

**IN RE: PETITION FOR SPECIAL HEARING**

W side of Falls Road, 188 feet N of  
Coppermine Terrace  
8<sup>th</sup> Election District  
2<sup>nd</sup> Councilmanic District  
(6608 Falls Road)

Cynthia J. Friedel  
*Petitioner*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 2008-0598-SPH**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Cynthia J. Friedel, the legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to convert an existing two-story barn building into a residence in a manufacturing light restricted (M.L.R.) Zone pursuant to Section 302 of the B.C.Z.R. and Section 302.1 of the Zoning Commissioner's Policy Manual (Z.C.P.M.). The requested relief is more fully depicted on the site plan prepared by Rick Richardson with Richardson Engineering, LLC, and marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the requested special hearing was Petitioner Cynthia J. Friedel. Also appearing as interested citizens were Thomas Brown, a neighbor living at 6606 Falls Road adjacent to the subject property, and Peggy Squitieri with the Ruxton – Riderwood – Lake Roland Area Improvement Association, Inc. There were no Protestants in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is irregular-shaped and contains 70,231 square feet or 1.612 acres, more or less, zoned M.L.R. The property actually consists of two parcels. One of the parcels contains approximately 1.42 acres and the other

RECEIVED FOR FILE

10-1-08

*[Signature]*

0.192 acre. For the purposes of this hearing, they shall be referred to in the singular as "the property." The property is located on the west side of Falls Road, east of the Jones Falls Expressway and just north of Coppermine Terrace, in the Ruxton area of Baltimore County. The property has access via a panhandle driveway from Falls Road and is currently improved with a two-story barn that, according to Petitioner, has been there for quite some time.

Petitioner indicated that the property originally belonged to her grandparents and that she inherited the property from her mother. At this juncture, Petitioner desires to renovate the old barn and convert it to a dwelling. Petitioner indicated that she has sentimental reasons for wanting to live at the location, explaining that her family at one time resided at the property just next door, to the north at 6610 Falls Road -- now owned by David E. Bosley -- and that she grew up there as a child. The barn was once used by her family to board horses. After her grandmother passed away in the late 1970's, that property was purchased by Mr. Bosley.

Petitioner pointed out that the property is something of a "transition" property between the residential and wooded areas and the truly commercial and manufacturing areas to the south. As shown on the zoning map that was marked and accepted into evidence as Petitioner's Exhibit 2, to the north of the subject property is land zoned D.R.1 and to the east is land zoned R.C.7, including the Jones Falls, Lake Roland, and Robert E. Lee Park. South of the subject property is where the uses of the land becomes more commercial, with zoning consisting of M.L., M.L.R., and M.L.-A.S. Petitioner also pointed out that the subject property, despite its M.L.R. zoning, has not been used for any manufacturing and the residences immediately surrounding it makes it impractical for manufacturing uses. On the contrary, Petitioner indicated the best use of the land would be as a residence.

STUDY RECEIVED FOR PLANNING  
10.1.08  
PM

Testifying as an interested citizen was a neighbor, Mr. Brown. Mr. Brown has resided next door to the subject property since 1991. He has no objections to renovating the barn and converting it to a residence; however, he voiced several concerns over potential construction impacts going forward. He indicated that the barn was once only one story and that a second story was added a few years ago. During that project, there was extensive construction debris and Mr. Brown also indicated that he did not believe the construction workers, who he believed were of Hispanic heritage, were treated well. He expressed hope that any further work done at the property would not result in impacts to his property. Mr. Squitieri, on behalf of the Ruxton – Riderwood – Lake Roland Area Improvement Association, Inc. did not testify at the hearing.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated August 26, 2008 which indicates that the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains, and must comply with the Forest Conservation Regulations. A single lot declaration of intent may be required to fulfill Forest Conservation regulations. In addition, the structure is within 100 feet of the adjacent stream – further expansion may require a forest buffer easement under Sections 33-3-101 to 33-3-120 of the Baltimore County Code.

Based on the testimony and evidence, I am persuaded to grant the special hearing request and permit Petitioner to convert the existing two-story barn building into a residence in an M.L.R. Zone. Section 302.1.b of the Zoning Commissioner's Policy Manual (Z.C.P.M.) states generally that new residences are not allowed on existing lots in industrial zones unless it can be demonstrated that (1) the surrounding properties are predominantly residential, and (2) there is little apparent potential for industrial development. In my view, Petitioner's proposed renovation

FROM RECEIVED FOR FILED  
10-1-08  
pm

and conversion of a barn into a dwelling satisfies these requirements. As shown on the site plan, the subject property is surrounded by residences to the north and east. Also to the north is heavily wooded land zoned D.R.1. Although the land to the south is zoned manufacturing light, it is also primarily wooded leading to Coppermine Terrace. I also find that given its location and its wooded terrain, that the likelihood of industrial development is extremely low. Hence, Petitioner's special hearing request shall be granted.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 15<sup>th</sup> day of October, 2008 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to convert an existing two-story barn building into a residence in a manufacturing light restricted (M.L.R.) Zone pursuant to Section 302 of the B.C.Z.R. and Section 302.1 of the Zoning Commissioner's Policy Manual (Z.C.P.M.) is hereby GRANTED, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 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).
3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

~~FILED~~ RECEIVED FOR FILED

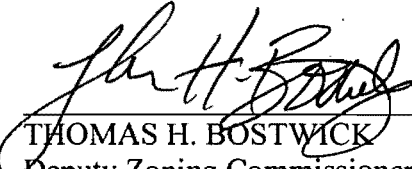
10-1-08

10-1-08

10-1-08

4. A single lot declaration of intent may be required to fulfill Forest Conservation regulations. In addition, the structure is within 100 feet of the adjacent stream – further expansion may require a forest buffer easement under Sections 33-3-101 to 33-3-120 of the Baltimore County Code.

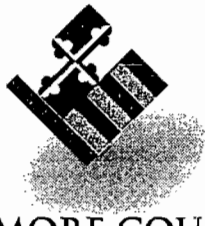
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

STAMP RESERVED FOR FILE

10-1-08  
M



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

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

October 1, 2008

CYNTHIA J. FRIEDEL  
5709 CROSS COUNTRY BLVD.  
BALTIMORE MD 21209

Re: Petition for Special Hearing  
Case No. 2008-0598-SPH  
Property: 6608 Falls Road

Dear Ms. Friedel:

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,

A handwritten signature in black ink, appearing to read "Thomas H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Peggy Squitieri, Ruxton-Riderwood-Lake Roland Improvement Association, Inc., PO Box  
204, Riderwood MD 21139  
Thomas Brown, 6606 Falls Road, Baltimore MD 21209



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 6608 FALLS ROAD

which is presently zoned MLR

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

TO CONVERT AN EXISTING 2-STORY BARN BUILDING INTO A RESIDENCE IN A MANUFACTURING LIGHT RESTRICTED (M.L.R) ZONE PURSUANT TO SECTION 302 OF BCZR.

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

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

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

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

### Legal Owner(s):

CYNTHIA J. FRIEDEL

Name - Type or Print

Cynthia J. Friedel

Signature

Name - Type or Print

Signature

5709 CROSS COUNTRY BLVD.

Address

Baltimore

City

MD

State

410 409 3152-cell

410 542 9628 home

Telephone No.

21209

Zip Code

### Representative to be Contacted:

RICK RICHARDSON

Name

RICHARDSON ENGINEERING, LLC

30 E PADONIA RD ST 500

Address

TIMONIUM

City

MD

State

410-560-1502

Telephone No.

21093

Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Case No. 2008-0598-SPH

Reviewed By A. Tsui Date 07/01/08

REV 9/15/98

FILED RECEIVED FOR FILING

10-1-08

PM

30 East Padonia Road, Suite 500  
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION  
6608 FALLS ROAD  
3RD ELECTION DISTRICT  
2<sup>ND</sup> COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Falls Road, 50 feet wide; at a distance of 188 feet, more or less, as measured northerly along said west side of Falls Road from its intersection with the center line of Coppermine Terrace; and running the following courses and distances, (1) South 87 degrees 43 minutes 28 seconds West 306.50 feet, (2) South 03 degrees 50 minutes 32 seconds East 124.57 feet, (3) South 88 degrees 41 minutes 28 seconds West 527.20 feet, (4) North 26 degrees 16 minutes 32 seconds West 102.00 feet, (5) North 84 degrees 41 minutes 28 seconds East 422.28 feet, (6) North 03 degrees 50 minutes 32 seconds West 20.01 feet, (7) North 87 degrees 43 minutes 28 seconds East 450.00 feet, (8) South 03 degrees 50 minutes 32 seconds East 20.01 feet to the point of beginning. Also known as 6608 Falls Road, containing an area of 1.612 acres of land, more or less.

2008-0598-SPH

# 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: # 2008-0598-SPH**  
6608 Falls Road  
W/side of Falls Road, 188 feet north of Coppermine Terrace  
8th Election District  
2nd Councilmanic District  
Legal Owner(s): Cynthia Friedel  
**Special Hearing:** to convert an existing 2 story barn building into a residence in a manufacturing light restricted (MLR) zone pursuant to Section 302 and 302.1, zoning policy manual.

**Hearing: Wednesday, September 3, 2008 at 9:00 a.m.**  
In Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

**WILLIAM J. WISEMAN, III**  
Zoning Commissioner for Baltimore County

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

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

JT B/694 Aug. 19 181180

# CERTIFICATE OF PUBLICATION

8/21, 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 8/19, 2008.

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

*S. Wilkinson*

LEGAL ADVERTISING

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

No. **17598**

Date: **7/01/08**

**PAID RECEIPT**

| Fund | Agcy | Orgn | Sub<br>Orgn | Rev<br>Source | Sub<br>Rev | Rept<br>Catg | BS<br>Acct | Amount |
|------|------|------|-------------|---------------|------------|--------------|------------|--------|
| 001  | 006  |      |             | 6150          |            |              |            | 65-    |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |
|      |      |      |             |               |            |              |            |        |

Total: **65-**

Rec  
From:

For:

**6608 FALLS RD**

**2008-0598-SPH**

**DISTRIBUTION**

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

BUSINESS ACTUAL TIME DPM  
 7/13/2008 7/01/2008 14:28:20 1  
 REG. 4301 WALKIN JRIC JMR  
 >>RECEIPT # 380808 7/01/2008 (NFLN)  
 5 528 ZONING VERIFICATION  
 CR NO. 017598  
 Recpt Tot \$65.00  
 \$65.00 CK 1.00 CA  
 Baltimore County, Maryland

**CASHIER'S  
 VALIDATION**

# CERTIFICATE OF POSTING

RE: Case No.: 2008-0598-SPH

Petitioner/Developer: \_\_\_\_\_

Cynthia Friedel

Date of Hearing/Closing: Sept. 3, 08

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

ATTN: Kristen Matthews

Ladies and Gentlemen:

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

6608 Falls Road

The sign(s) were posted on Aug. 19, 2008  
(Month, Day, Year)

Sincerely,

 Aug. 22, 08  
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

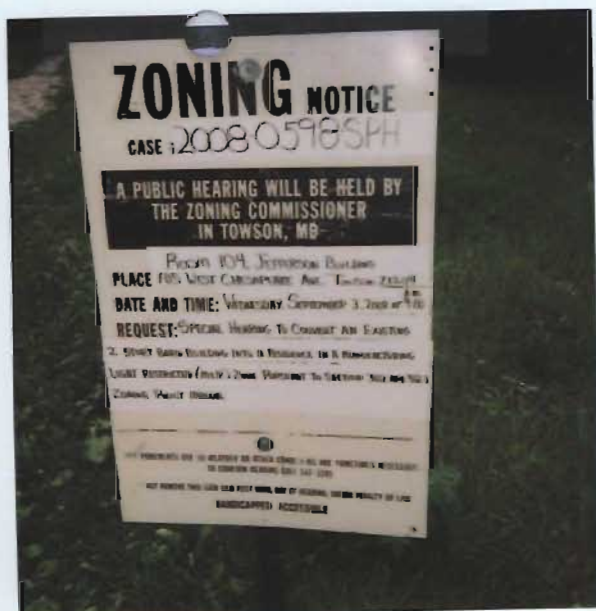
(Address)

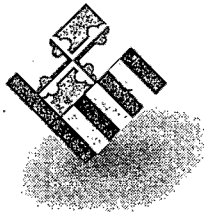
Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





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

JAMES T. SMITH, JR.  
*County Executive*

July 16, 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: 2008-0598-SPH**

6608 Falls Road

W/side of Falls Road, 188 feet north of Coppermine Terrace

8<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Cynthia Friedel

Special Hearing to convert an existing 2 story barn building into a residence in a manufacturing light restricted (MLR) zone pursuant to Section 302 and 302.1 zoning policy manual.

Hearing: Wednesday, September 3, 2008 at 9:00 a.m. in Room 104, Jefferson Building,  
105 W. Chesapeake Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Cynthia Friedel, 5709 Cross Country Blvd., Baltimore 21209  
Rick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 19, 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, August 19, 2008 Issue - Jeffersonian

Please forward billing to:

Cynthia Friedel  
5709 Cross Country Blvd  
Baltimore, MD 21209

410-542-9628

---

## 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: 2008-0598-SPH**

6608 Falls Road

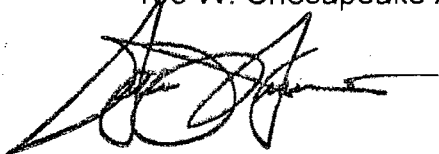
W/side of Falls Road, 188 feet north of Coppermine Terrace

8<sup>th</sup> Election District – 2<sup>nd</sup> Councilmanic District

Legal Owner: Cynthia Friedel

Special Hearing to convert an existing 2 story barn building into a residence in a manufacturing light restricted (MLR) zone pursuant to Section 302 and 302.1 zoning policy manual.

Hearing: Wednesday, September 3, 2008 at 9:00 a.m. in Room 104, Jefferson Building,  
105 W. Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

#### For Newspaper Advertising:

Item Number or Case Number: 2008-0598-SPH

Petitioner: CYNTHIA FRIEDEL

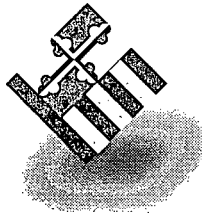
Address or Location: 6608 FALLS RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: CYNTHIA FRIEDEL

Address: 5709 CROSS COUNTRY BLVD  
BALTIMORE MD 21209

Telephone Number: 410-542-9628



## 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*

August 27, 2008

Cynthia J. Friedel  
5709 Cross Country Blvd.  
Baltimore, MD 21209

Dear: Cynthia J. Friedel

RE: Case Number 2008-0598-SPH, 6608 Falls Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 1, 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,

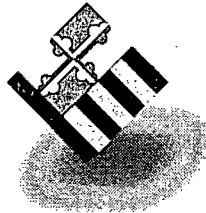
A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
Rick Richardson, 30 E. Padonia Rd. Ste. 100, Timonium, MD 21093



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

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

July 14, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 14, 2008

Item Number: 0582,0594,0595,0596,0597,0598,0599,0601,0602,0605,0607

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 9/3  
9Am

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** July 24, 2008

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

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 08-598- Special Hearing**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

**Prepared By:**

*Curtis P. Murray*

**Division Chief:**  
CM/LL

*Lynn Farham*

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

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

**DATE:** June 18, 2008

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For June 21, 2008  
Item Nos. 08-0582, 0594, 0595, 0598,  
0599, 0601, 0603, 0605, and 0606

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

DAK:CEN:lrk

cc: File

ZAC-07182008-NO COMMENTS

TB 913  
9 AM

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



**RECEIVED**  
AUG 27 2008

BY: .....

TO: Timothy M. Kotroco  
FROM: Dave Lykens, DEPRM - Development Coordination JWL  
DATE: August 26, 2008  
SUBJECT: Zoning Item # 08-598-SPH  
Address 6608 Falls Road  
(Friedel Property)

Zoning Advisory Committee Meeting of July 14, 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:

X 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).

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

\_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

A single lot declaration of intent may be required to fulfill Forest Conservation regulations. In addition, the structure is within 100 feet of the adjacent stream – further expansion may require a forest buffer easement under Sections 33-3-101 – 33-3-120.

Reviewer: TAK

Date: 7/17/08



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

State Highway  
Administration

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

Maryland Department of Transportation

Date: JULY 14, 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. 2008-0598-SPH  
6608 FALLS RD  
MD 28  
SPECIAL HEARING

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7/11/08. A field inspection and internal review reveals that the existing entrance onto is consistent with current State Highway Administration requirements. Therefore, this office has no objection to 6608 FALLS RD, Case Number 2008-0598-SPH approval.

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

Very truly yours,

*for* Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA  
Mr. Michael Pasquariello, Utility Engineer, SHA

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 SPECIAL HEARING \* BEFORE THE  
6608 Falls Road; W/S Falls Road, 188' N \*  
of Coppermine Terrace \* ZONING COMMISSIONER  
8<sup>th</sup> Election & 2<sup>nd</sup> Councilmanic Districts \*  
Legal Owner(s): Cynthia J. Friedel \* FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 08-598-SPH

\* \* \* \* \*

**ENTRY OF APPEARANCE**

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

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

RECEIVED

JUL 15 2008

.....

**CERTIFICATE OF SERVICE**

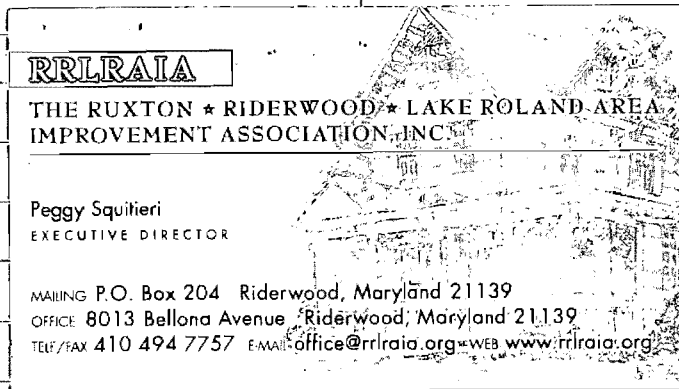
I HEREBY CERTIFY that on this 15<sup>th</sup> day of July, 2008, a copy of the foregoing Entry of Appearance was mailed to Richard Richardson, 30 E. Padonia Road, Suite 500, Timonium, MD 21093, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

CASE NAME Falls Road  
CASE NUMBER 2008-0598-SPT  
DATE 9/3/08

| NAME                                                                               | ADDRESS                                            | CITY, STATE, ZIP                   | E-MAIL                 |
|------------------------------------------------------------------------------------|----------------------------------------------------|------------------------------------|------------------------|
| may Brown                                                                          | 6606 Falls Rd.                                     | Balto. MD 21209                    | hardophile@comcast.net |
| Y SQUITIERI                                                                        | Ruxton-Riderwood-Lake Roland<br>Improvement Assoc. | P.O. Box 204<br>Riderwood MD 21139 | rrlraia@comcast.net    |
|  |                                                    |                                    |                        |



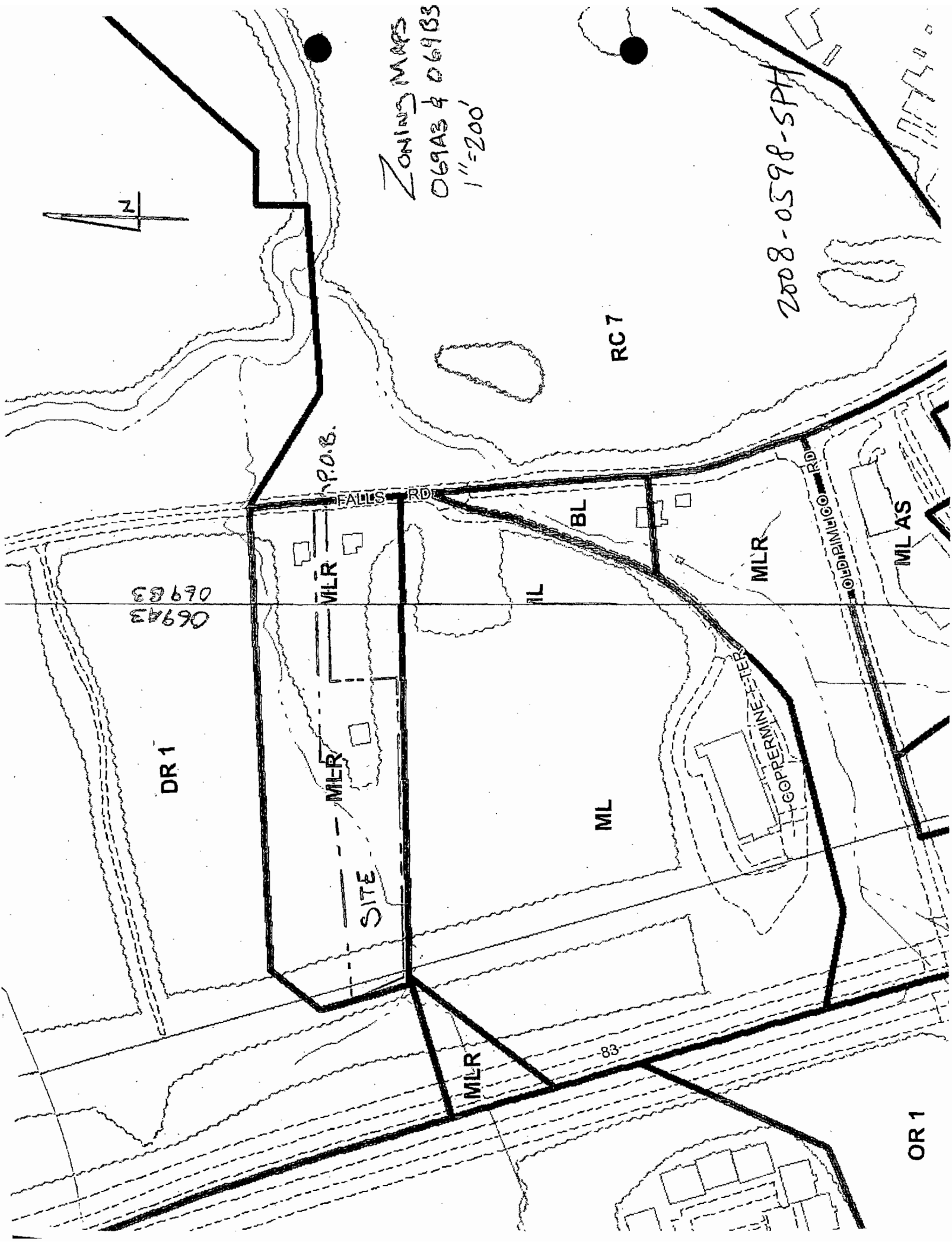
CASE NAME \_\_\_\_\_  
CASE NUMBER 2008-0598-5PH  
DATE 9.03.08

[illegible]



ZONING MAPS  
069A3 & 069B3  
1"=200'

2008-0598-SPT



OR 1

Case No.:

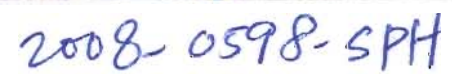
2008-0598-5PH

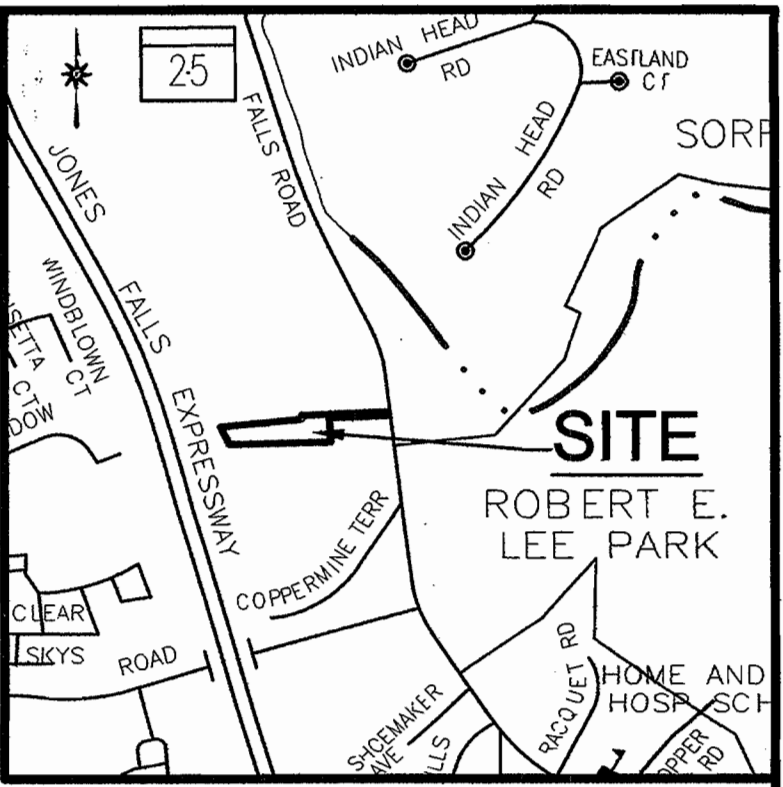
Exhibit Sheet

Petitioner/Developer

Protestant

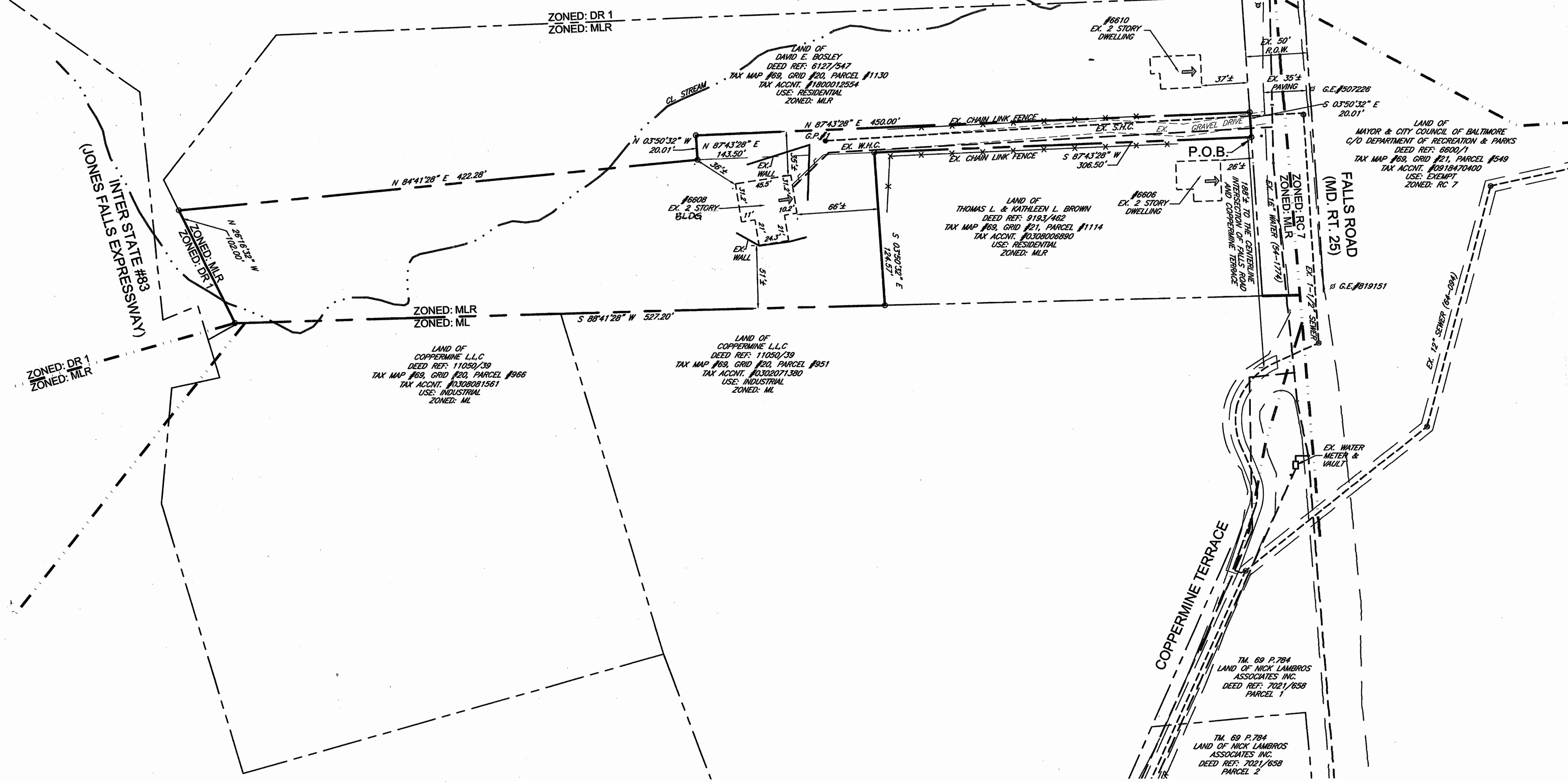
|        |            |  |
|--------|------------|--|
| No. 1  | Site plan  |  |
| No. 2  | Zoning Map |  |
| No. 3  |            |  |
| No. 4  |            |  |
| No. 5  |            |  |
| No. 6  |            |  |
| No. 7  |            |  |
| No. 8  |            |  |
| No. 9  |            |  |
| No. 10 |            |  |
| No. 11 |            |  |
| No. 12 |            |  |





# LOCATION MAP

SCALE: 1" = 1000'



## GENERAL NOTES:

- OWNER: CYNTHIA J. FRIEDEL  
#5709 CROSS COUNTRY BOULEVARD  
BALTIMORE, MD. 21209-4210
- SITE AREA: 70,231 Sq.Ft. or 1.612 Ac.±
- AREA OF SPECIAL HEARING: 70,231 Sq.Ft. or 1.612 Ac.±
- UTILITIES:  
WATER: PUBLIC  
SEWER: PUBLIC
- NO 100 YR FLOODPLAINS ON SITE
- DEED REF: 25068/557
- TAX ACCOUNT: #0313021525 & #0313021526
- COUNCILMANIC DISTRICT: 2nd
- REGIONAL PLANNING DISTRICT 313C
- CENSUS TRACT: 4036.01
- WATERSHED: JONES FALLS
- ZONING: MLR  
(PER 1"=200' ZONING MAP 069A3 & 069B3)
- TAX MAP #69 PARCEL #1084 & 1085

## Richardson Engineering, LLC

30 East Padonia Road, Suite 500  
Timonium, Maryland 21093  
Phone: 410-560-1502 Fax: 443-901-1208

### PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR THE

### FRIEDEL RESIDENCE 6608 FALLS ROAD

| 3RD ELECTION DISTRICT |               | BALTIMORE COUNTY, MARYLAND |          |            |
|-----------------------|---------------|----------------------------|----------|------------|
| REVISIONS             | DRAWN BY:     | DESIGNED BY:               | SCALE:   |            |
|                       | PETITIONER'S  | CND                        | PCR      | 1" = 50'   |
|                       | EXHIBIT NO. 1 | DATE:                      | JOB NO.: | SHEET NO.: |
|                       |               | 06-25-08                   | 07112    | 1 OF 1     |

2008-0598-SPH