

IN RE: <b>PETITION FOR VARIANCE</b>	*	BEFORE THE
N/S Reisterstown Rd., NE Corner of	*	ZONING COMMISSIONER
Gwynnbrook Road – (11127, 11131,	*	OF
<b>11133, 11137 Reisterstown Road)</b>	*	BALTIMORE COUNTY
4 <sup>th</sup> Election District	*	
2 <sup>nd</sup> Council District	*	
Joseph Wilder Family, LLC, Legal Owner	*	
Mastercraft Communities, Contract	*	
Purchaser & Developer	*	
<i>Petitioners</i>	*	<b>Case No. 2008-0517-A</b>

\* \* \* \* \*

**ORDER OF DISMISSAL**

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Joseph Wilder Family, LLC. The Petitioners seek relief from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section II of the Comprehensive Manual of Development Policies (CMDP) to allow a side building face to public street right-of-way setback a minimum of 14 feet in lieu of the required 25 feet; to allow a building face to tract boundary setback a minimum of 23 feet in lieu of the required 30 feet; to allow a rear building face to rear property line setback a minimum of 25 feet in lieu of the required 30 feet, and to allow a side building face to side building face setback a minimum of 20 feet in lieu of the required 25 feet; from Section 1B01.1.B.1 to allow a zero (0) foot residential transition area buffer and a residential transition area setback a minimum of 33 feet in lieu of the required 50 foot residential transition area buffer and 75 foot residential area; from Section 1B01.2.C.1.c and Section II of the CMDP to allow a front building face to public street right-of-way setback a minimum of 11 feet for rear entry garage units and 23 feet for front entry garage units in lieu of the required 13 feet and 25 feet respectively.

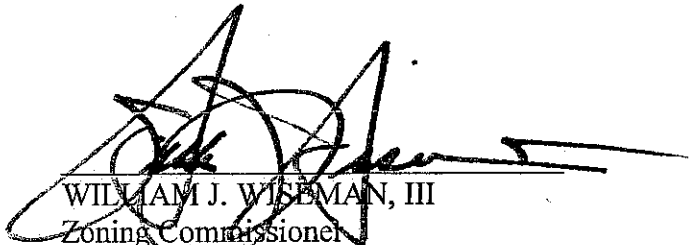
Appearing at the public hearing in support of the requests was David H. Karceski, Esquire of Venable, LLP, attorney for the Developer. Appearing in opposition to the request were nearby property owners, namely: Keith E. Henze, Tom Culbertson, Kenneth Eyler, Janet Henry, Sandra Dobyms, Thelma McGlone, and Antonia Fowler. Glenn H. Meyer, Esquire and Francis X. Borgerding, Jr., Esquire appeared on behalf of individual neighbors residing in the immediate community and along Gwynnbrook Avenue.

ORDER RECEIVED FOR FILING  
 Date 9-3-08  
 By [Signature]

As the history of this case shows, testimony offered during the hearing indicated that in addition to the variance request was a development plan proposing 64 single-family attached dwellings on 8.43 acres of land zoned OR-2 (Office Building-Residential), which was formally withdrawn by the contract purchaser, Master Craft Communities, LLC, in open hearing on July 25, 2008. Accordingly, any further desire to pursue the development of this property (Case No. IV-693) will require the refile of a Concept Plan and starting the process over.

Following the plans withdraw, this left pending before me the property owners Petition for Variance filed pursuant to Section 32-4-230 of the Baltimore county Code (B.C.C.) that provides for a combined hearing for development plan approval and zoning relief. The Petition for Variances, as noted above, relates to distances between proposed units, residential transition areas, etc. Counsel for the Developer/Contract Purchaser withdrew this Petition on behalf of the Developer. The undersigned forwarded written notice to the property owners of this evolving development on July 29, 2008 stating that this action had effectively rendered the variance request moot. On August 28, 2008, Joseph Wilder, on behalf of the property owners, acknowledged the situation and advised the undersigned that they would search for another developer in the near future. Accordingly, this matter shall be dismissed without any prejudice to the property owners.

NOW, THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of September 2008 that the Petition for Variance from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section II of the Comprehensive Manual of Development Policies (CMDP) as set forth above, be and the same is hereby DISMISSED without prejudice.

  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw

c: David Karceski, Esquire, Venable LLP, 210 Allegheny Avenue, Towson MD 21204  
Joseph Wilder Family LLC, c/o Joseph Wilder, Managing Member, P.O. Box 166,  
Stevenson MD 21153

Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600,  
Towson MD 21204

Glenn H. Meyer, Esquire, 211 Gwynnbrook Avenue, Owings Mills, MD 21117

Walter T. Smith, Jr., Development Manager, Bur. of Development Management, DPDM

John Sullivan, Project Manager, Bur. of Development Management, DPDM

Aaron Tsui, Office of Zoning Review, DPDM

Lloyd Moxley, Office of Planning

People's Counsel; File

ORDER RECEIVED FOR FILING  
Date 9-3-08  
By PCS



# Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 11127, 11131, 11133, 11137 Reisterstown Road, and 13 Gwynnbrook Avenue which is presently zoned O.R.-2

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 determined 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:**

See Attached  
Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

**Attorney For Petitioner:**

David H. Karceski and Robert A. Hoffman  
Name - Type or Print

*[Handwritten Signature]*

Venable LLP  
Signature

Company  
210 Allegheny Avenue 410-494-6285

Address Telephone No.  
Towson MD 21204

City State Zip Code

**Legal Owner(s):**

See Attached  
Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

**Representative to be Contacted:**

David H. Karceski and Robert A. Hoffman

Name  
210 Allegheny Avenue 410-494-6285

Address Telephone No.  
Towson MD 21204

City State Zip Code

Case No. 2008-0517-A

**Office Use Only**

Estimated Length of Hearing \_\_\_\_\_  
Unavailable For Hearing \_\_\_\_\_

Reviewed by A-Tsuu Date 05/01/08

REV 8/20/07

**ORDER RECORDED FOR FILING**  
Date 9-3-08  
By [Signature]

**Petition for Variance**  
Wilder Property

1. Variance from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations ("BCZR") and Section II of the Comprehensive Manual of Development Policies ("CMDP") to allow a side building face to public street right-of-way setback a minimum of 14 feet in lieu of the required 25 feet.
2. Variance from BCZR Section 1B01.2.C.1.c and Section II of the CMDP to allow a building face to tract boundary setback a minimum of 23 feet in lieu of the required 30 feet.
3. Variance from BCZR Section 1B01.2.C.1.c and Section II of the CMDP to allow a rear building face to rear property line setback a minimum of 25 feet in lieu of the required 30 feet.
4. Variance from BCZR Section 1B01.2.C.1.c and Section II of the CMDP to allow a side building face to side building face setback a minimum of 20 feet in lieu of the required 25 feet.
5. Variance from BCZR Section 1B01.1.B.1 to allow a 0-foot residential transition area buffer and a residential transition area setback a minimum of 33 feet in lieu of the required 50-foot residential transition area buffer and 75-foot residential area.
6. Variance from BCZR Section 1B01.2.C.1.c and Section II of the CMDP to allow a front building face to public street right-of-way setback a minimum of 11 feet for rear entry garage units and 23 feet for front entry garage units in lieu of the required 13 feet and 25 feet respectively.

Petition for Variance  
Signature Page

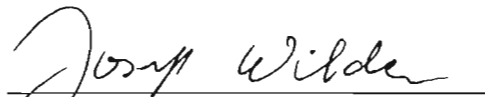
Wilder Property

LEGAL OWNER:

11137 Reisterstown Road  
Owings Mills, Maryland 21117  
Tax Map 58, Parcel 117  
04-04-23-002-350

11133 Reisterstown Road  
Owings Mills, Maryland 21117  
Tax Map 58, Parcel 118  
04-04-16-035-075

Joseph Wilder Family LLC



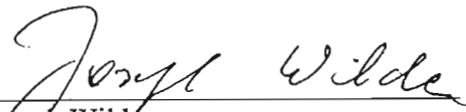
By: Joseph Wilder, Member  
P O Box 166  
Stevenson, Maryland 21153  
(410) 461-2522

Petition for Variance  
Signature Page

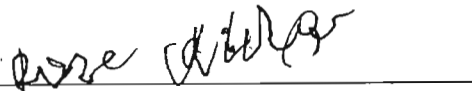
Wilder Property

LEGAL OWNER:

11131 Reisterstown Road  
Owings Mills, Maryland 21117  
Tax Map 58, Parcel 119  
04-04-08-055-770

  
\_\_\_\_\_  
Joseph Wilder  
P O Box 166  
Stevenson, Maryland 21153  
(410) 461-2522

And

  
\_\_\_\_\_  
Rose Wilder  
P O Box 166  
Stevenson, Maryland 21153  
(410) 461-2522

Petition for Variance  
Signature Page

Wilder Property

LEGAL OWNER:

11131 Reisterstown Road  
Owings Mills, Maryland 21117  
Tax Map 58, Parcel 119  
04-04-08-055-770

*Lena Preenquid* P.O.A. for  
Aaron Taube  
P O Box 166  
Stevenson, Maryland 21153  
( ) - -

And

*"Deceased"*  
Genia Taube (*deceased*)  
P O Box 166  
Stevenson, Maryland 21153  
( ) - -

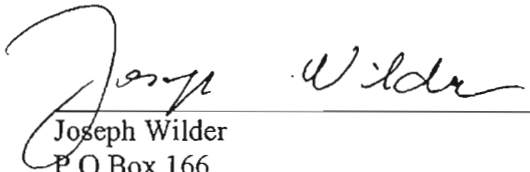


Petition for Variance  
Signature Page

Wilder Property

LEGAL OWNER:

11127 Reisterstown Road  
Owings Mills, Maryland 21117  
Tax Map 58, Parcel 120  
04-04-01-035-200



Joseph Wilder  
P O Box 166  
Stevenson, Maryland 21153  
(410) 461-2522

And

---

Aaron Taube  
P O Box 166  
Stevenson, Maryland 21153  
( ) -

Petition for Variance  
Signature Page

Wilder Property

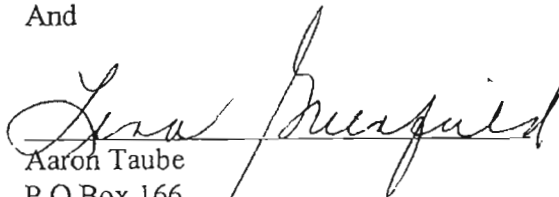
LEGAL OWNER:

11127 Reisterstown Road  
Owings Mills, Maryland 21117  
Tax Map 58, Parcel 120  
04-04-01-035-200

---

Joseph Wilder  
P O Box 166  
Stevenson, Maryland 21153  
(410) 461-2522

And

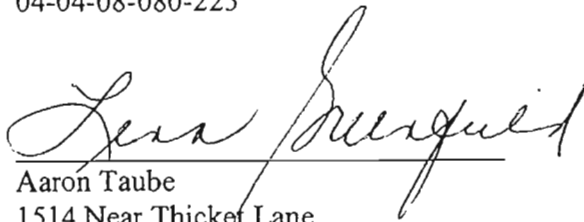
 P.O.A. for  
Aaron Taube  
P O Box 166  
Stevenson, Maryland 21153  
( ) - -

Petition for Variance  
Signature Page

Wilder Property

LEGAL OWNER:

13 Gwynnbrook Avenue  
Owings Mills, Maryland 21117  
Tax Map 58, Parcel 126  
04-04-08-080-225



P.O.A. for

Aaron Taube  
1514 Near Thicket Lane  
Stevenson, Maryland 21153  
( ) -

And

---

Joseph Wilder  
1514 Near Thicket Lane  
Stevenson, Maryland 21153  
(410) 461-2522

Petition for Variance  
Signature Page

Wilder Property

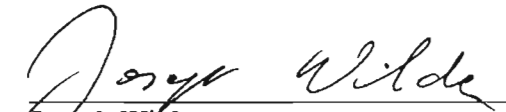
LEGAL OWNER:

13 Gwynnbrook Avenue  
Owings Mills, Maryland 21117  
Tax Map 58, Parcel 126  
04-04-08-080-225

---

Aaron Taube  
1514 Near Thicket Lane  
Stevenson, Maryland 21153  
( ) -

And

  
\_\_\_\_\_  
Joseph Wilder  
1514 Near Thicket Lane  
Stevenson, Maryland 21153  
(410) 461-2522

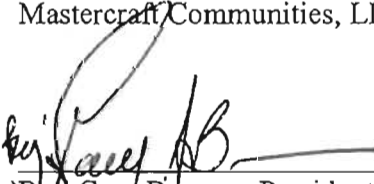
Petition for Variance  
Signature Page

Wilder Property

CONTRACT PURCHASER:

11127 Reisterstown Road  
11131 Reisterstown Road  
11133 Reisterstown Road  
11137 Reisterstown Road  
13 Gwynnbrook Avenue

Mastercraft Communities, LLC

  
By: Gary Berman, President *Managing Member*  
P.O. Box 531  
Owings Mills, Maryland 21117  
*(443) 794-4400*

DESCRIPTION TO ACCOMPANY  
ZONING PETITION  
NORTH SIDE REISTERSTOWN ROAD  
EAST SIDE GWYNNBROOK AVENUE  
SECOND COUNCILMANIC DISTRICT  
FOURTH ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the intersection of the north side of Reisterstown Road (variable width right-of-way) and the centerline of Gwynnbrook Avenue, thence binding in the centerline of said Gwynnbrook Avenue, the three following courses and distances, viz: (1) North 49 degrees 50 minutes 10 seconds East 268.28 feet, thence (2) North 51 degrees 00 minutes 00 seconds East 130.89 feet, and thence (3) North 46 degrees 46 minutes 51 seconds East 164.84 feet, thence leaving said centerline and running for the 5 following courses and distances, viz: (4) South 42 degrees 46 minutes 23 East 199.74 feet, (5) South 42 degrees 42 minutes 23 seconds East 546.85 feet, thence (6) South 46 degrees 11 minutes 05 seconds West 242.31 feet, thence (7) North 42 degrees 34 minutes 55 seconds West 137.81 feet, and thence (8) South 61 degrees 04 minutes 25 seconds West 323.00 feet to intersect the north side of said Reisterstown Road, thence binding thereon, (9) North 43 degrees 32 minutes 06 seconds West 555.48 feet to the point of beginning; containing 8.434 acres of land, more or less.



2008-0517-A

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

No. 1977

Date: 05/01/08

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				325 --

Total: \$ 325 --

Rec

From: VENABLE

For: 11121, 11131, 11133 & 11137 REISTERSTOWN RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S  
 VALIDATION**

**NOTICE OF ZONING HEARING**

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

Case: **# 08-517-A**

11127, 11131, 11133, 11137 Reisterstown Road, 13 Gwynnbrook Avenue

N/side of Reisterstown Road, n/east corner of Gwynnbrook Road and Reisterstown Road

4th Election District - 2nd Councilmanic District

Legal Owner(s): Joseph Wilder Family, LLC, etc.

Contract Purchaser: Mastercraft Communities

**Variance:** to allow a side building face to public street right-of-way setback a minimum of 14 feet in lieu of the required 25 feet and to allow a building face to tract boundary setback a minimum of 23 feet in lieu of the required 30 feet and to allow a rear building face to rear property line setback a minimum of 25 feet in lieu of the required 30 feet and to allow a side building face to side building face setback a minimum of 20 feet in lieu of the required 25 feet and to allow a 0 foot residential transition area buffer and a residential transition area setback a minimum of 33 feet in lieu of the required 50 foot residential transition area buffer and 75 foot residential area and to allow a front building face to public street right-of-way setback a minimum of 11 feet for rear entry garage units and 23 feet for front entry garage units in lieu of the required 13 feet and 25 feet respectively.

Hearing: Friday, May 30, 2008 at 9:00 a.m. in Room 106, County Office Building, 111 West Chasapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

5/175 May 15

173091

**CERTIFICATE OF PUBLICATION**

5/15/2008

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 5/15/2008.

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

*J. Wilkinson*

LEGAL ADVERTISING





# CERTIFICATE OF POSTING

RE: Case No.: 08-517-A

Petitioner/Developer: MASTER CRAFT

COMMUNITIES

Date of Hearing/Closing: MAY 30, 2008

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

ATTN: Kristen Matthews ((410) 887-3394)

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:

11127, 11131, 11133, 11137 REISTERSTOWN RD  
13 GWYNNBROOK AVE.

The sign(s) were posted on 5-15-08  
(Month, Day, Year)

Sincerely,

Robert Black 5-20-08  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

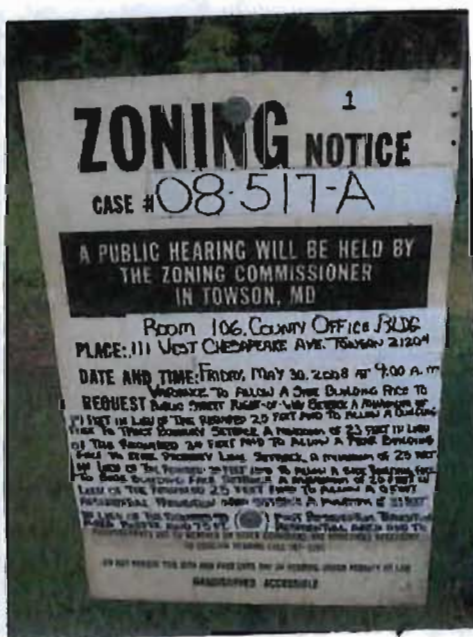
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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: 2008-0517-A

Petitioner: Joseph Wilder Family, LLC, Joseph & Rose Wilder, and Aaron & Genia

Address or Location: 11127, 11131, 11133, & 11137 Reisterstown Rd & 13 Gwynndorox  
Towson, MD. 21204  
Taube  
Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell

Address: 210 Allegheny Avenue  
Towson, MD. 21204

Telephone Number: (410) 494-6244

TO: PATUXENT PUBLISHING COMPANY  
Thursday, May 15, 2008 Issue - Jeffersonian

Please forward billing to:

Amy Dontell  
Venable, LLP  
210 Allegheny Avenue  
Towson, MD 21204

410-494-6244

---

## NOTICE OF ZONING HEARING

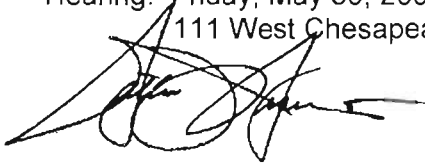
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 08-517-A**

11127, 11131, 11133, 11137 Reisterstown Road, 13 Gwynnbrook Avenue  
N/side of Reisterstown Road, n/east corner of Gwynnbrook Road and Reisterstown Road  
4<sup>th</sup> Election District – 2<sup>nd</sup> Election District  
Legal Owners: Joseph Wilder Family, LLC, etc.  
Contract Purchaser: Mastercraft Communities, LLC

Variance to allow a side building face to public street right-of-way setback a minimum of 14 feet in lieu of the required 25 feet and to allow a building face to tract boundary setback a minimum of 23 feet in lieu of the required 30 feet and to allow a rear building face to rear property line setback a minimum of 25 feet in lieu of the required 30 feet and to allow a side building face to side building face setback a minimum of 20 feet in lieu of the required 25 feet and to allow a 0 foot residential transition area buffer and a residential transition area setback a minimum of 33 feet in lieu of the required 50 foot residential transition area buffer and 75 foot residential area and to allow a front building face to public street right-of-way setback a minimum of 11 feet for rear entry garage units and 23 feet for front entry garage units in lieu of the required 13 feet and 25 feet respectively.

Hearing: Friday, May 30, 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

May 1, 2008

JAMES T. SMITH, JR.  
*County Executive*

**NOTICE OF ZONING HEARING**

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

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: 08-517-A**

11127, 11131, 11133, 11137 Reisterstown Road, 13 Gwynnbrook Avenue  
N/side of Reisterstown Road, n/east corner of Gwynnbrook Road and Reisterstown Road  
4<sup>th</sup> Election District – 2<sup>nd</sup> Election District  
Legal Owners: Joseph Wilder Family, LLC, etc.  
Contract Purchaser: Mastercraft Communities, LLC

Variance to allow a side building face to public street right-of-way setback a minimum of 14 feet in lieu of the required 25 feet and to allow a building face to tract boundary setback a minimum of 23 feet in lieu of the required 30 feet and to allow a rear building face to rear property line setback a minimum of 25 feet in lieu of the required 30 feet and to allow a side building face to side building face setback a minimum of 20 feet in lieu of the required 25 feet and to allow a 0 foot residential transition area buffer and a residential transition area setback a minimum of 33 feet in lieu if the required 50 foot residential transition area buffer and 75 foot residential area and to allow a front building face to public street right-of-way setback a minimum of 11 feet for rear entry garage units and 23 feet for front entry garage units in lieu of the required 13 feet and 25 feet respectively.

Hearing: Friday, May 30, 2008 at 9:00 a.m. in Room 106, County Office Building,  
111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco  
Director

TK:klm

C: David Karceski, Venable, 210 Allegheny Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, MAY 15, 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.



**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

David H. Karceski and Robert A. Hoffman  
Venable  
210 Allegheny Ave.  
Towson, MD 21204

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*  
May 22, 2008

Dear David H. Karceski and Robert A. Hoffman:

RE: Case Number:2008-0517-A , Address: 210 Allegheny Ave.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 01, 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  
Joseph Wilder, P.O. Box 166, Stevenson, MD 21153

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** May 9, 2008

**FROM:** Dennis A. <sup>DAK</sup>Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For May 12, 2008  
Item Nos. 08-504, 506, 507, 508, 509,  
511, 512, 513, 515, 516, 517, and 519

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

DAK:CEN:lrk  
ZAC-04092008-NO COMMENTS  
cc: File



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

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

Maryland Department of Transportation  
May 16, 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. 8-517-A  
MD 140 (Reisterstown Road)  
320' east of Gwynnbrook Avenue  
Wilder Property  
Variance

Dear Ms. Matthews:

Thank you for the opportunity to review the ZAC Agenda Case Number 8-517-A for the above captioned, which was received on May 5, 2008. We understand that his application illustrates a proposal for 64 town house units with surface parking and infra structure improvements on 8.81 acres.

We have completed a review of the referenced plan and as well as a field inspection. The results of the review reveal that a permit is not required for improvements along the subject property fronting MD 140 (Reisterstown Road). Therefore, this office has no objection to Variance Case No. 8-517-A approval for Wilder Property. Please include our comments in staff report to the Zoning Hearing Officer.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-5593 or 1-800-876-4742 extension 5593. Also, you may E-mail him at ([m Bailey@sha.state.md.us](mailto:m Bailey@sha.state.md.us)). Thank you for your attention.

Very truly yours,

<sup>1</sup>  
<sub>Foz</sub> Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mastercraft Communities, LLC, Applicant  
Mr. Dennis A. Kennedy, Supervisor, DPR, Baltimore County  
Mr. David Malkowski, District Engineer, SHA  
Mr. G Dwight Little, Engineer, Little & Associates, Inc.  
Mr. Joseph Merrey, Department of Permits & Development Management, Baltimore County

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](http://www.marylandroads.com)



RE: PETITION FOR VARIANCE \* BEFORE THE  
 11127, 11131, 11133, 11137 Reisterstown Rd \* ZONING COMMISSIONER  
 & 13 Gwynnbrook Avenue; N/S Reisterstown\*  
 Rd, NE corner of Gwynnbrook Road \* FOR  
 4<sup>th</sup> Election & 2<sup>nd</sup> Councilmanic Districts \*  
 Legal Owner(s): Joseph Wilder Family, LLC \* BALTIMORE COUNTY  
 Contract Purchaser(s): Mastercraft Communities\*  
 Petitioner(s) \* 08-517-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of People’s Counsel in the above-captioned matter. Notice should be sent of any hearing date, 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.

RECEIVED

MAY 14 2008

Per.....

*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 14<sup>th</sup> day of May, 2008, a copy of the foregoing Entry of Appearance was mailed to David Karceski, Esquire, & Robert Hoffman, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
 People’s Counsel for Baltimore County

8/15



**BALTIMORE COUNTY**  
M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive

July 29, 2008

WILLIAM J. WISEMAN III  
Zoning Commissioner

Joseph Wilder Family LLC  
C/O Joseph Wilder, Managing Member  
PO Box 166  
Stevenson MD 21153

Re: Wilder Property – Case Nos. IV-693 and 2008-0517-A  
N/S Reisterstown Road, NE corner of Gwynnbrook Road  
4<sup>th</sup> Election District, 2<sup>nd</sup> Council District

Dear Mr. Wilder:

The development plan for the referenced 64 single-family attached dwellings on 8.43 acres of land zoned OR-2 (Office Building-Residential) was formally withdrawn by Master Craft Communities, LLC in open hearing on July 25, 2008. Accordingly, any further desire to pursue the development of this property (Case No. IV-693) will require the refiling of a Concept Plan and start the process over.

In addition to the request for development plan approval, prior to its withdrawal, was an accompanying Petition for Variance (Case 2008-0517-A) filed pursuant to Section 32-4-230 of the Baltimore County Code. This Petition seeks variances related to the distances between proposed units, residential transition areas, etc. Counsel for the Developer/Contract Purchaser withdrew this Petition on behalf of the developer. The purpose of this letter is to request, in writing, a response from you on behalf of the property owners. Please provide me with the owners' intent in this regard. Arguably, without a development plan, the variances are rendered moot; however, I do not want to dismiss this Petition without receiving input from you.

Please give me the courtesy of a reply on or before August 15, 2008 so I may know how to proceed.

Very truly yours,

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:pz

- c: Walter T. Smith, Jr., Development Manager, Department of Permits & Development Management
- John Sullivan, Project Manager, Department of Permits & Development Management
- Aaron Tsui, Zoning Review, Department of Permits & Development Management
- Lloyd Moxley, Office of Planning
- Robert A. Hoffman, Esquire, Venable LLP, 210 Allegheny Avenue, Towson MD 21204
- David Karceski, Esquire, Venable LLP, 210 Allegheny Avenue, Towson MD 21204
- Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600, Towson MD 21204
- Glenn H. Meyer, Esquire, 211 Gwynnbrook Avenue, Owings Mills, MD 21117

*NOT filed to John Sullivan 7/29/08*

JOSEPH WILDER  
P.O. Box 166  
Stevenson, MD. 21153

RECEIVED  
SEP 02 2008

BY:.....

William J. Wiseman, III  
Zoning Commissioner-  
Baltimore County  
Jefferson Building  
105 W. Chesapeake Ave., Ste. 103  
Towson, MD. 21204

August 28, 2008

Re: Wilder Property – Case Nos. IV-693 and 2008-0517-A  
N/S Reisterstown Rd., NE corner of Gwynnbrook Rd.  
4<sup>th</sup> Election District, 2<sup>nd</sup> Council District

Dear Mr. Wiseman,

Please forgive me for not having a reply back to you by August 15, 2008

It took me some time to establish where we are. At this time, it appears that the buyers for the property have found difficulties in proceeding.

We think that another developer will be found soon and we will be able to move ahead. Thank you very much.

Sincerely,



Joseph Wilder

April 25, 2008

**HAND DELIVERED**

Mr. W. Carl Richards, Jr., Supervisor  
Zoning Review Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, MD 21204

Re: Petition for VariancePetitioner: Joseph Wilder Family Trust, Joseph & Rose Wilder, &  
Aaron & Genia TaubeLocation: 11127, 11131, 11133 & 11137 Reisterstown Road,  
& 13 Gwynnbrook Avenue

Dear Mr. Richards:

I am drop filing the enclosed Petition for Variance for the above-referenced property. This property is not in violation of any zoning laws. With this letter, I have enclosed the following documents:

1. Petition for Variance (3)
2. Zoning Descriptions (3)
3. Site Plans (12)
4. Newspaper advertising form (1)
5. 2004 Zoning Map No. 058A2 (1)
6. Check in the amount of \$325.00

An HOH (PDM # 04-693) has been scheduled for this property for May 30, 2008, at 9:00, in Room 106 of the County Office Building. We would like to have this zoning hearing heard in conjunction with the HOH.

If you have any questions or concerns regarding this filing, please give me a call.

Very truly yours,



Amy L. Dontell  
Paralegal



**SITE AREA CALCULATION**  
 NET TRACT AREA: 8.43 ACRES  
 ALLOWANCE FOR ROAD FRONTAGE (555.48' X 30')/43560': 0.38 ACRES  
 GROSS AREA: 8.81 ACRES

**SITE DATA**  
 EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	UNITS ALLOWED	UNITS PROPOSED
OR-2	8.81	92	64
TOTAL	8.81	92	64

**SITE DEVELOPMENT PROPOSAL**

DWELLING TYPE	PROPOSED UNITS	PARKING REQUIRED	PARKING PROVIDED	PHASE	DEVELOPMENT SCHEDULE
GARAGE TOWNHOMES	64	128	128		10/2009
OVERFLOW PARKING		28	28		
TOTAL	64	156	156		10/2009

**PARKING CALCULATIONS**

**A. GARAGED TOWNHOMES**

- SINGLE CAR GARAGE (INTERIOR UNITS): 28 UNITS X 2 P.S./UNIT = 56 P.S.
- SINGLE CAR GARAGE (END UNITS W/1 OFF-STREET PARKING): 14 UNITS X 2 P.S./UNIT = 28 P.S.
- REAR ENTRY (2 CAR GARAGE): 22 UNITS X 2 P.S./UNIT = 44 P.S.
- TOTAL = 128 P.S. REQUIRED

**B. OVERFLOW PARKING**

- SINGLE CAR GARAGE (INTERIOR UNITS): 56 P.S. X 30% = 16.8 P.S.
- SINGLE CAR GARAGE (END UNITS W/1 OFF-STREET PARKING): 28 P.S. X 15% = 4.2 P.S.
- REAR ENTRY (2 CAR GARAGE): 44 P.S. X 15% = 6.6 P.S.
- TOTAL REQUIRED = 28 P.S.

**C. TOTAL:**

- GARAGED TOWNHOMES = 128 P.S.
- OVERFLOW PARKING = 28 P.S.
- TOTAL = 156 P.S.

**OPEN SPACE PROPOSAL**

LOCAL OPEN SPACE	ACRES
BALTIMORE COUNTY GREENWAY/EASEMENT	0.00 AC.±
STORMWATER MANAGEMENT	1.44 AC.±
TOTAL PROVIDED	1.44 AC.±

**VARIANCES**

LOT	A	B	C	D	E	F
7	---	---	---	---	51'	---
8	---	---	---	---	45'	---
9	---	---	---	---	39'	---
10	---	---	---	---	33'	---
11	---	---	---	---	33'	---
12	---	---	---	---	33'	---
13	---	---	---	---	33'	---
14	---	---	---	---	33'	---
15	---	---	---	---	33'	---
16	---	---	---	---	33'	---
17	---	---	---	---	33'	---
18	---	---	---	---	33'	---
19	---	---	---	---	33'	---
20	---	---	---	---	33'	---
21	---	---	---	---	33'	---
22	---	---	---	---	33'	---
23	---	---	---	---	33'	---
24	---	---	---	---	33'	---
25	---	---	---	---	33'	---
33	16'	---	---	---	---	---
41	14'	---	---	---	23'	---
42	---	---	---	---	---	---
43	---	---	---	---	---	---
44	---	---	---	---	---	---
45	---	---	---	---	---	---
46	---	---	---	---	---	---
47	---	---	---	---	---	---
48	---	---	---	---	---	---
49	---	---	---	---	---	---
50	---	---	---	---	---	---
51	---	---	---	---	---	---
52	---	---	---	---	---	---
53	---	---	---	---	---	---
54	---	---	---	---	---	---
55	---	---	---	---	---	---
56	16'	---	---	---	---	---
57	20'	---	---	---	11'	---
58	---	---	---	---	---	---
59	---	---	---	---	---	---
60	---	---	---	---	---	---
61	---	---	---	---	---	---
62	---	---	---	---	---	---
63	---	---	---	---	---	---
64	---	---	---	---	---	---

- A. A VARIANCE FROM SECTION 1801.2.C.1.c BCZR AND THE CMPD TO ALLOW FOR A SIDE BUILDING FACE TO RIGHT OF WAY SETBACK LESS THAN THE REQUIRED 25'.
- B. A VARIANCE FROM SECTION 1801.2.C.1.c BCZR AND THE CMPD TO ALLOW FOR A REAR YARD SETBACK LESS THAN THE REQUIRED 30'.
- C. A VARIANCE FROM SECTION 1801.2.C.1.c BCZR AND THE CMPD TO ALLOW FOR A REAR YARD SETBACK LESS THAN THE REQUIRED 30'.
- D. A VARIANCE FROM SECTION 1801.2.C.1.c BCZR AND THE CMPD TO ALLOW FOR A SIDE BUILDING FACE TO SIDE BUILDING FACE SETBACK LESS THAN THE REQUIRED 2'.
- E. A VARIANCE FROM SECTION 1801.1.B.1 AND THE CMPD TO REDUCE THE R.T.A. SETBACK TO LESS THAN THE REQUIRED 75' AND TO ELIMINATE THE R.T.A. BUFFER.
- F. A VARIANCE FROM SECTION 1801.2.C.1.c BCZR AND THE CMPD TO ALLOW FOR A FRONT BUILDING FACE TO RIGHT OF WAY SETBACK LESS THAN THE REQUIRED 13' FOR REAR ENTRY GARAGE UNITS OR 25' ON FRONT ENTRY GARAGE UNITS.

**ADDITIONAL INFORMATION**

ANTICIPATED ACTIONS:  
 WAIVERS: MODIFICATION TO PUBLIC WORKS STANDARDS FOR THE PERMANENT TEE TURNAROUND, AS SHOWN ON ROAD 'A'.

SPECIAL EXCEPTIONS: NONE.

OTHER: A MODIFICATION OF STANDARDS TO ALLOW A MAXIMUM OF 8 TOWNHOME UNITS IN A GROUP IN LIEU OF THE MAXIMUM OF 6 PER THE BALTIMORE COUNTY CMPD.

CONSISTENCY WITH DESIGN MANUALS: YES.

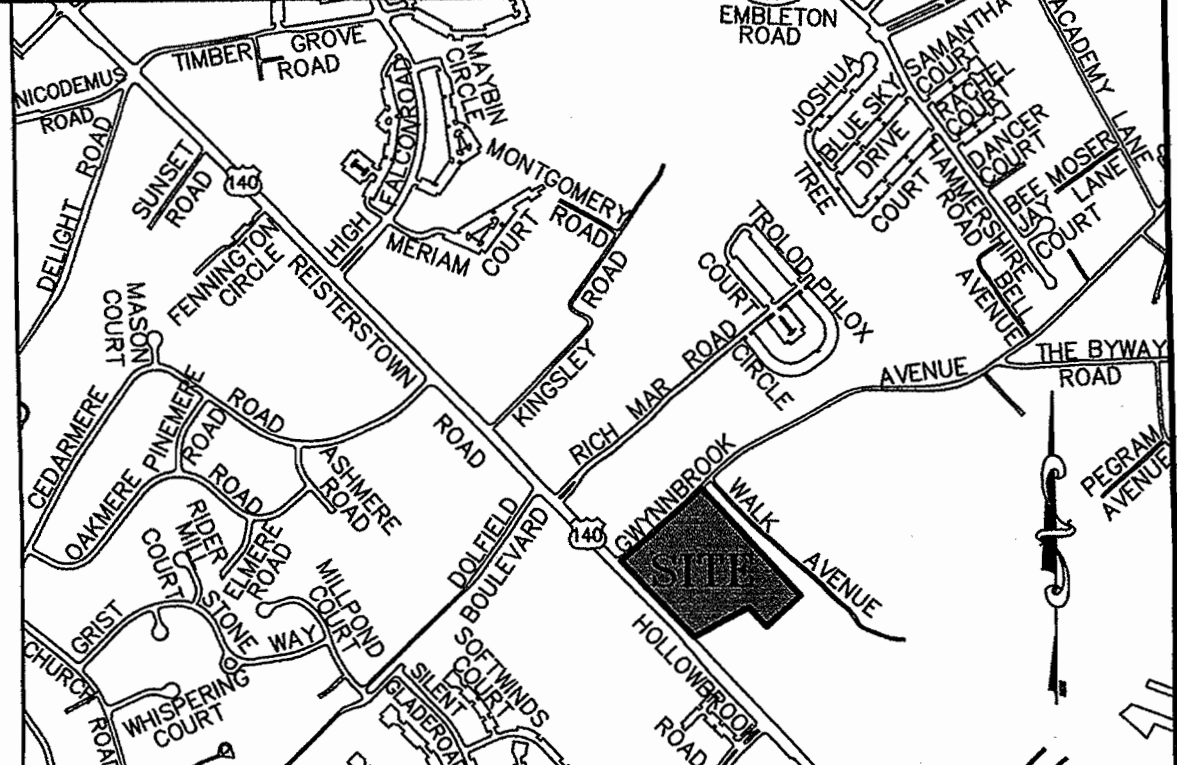
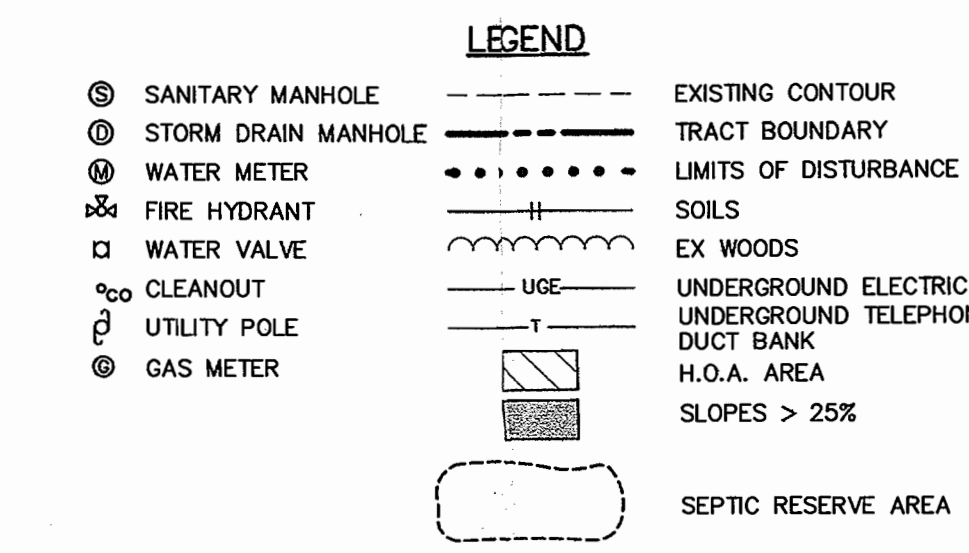
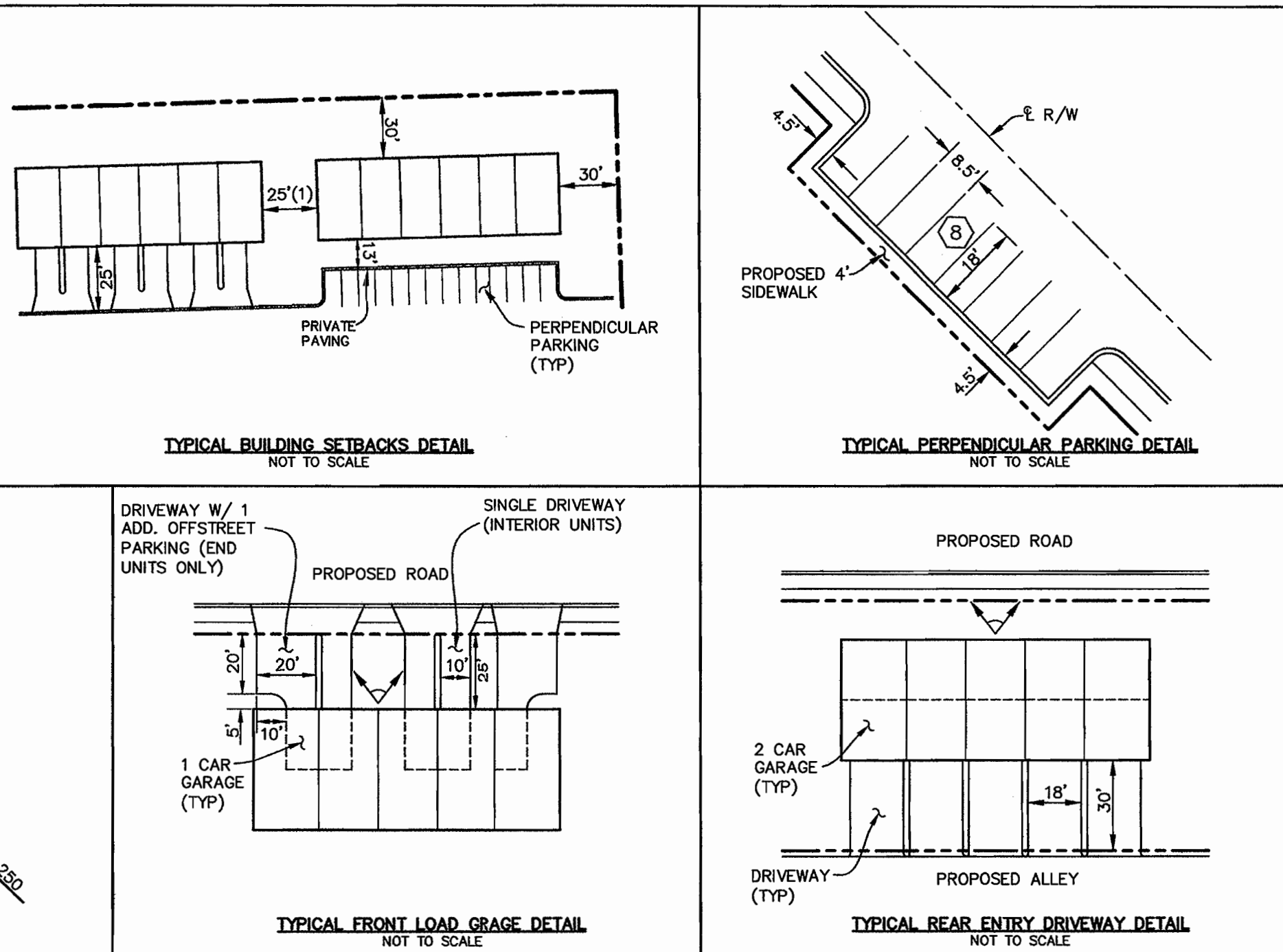
**LOT AREA TABLE**

LOT NO.	AREA (AC.)	LOT NO.	AREA (AC.)	LOT NO.	AREA (AC.)
1	0.11	23	0.05	45	0.04
2	0.05	24	0.12	46	0.04
3	0.04	25	0.12	47	0.04
4	0.04	26	0.05	48	0.04
5	0.04	27	0.05	49	0.08
6	0.07	28	0.05	50	0.06
7	0.19	29	0.08	51	0.04
8	0.05	30	0.08	52	0.04
9	0.05	31	0.05	53	0.04
10	0.05	32	0.05	54	0.04
11	0.05	33	0.09	55	0.04
12	0.08	34	0.09	56	0.07
13	0.08	35	0.08	57	0.10
14	0.05	36	0.05	58	0.04
15	0.05	37	0.05	59	0.04
16	0.05	38	0.05	60	0.04
17	0.05	39	0.05	61	0.04
18	0.08	40	0.05	62	0.04
19	0.08	41	0.15	63	0.04
20	0.05	42	0.30	64	0.09
21	0.05	43	0.04		
22	0.05	44	0.04		

**GROUP HOUSES**

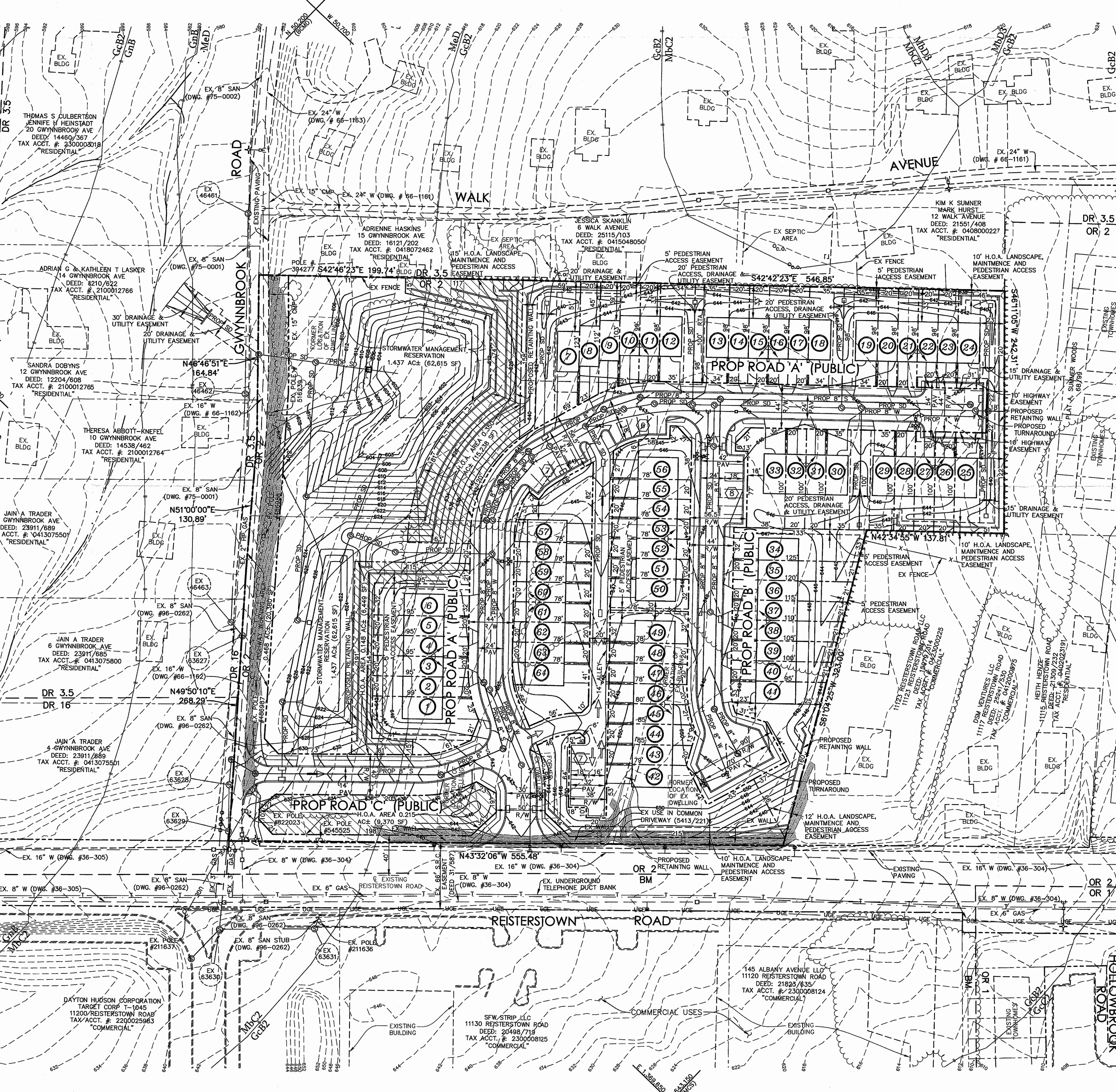
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25 FEET
GARAGE UNITS	13 FEET
NON-GARAGE UNITS	15 FEET
PERPENDICULAR PARKING	
PARALLEL PARKING	
FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	25, 20 FEET (1)
PUBLIC STREET RIGHT-OF-WAY	25 FEET
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE	30 FEET
PUBLIC STREET RIGHT-OF-WAY	40 FEET
ANY BUILDING FACE TO: TRACT BOUNDARY	30 FEET
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET	
MAXIMUM BUILDING HEIGHT	50 FEET
MAXIMUM BUILDING LENGTH	180 FEET

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMPD). (1) SEE CMPD SECTION 11, SINGLE-FAMILY ATTACHED.



**GENERAL NOTES**

- APPLICANT: MASTERCRAFT COMMUNITIES, LLC. P.O. BOX 531, OWINGS MILLS, MD 21117. TAX MAP: 58 GRD: 8 PARCEL: 117. DEED: 14528/171. TAX ACCT. #: 0423002350.
- SITE LOCATION: ELECTION DISTRICT NO. 4, CONGRESSIONAL DISTRICT NO. 2, SUBSERVED NO. 67, REGIONAL PLANNING DISTRICT 306, WATERSHED GWYNNS FALLS. DEED REFERENCES: 14528/171, 5457/895, 5413/221, 6509/617. TAX ACCOUNT NO.: 0423002350, 0416035075, 0408055770, 0401035200, 0708062225. TAX MAP 58 GRD: 8 PARCELS 117, 118, 119, 120, 126.
- PROPERTY INFORMATION: OWNERSHIP: JOSEPH WILDER FAMILY LLC. PO BOX 166, STEVENSON, MARYLAND 21153. TAX MAP: 58 GRD: 8 PARCEL: 117. DEED: 14528/171. TAX ACCT. #: 0423002350. JOSEPH WILDER FAMILY LLC. PO BOX 166, STEVENSON, MARYLAND 21153. TAX MAP: 58 GRD: 8 PARCEL: 118. DEED: 14528/171. TAX ACCT. #: 0416035075. JOSEPH & ROSA WILDER. AARON & GENIA TAUBE. PO BOX 166, STEVENSON, MARYLAND 21153. TAX MAP: 58 GRD: 8 PARCEL: 119. DEED: 5457/895. TAX ACCT. #: 0408055770. JOSEPH & ROSA WILDER. AARON & GENIA TAUBE. PO BOX 166, STEVENSON, MARYLAND 21153. TAX MAP: 58 GRD: 8 PARCEL: 119. DEED: 5457/895. TAX ACCT. #: 0408055770. JOSEPH WILDER. AARON & GENIA TAUBE. PO BOX 166, STEVENSON, MARYLAND 21153. TAX MAP: 58 GRD: 8 PARCEL: 120. DEED: 5413/221. TAX ACCT. #: 04010352005.
- REFERENCES FOR EXISTING FEATURES SHOWN ON PLAN: A. TOPOGRAPHY SHOWN HEREON IS BASED ON BALTIMORE COUNTY 200 SCALE 0.5"=1" TILES 58A & 58B. B. PROPERTY OUTLINE IS TAKEN FROM BOUNDARY SURVEY PREPARED BY LITTLE & ASSOCIATES, INC. C. EXISTING ZONING IS O.R., 200 SCALE MAP 58A1 & 58A2. D. SOIL LINES AND TYPES SHOWN ARE TAKEN FROM BALTIMORE COUNTY USDA SOILS MAP NO. 2. E. GENERAL INFORMATION: A. EXISTING USE ON SITE: VACANT. B. STORMWATER MANAGEMENT IS PROPOSED TO BE PROVIDED ON-SITE. C. EXISTING LAND USE WITHIN 200' OF SITE IS SINGLE FAMILY RESIDENTIAL AND COMMERCIAL. D. THERE ARE NO KNOWN WETLANDS ON-SITE. E. THERE ARE NO KNOWN SPECIAL HABITATS, ARCHEOLOGICAL OR HISTORICAL SITES, OR CONTAMINATED AREAS ON THE SUBJECT PROPERTY. F. TOTAL AVERAGE DAILY TRIPS (A.D.T.'S) FOR THIS SITE IS 640. G. SIDEWALK TO BE PROVIDED ADJACENT TO ALL PUBLIC ROADS AS SHOWN. H. SCHOOL DISTRICTS: OWINGS MILLS ELEMENTARY SCHOOL, DEER PARK MIDDLE SCHOOL, OWINGS MILLS HIGH SCHOOL.
- THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE PRIOR TO 1971. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLING. J. AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS. K. THIS SITE HAS NO PRIOR ZONING HISTORY. L. THE BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THIS SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA. M. ALL ROADS WITHIN THE DEVELOPMENT ARE TO BE PUBLIC, AND ARE TO BE DEDICATED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO THE COUNTY. N. SITE SIGNAGE, IF ANY, WILL COMPLY WITH SECTION 450 OF THE BCZR AND ALL ZONING SIGNAGE POLICIES. O. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS, OR UNDERGROUND STORAGE TANKS ON-SITE. P. OPEN SPACE REQUIRED-- 41,600 SF ACTIVE AND 22,400 SF PASSIVE OR A COMBINATION THEREOF AS SPECIFIED IN SECTION 1801.3 OPEN SPACE PROVIDED-- 0 SF ACTIVE AND 0 SF PASSIVE. A WAIVER HAS BEEN REQUESTED AND A FEE IN LIEU WILL BE PAID. Q. THE STORMWATER MANAGEMENT RESERVATION, HIGHWAY WIDENING AREA, REVERSIBLE SLOPE EASEMENTS, AND PROPOSED DRAINAGE & UTILITY EASEMENTS SHALL BE DEDICATED TO BALTIMORE COUNTY. R. THIS DEVELOPMENT PLAN IS APPROVED BY THE DIRECTOR OF PDM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT POLICY, DENSITY, AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN HEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED OR TRANSFERRED. S. THE OFFICE OF PLANNING HAS SUBMITTED WRITTEN FINDINGS TO ENSURE COMPLIANCE WITH PERFORMANCE STANDARDS LISTED IN SECTION 260 OF THE BCZR. THIS DEVELOPMENT AND ALL PROPOSED DWELLINGS WILL COMPLY WITH SAID OFFICE OF PLANNING WRITTEN FINDINGS AND THE PERFORMANCE STANDARDS AS SHOWN ON THIS PLAN. T. 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/PLAT PLANS. U. GRASSES CANNOT BE CONVERTED TO NON-GARAGE OR STORAGE USE. V. ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 BCZR. ALL DRIVEWAYS, PARKING AND MANEUVERING AREAS WILL BE PAVED (WITH CONCRETE OR MACADAM). W. THIS SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4402, BCZR.



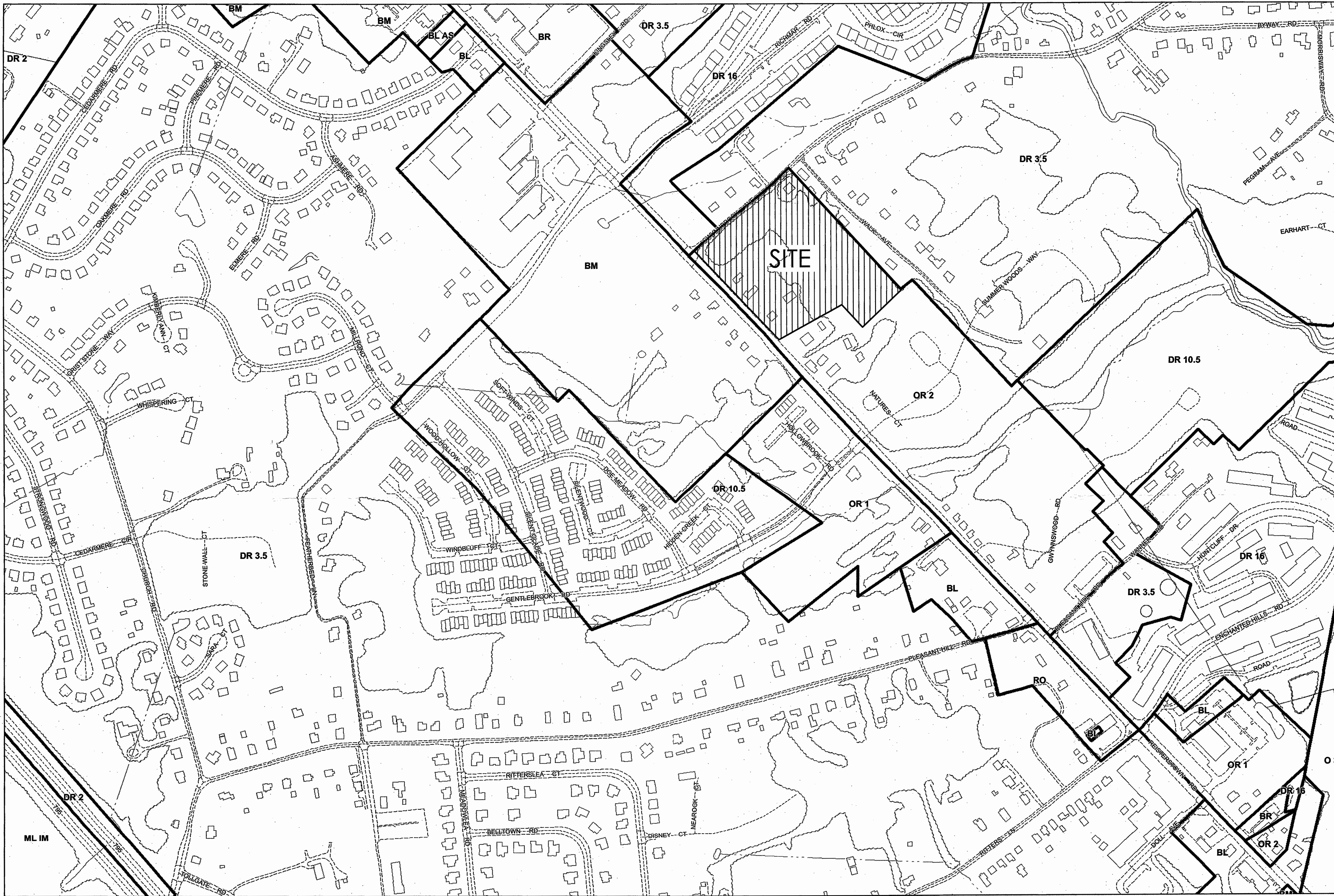
**LITTLE & ASSOCIATES, INC.**  
 ENGINEERS--LAND PLANNERS--SURVEYORS  
 1055 TAYLOR AVENUE, SUITE 307  
 TOWSON, MARYLAND 21286  
 PHONE: (410)296-1636 FAX: (410)296-1639

NOTE: I, G. DWIGHT LITTLE, JR. CERTIFY UNDER OATH THAT TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

**REVISION BLOCK**

DATE	COMMENTS	BY

2008-0519-A  
 DEVELOPMENT PLAN  
 AND PLAN TO ACCOMPANY  
 ZONING PETITION  
**WILDER PROPERTY**  
 DISTRICT 4c2 BALTIMORE COUNTY, MD  
 SCALE: 1"=50' APRIL 4, 2008  
 PDM FILE: 04-693



Plan Sheet: 058.42

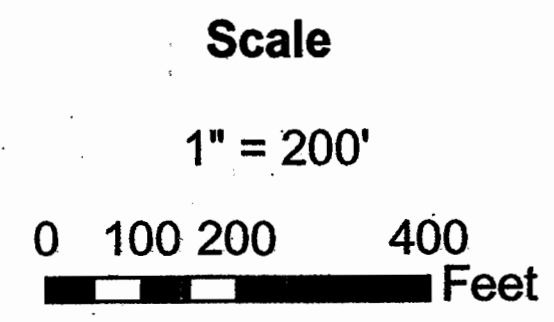
Note:  
 The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 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**

057B1	057C1	058A1	058B1	058C1
057B2	057C2	058A2	058B2	058C2
057B3	057C3	058A3	058B3	058C3



1

2008-0517-A

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

Y:\MIDWEST\07133\GEO\ZONING\0517\Map\_41742028 827211.AA Desktop 820-HP&LZ C77789.pcl User:1306 1/20