Rec
 From: Mick Herman Variance 08-369-A
 For: 3838 Gower Harbor Rd (Hight) 45

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 08-369-A

Petitioner/Developer _____

Mark Harman

Date of Hearing/Closing 4/9/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

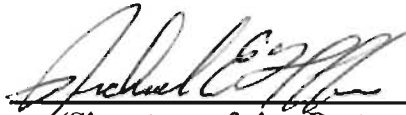
Attention:

This letter is to certify, under penalties of perjury, that the necessary sign(s) as required by law, were posted conspicuously on the property located at _____

3838 Goose Harbor Road

The sign(s) were posted on 3/25/08
(Month, Day, Year)

Sincerely,

 3/25/08
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

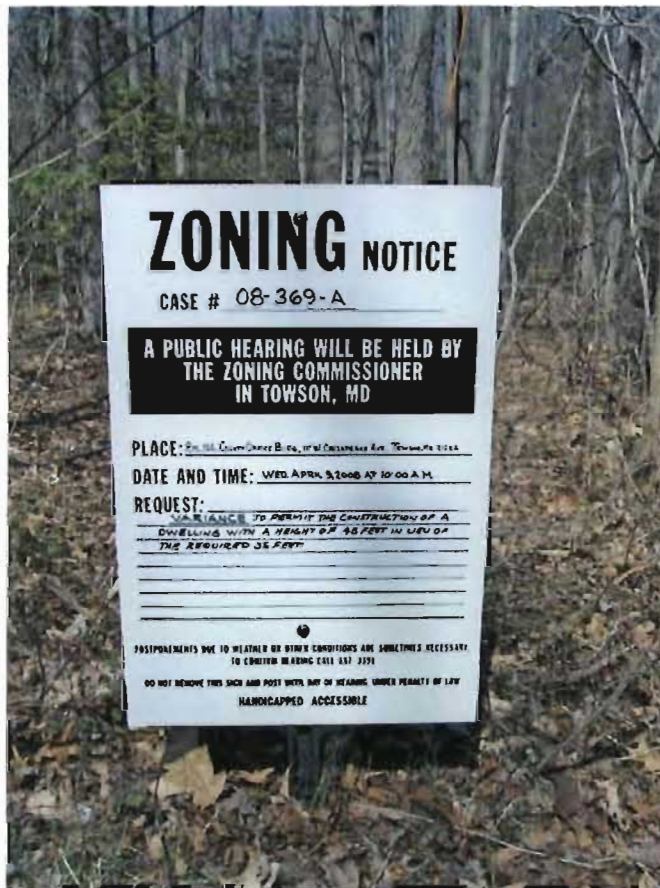
Certificate of Posting
Photograph Attachment

Re: 08-369-A

Petitioner/Developer: _____

Mark Harman

Date of Hearing/Closing: 4/9/08



3838 Goose Harbor Rd.

Posting Date: 3/25/08

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: 08-369A
Petitioner: MARK HARMAN
Address or Location: 3838 Goose harbor Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARK HARMAN
Address: 802 Hickory Ridge Dr
Bel Air Md 21015
Telephone Number: 410-937-3868

08-369-A



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

February 26, 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: 08-369-A

3838 Goose Harbor Road

N/side of Goose Harbor Road, 499 feet east of Bowleys Quarters Road

15th Election District – 6th Councilmanic District

Legal Owners: Mark Harman

Variance to permit the construction of a dwelling with a height of 45 feet in lieu of the required 35 feet.

Hearing: Wednesday, April 9, 2008 at 10:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Mark Harman, 802 Hickory Ridge Drive, Bel Air 21015

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 25, 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, March 25, 2008 Issue - Jeffersonian

Please forward billing to:
Mark Harman
802 Hickory Ridge Drive
Bel Air, MD 21015

410-937-3868

NOTICE OF ZONING HEARING

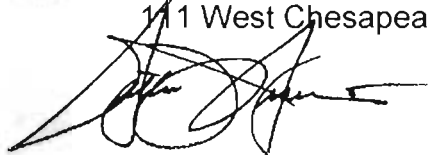
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 08-369-A

3838 Goose Harbor Road
N/side of Goose Harbor Road, 499 feet east of Bowleys Quarters Road
15th Election District – 6th Councilmanic District
Legal Owners: Mark Harman

Variance to permit the construction of a dwelling with a height of 45 feet in lieu of the required 35 feet.

Hearing: Wednesday, April 9, 2008 at 10:00 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

April 2, 2008

Mark Harmon
802 Hickory Ridge Drive
Bel Air, Maryland 21015

Dear Mr. Harmon:

RE: Case Number: 08-369-A, 3838 Goose Harbor Road

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 13, 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



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

February 25, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 18, 2008

Item Number: 337,348,355,356,357,359,360,361,362,363,364,365,366,367,368,369,373

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

TB 4/9
10 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 4, 2008

RECEIVED
MAR 05 2008

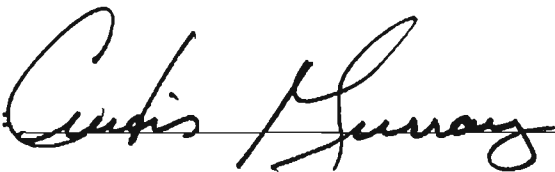
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

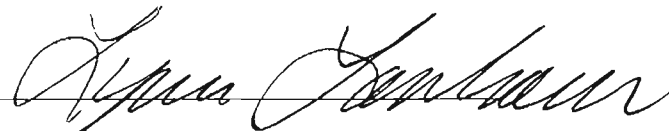
BY:

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-369- Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request. The petitioner should meet with the Department of Environmental Protection and Resource Management to determine if the proposal meets all Critical Area Regulations.

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

Prepared By: 

Division Chief: 

CM/LL

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED
MAR 05 2008

BY:.....

TO: Timothy M. Kotroco

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

DATE: March 5, 2008

SUBJECT: Zoning Item # 08-369-A
Address 3838 Goose Harbor Road
(Harman Property)

Zoning Advisory Committee Meeting of February 18, 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 a Resource Conservation Area of the Chesapeake Bay Critical Area. The site is forested and appears to contain nontidal and tidal wetlands; no impacts to wetlands and wetland buffers are permitted without a Critical Area variance. Development of the site must comply with forest clearing requirements and the 15% impervious surface limit. In addition, the site may contain forest interior dwelling bird (FIDS) habitat; if so, any clearing of FIDS habitat must address and meet all FIDS requirements.

Reviewer: Regina Esslinger

Date: February 29, 2008

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 21, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For February 25, 2008
Item No. 08-369

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:clw

cc: File

ZAC-ITEM NO 08-369-02212008.doc

RE: PETITION FOR VARIANCE * BEFORE THE
3838 Goose Harbor Road; N/S Goose *
Harbor Road, 499' E Bowleys Quarters Rd * ZONING COMMISSIONER
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Mark Harman * FOR
Petitioner(s) * BALTIMORE COUNTY
* 08-369-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

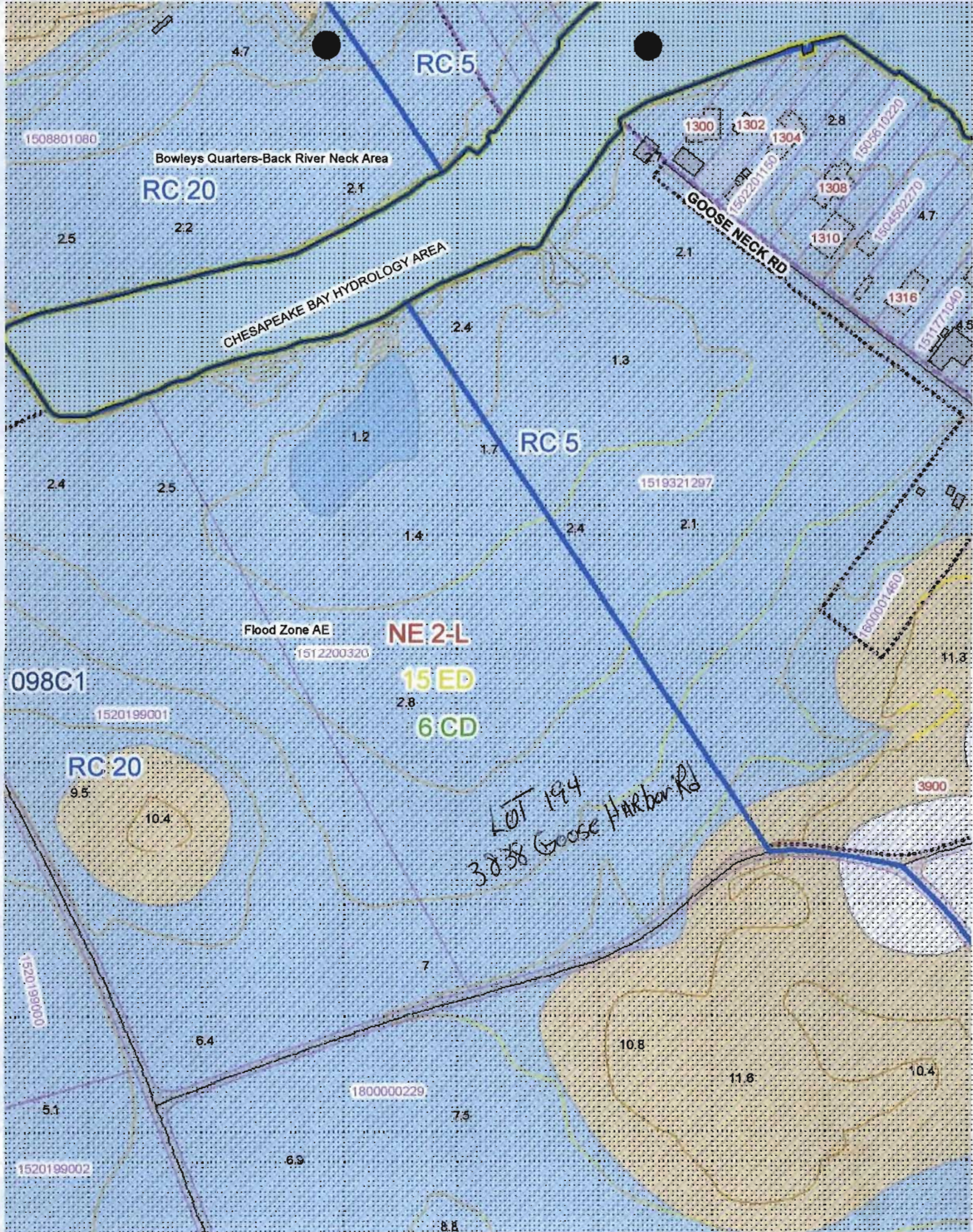
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of February, 2008, a copy of the foregoing Entry of Appearance was mailed to Mark Harman, 802 Hickory Ridge Drive, Bel Air, MD 21015, Petitioner(s).

RECEIVED
FEB 21 2008

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



08-369-A

Case No.: 03-369-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	<i>site plan</i>	
No. 2	<i>aerial photograph</i>	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

SCHEDULE "A"

0026131 1181

BEGINNING for the same at an iron pipe heretofore set on the northwest side of Goose Harbor Road (30 feet wide), said point of beginning being measured (the courses herein are referred to the meridian established for the Baltimore County Metropolitan District Coordinate System) North 71 degrees 16 minutes 40 seconds East 373.37 feet and North 73 degrees 35 minutes East 126.63 feet from the northeast side of Bowley Road (40 feet wide), and running thence binding on the northwest side of Goose Harbor Road, North 73 degrees 35 minutes East 217.99 North 53 degrees 14 minutes 20 seconds East 241.00 feet and North 80 degrees 51 minutes 20 seconds East 39.29 feet, thence leaving Goose Harbor Road for a line of division now made, North 33 degrees 32 minutes 50 seconds West 989.79 feet to the shore line of Goose Harbor Inlet at a point measured South 42 degrees 13 minutes West 187.33 feet and South 62 degrees 21 minutes 30 seconds West 212.67 feet from the southwest side of Goose Harbor Road at its intersection with Goose Harbor Inlet, thence binding on said shoreline of Goose Harbor Inlet, South 62 degrees 21 minutes 30 seconds West 76.94 feet and South 72 degrees 50 minutes 50 seconds West 300.94 feet to a point measured North 69 degrees 06 minutes 30 seconds East 500.00 feet from a pipe theretofore set on the northeast side of Bowley Road at the distance of 1001.10 feet from the northwest side of Goose Harbor Road, thence South 26 degrees 50 minutes 40 seconds East 1023.64 feet to the place of beginning.

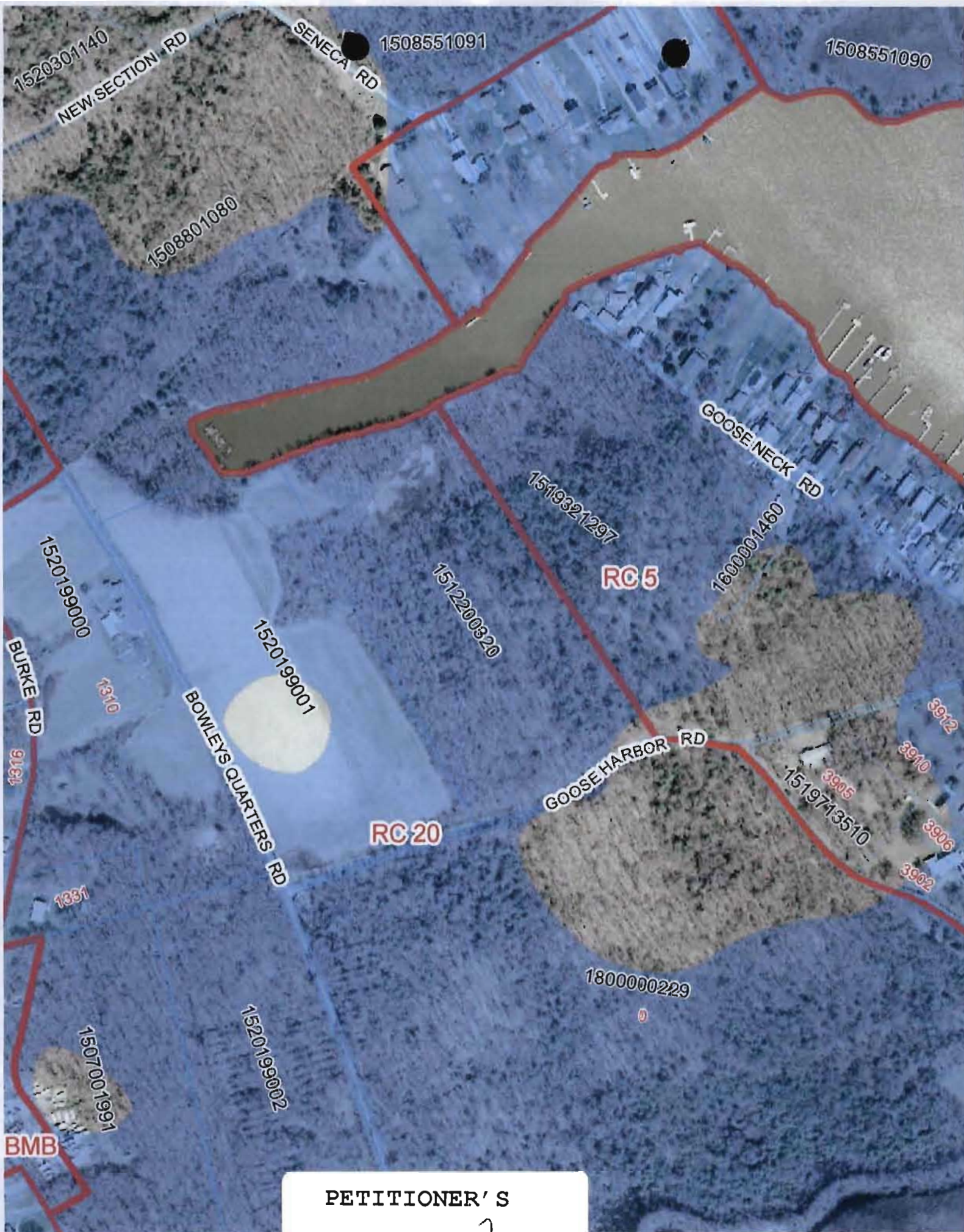
Tax ID#: 15-1512200320

Property Address: 3838 Goose Harbor Road Middle River, MD 21220

Election Dist 15
Councilmatic Dist. 6
10.1 AC

CASE #49817

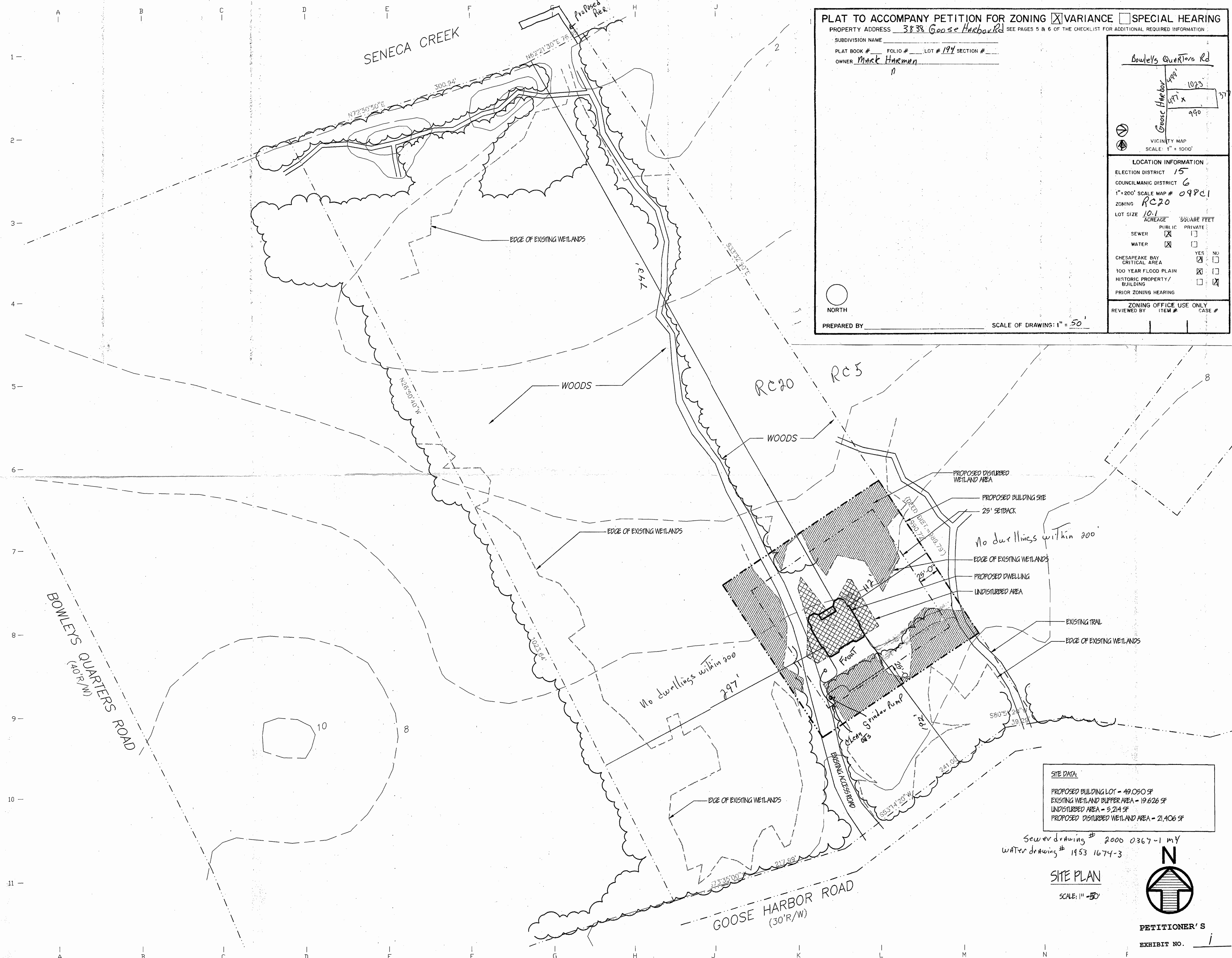
08-369-A



PETITIONER' S

EXHIBIT NO. 2

08-369-A



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 3838 Goose Harbor Rd SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME _____

PLAT BOOK # _____ FOLIO # _____ LOT # 194 SECTION # _____

OWNER Mark Harman

VICINITY MAP
SCALE: 1" = 1000'

LOCATION INFORMATION
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 6
1" = 200' SCALE MAP # 098C1
ZONING RC20
LOT SIZE 10.1 ACRES
PUBLIC ☒ PRIVATE ☐
SEWER ☒ WATER ☒
CHESAPEAKE BAY CRITICAL AREA YES ☒ NO ☐
100 YEAR FLOOD PLAIN YES ☒ NO ☐
HISTORIC PROPERTY/BUILDING YES ☐ NO ☒
PRIOR ZONING HEARING YES ☐ NO ☒
ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY _____ SCALE OF DRAWING: 1" = 50'

THE HARMAN RESIDENCE

NEW CONSTRUCTION

Goose Harbor Road
Middle River, Maryland 21220

Copyright Austin B. Childs Architecture, LLC 2008.
Unauthorized use, reproduction or distribution
strictly prohibited.

No.	Date	Item
REVISIONS		
Drawn		
Checked		
Approved		

austin b childs architecture
chickenranch design studio
16260 falls road
monkton, maryland 21111
410.472.4686
achildsai@msn.com

08 - 369A

SITE DATA
PROPOSED BUILDING LOT - 49,050 SF
EXISTING WETLAND BUFFER AREA - 19,626 SF
UNDISTURBED AREA - 5,214 SF
PROPOSED DISTURBED WETLAND AREA - 21,406 SF

Sewer drawing # 2000 0367-1 m/y
Water drawing # 1953 1674-3

SITE PLAN

SCALE: 1" = 50'



PETITIONER'S

EXHIBIT NO. i

SITE PLAN

CONTRACT NO. _____
SCALE 1" = 50'
DATE JANUARY 16, 2008

SP-101