

IN THE MATTER OF
THE APPLICATION OF
RONALD CASSETT AND
RONALD CASSETT, JR. OWNERS/PETITIONERS
VARIANCE - NE/S OF BRADSHAW ROAD,
NE OF DOWELL LANE AND PFEFERS ROAD
(8038 BRADSHAW ROAD)
11TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 08-115-A

* * * * *

ORDER OF DISMISSAL

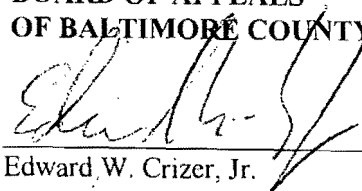
This matter comes to the Board of Appeals by way of an appeal filed by Peter Max Zimmerman, People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel, from a decision of the Zoning Commissioner dated December 9, 2008, in which the requested zoning relief was granted.

WHEREAS, the Board is in receipt of a letter of withdrawal of the appeal filed on December 31, 2008, by Peter Max Zimmerman, People's Counsel for Baltimore County, and Carole S. Demilio, Deputy People's Counsel, on behalf of the Office of People's Counsel, Appellant (a copy of which is attached hereto and made a part hereof); and

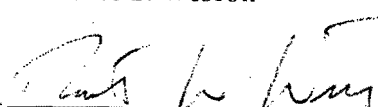
WHEREAS, said Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of January 7, 2009,

IT IS THEREFORE ORDERED this 26th day of March, 2009 by the Board of Appeals of Baltimore County that the appeal taken in Case No. 09-098-A be and the same is hereby **DISMISSED**.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Edward W. Crizer, Jr.


Lawrence S. Wescott


Robert W. Witt



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

January 7, 2009

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JAN - 7 2009

HAND-DELIVERED

Maureen E. Murphy, Chairwoman
County Board of Appeals
105 W. Chesapeake Avenue, Suite 203
Towson, MD 21204

BALTIMORE COUNTY
BOARD OF APPEALS

Re: PETITION FOR VARIANCE
NE/S of Bradshaw Road, NE of Dowell Lane & Pfeffers Road
(8038 Bradshaw Road)
11th Election District; 3rd Council District
Ronald Cassett & Ronald Cassett, Jr. - Petitioners
Case No.: 09-098-A

Dear Ms. Murphy:

On or about December 31, 2008, our office filed an appeal of the Deputy Zoning Commissioner's Findings of Facts and Conclusions of Law dated December 9, 2008. Upon further review of the record and careful evaluation, it does not appear that pursuing the appeal is in the public interest. We therefore withdraw our appeal in this matter.

Thank you for your consideration.

Respectfully,

A handwritten signature in cursive script that reads "Peter Max Zimmerman".

Peter Max Zimmerman
People's Counsel for Baltimore County

A handwritten signature in cursive script that reads "Carole S. Demilio".

Carole S. Demilio
Deputy People's Counsel for Baltimore County

cc: Bruce E. Doak, Gerhold, Cross & Etzel, Ltd.

IN RE: PETITION FOR VARIANCE

NE side of Bradshaw Road, NE of Dowell
Lane and Pfeffers Road
11th Election District
3rd Councilmanic District
(8038 Bradshaw Road)

Ronald Cassett and Ronald Cassett Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* CASE NO. 2009-0098-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 owners of the subject property, Ronald Cassett and Ronald Cassett Jr. Petitioners are requesting variance relief from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (porch) to have a side yard setback of 25 feet in lieu of the required 37½ feet. The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Ronald Cassett Jr., and Bruce Doak with Gerhold Cross & Etzel, Ltd., the property line surveyor who prepared the site plan. There were no Protestants or other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is a long, narrow property, rectangular in shape, consisting of approximately one acre, more or less, zoned R.C.5. The property is located on the northeast side of Bradshaw road, opposite the intersection of Dowell Lane and Pfeffers Road, and northwest of Interstate 95 in the Kingsville area of Baltimore County. The property is improved with a two-story single-family frame dwelling and

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a one-story wood frame garage located further to the rear of the property. A view of an aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 2 shows a rural-residential layout to the area, consistent with the property's R.C.5 Zoning classification. In addition, just to the northwest of the subject property is St. Stephens Church.

Further evidence revealed that Petitioner's family has owned the subject property and lived in the single-family for at least three generations. Mr. Doak indicated the dwelling is very old, dating back to the late 1800's. Petitioner, Mr. Cassett, Jr., indicated that his grandparents once owned and occupied the dwelling and his mother and father also lived there at a time when they took care of the grandparents. Petitioner's parents eventually acquired the property and Petitioner now finds himself in a similar situation, wherein he is now living in the dwelling and providing care for his father. However, due to the age of the dwelling, there are a number of structural, as well as plumbing and electrical and HVAC problems, inherent to the home. As a result, Petitioner desires to raze the existing home and replace it with a new home in the same footprint as the old. Petitioner also plans to keep the existing wood frame garage behind the proposed new home. Photographs of the existing home and areas surrounding the home were marked and accepted into evidence as Petitioner's Exhibits 3A through 3K.

In order to make the needed improvements, Petitioner is in need of variance relief for the open projection porch that will be attached to the new dwelling. As to the proposed new dwelling, Mr. Doak indicated that he has been in contact with the Zoning Review Office and, because of the deteriorating condition of the existing home, had been informed that if he presented documentation that the home was structurally unsound, Petitioner would not be required to obtain zoning relief for a new home that would be constructed in the same footprint

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as the existing home. Hence, as shown on the site plan, the only variance needed would be for that part of the proposed porch to be located around the southeast side (side yard) of the property.

In support of the variance request, Mr. Doak presented a letter dated October 6, 2008 from Jerry Knoedler, Jr. with JJK Contracting, Inc. in Kingsville, MD. This letter was marked and accepted into evidence as Petitioner's Exhibit 4. Mr. Knoedler indicated that he met with Petitioner and conducted a walk-through inspection of the existing home. His inspection revealed dated galvanized plumbing, asbestos siding, non-grounded electrical wiring, various areas of rotting wood, and signs of severe settlement through the years as evidenced by foundation cracking and the unleveling of floors. He also commented that a house of this age would typically contain lead-based paint on the walls as well. Because of these factors, Mr. Knoedler believes the existing home is structurally unsound, and would be cost prohibitive to repair. In his opinion, the home should be razed and replaced with a new home on the same footprint.

Mr. Doak indicated that the limitations of the lot itself and the requirements of the current zoning regulations drive the need for the variance in this R.C.5 Zone. In particular, the lot is very long and narrow, thereby limiting the options on improvements and new construction. In addition, the subject property and existing dwelling predate the adoption of the Zoning Regulations, and in particular, the R.C.5 Zoning classification. Indeed, the existing home does not meet the minimum area and side yard setback requirement and is, therefore, nonconforming. For example, the R.C.5 Zone requires lot sizes of at least 1.5 acres and side yard setbacks to property lines of 50 feet. As shown on the site plan, even the existing home does not meet those area and setback requirements.

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Petitioner proposes a 2,500 square foot home that will have a similar look and aesthetic character as the existing home. It will contain three bedrooms and 3½ bathrooms. In addition, the existing home has a very small cellar. The new home will have a full basement, again on the same footprint as the old. Elevation drawings were marked and accepted into evidence as Petitioner's Exhibit 7. As part of the new home's architecture, there will be a wood porch attached to the front of the home and will wrap around the right side of the home. It is at this northeast side of the home where the variance of 25 feet is requested for the open porch in lieu of the 37½ feet that is required. It should also be noted that the asphalt driveway access to the property from Bradshaw Road that runs up this side of the property to the rear where the garage is located will be unchanged.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated November 5, 2008 which indicate they do not oppose Petitioner's request. However, a finding of compliance with the R.C.5 Performance Standards will need to be addressed. These Performance Standards can be found in Section 1A04.4 of the B.C.Z.R. Comments were also received from the Department of Environmental Protection and Resource Management dated November 6, 2008 which indicate that prior to building permit approval, an inspection of the well and septic system must be conducted. Soil evaluations must be conducted to determine a septic area. A well yield test is required. In response to this comment, Mr. Doak explained that the new home will utilize the existing well and septic systems. He also submitted a letter dated October 8, 2008 from Vincent E. Milan with Suburban Excavating & Contracting Co., Inc. in Kingsville, MD that was marked and accepted into evidence as Petitioner's Exhibit 5. Mr. Milan indicated that the existing septic system was pumped and inspected on October 7, 2008 and appears to be in good

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working order. Finally, Mr. Doak also submitted letters of support dated October 20, 2008 from nearby neighbors, Kari-Ann Scavuzzo-Knoedler of 8042 Bradshaw Road and Charles and Margaret Felbinger of 8044 Bradshaw Road, which were marked and accepted into evidence as Petitioner's Exhibits 6A and 6B, respectively.

Considering of all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. In particular, the property's shape, which is very long and narrow, poses limitations on Petitioner's ability to make needed improvements or replace the existing home altogether as planned by Petitioner. In addition, the site plan also has a topographical overlay that depicts the slopes and terrain of the property. It shows that the property slopes gradually upward from Bradshaw Road, but is then more pronounced from the garage location to the rear of the property, again limiting Petitioner's options for improvements. Finally, the age of the dwelling presents perhaps the most compelling characteristic in favor of Petitioner's request -- from a zoning perspective. In short, the property predates any zoning regulations and the current R.C.5 regulations place restrictions on the existing dwelling -- and on a subsequent replacement dwelling -- that could not be met without severely limiting the improvement options for the property. Hence, the imposition of zoning on this property disproportionably impacts the subject property as compared to others in the zoning district.

Finally, I find this variance request for the open projection porch 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. The wrap-around porch will provide an attractive architectural feature that gives the new home a styled look.

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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 9th day of December, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance relief request from Section 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed open projection (porch) to have a side yard setback of 25 feet in lieu of the required 37½ 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 are 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. Prior to obtaining a building permit, Petitioner shall submit the following information to the Office of Planning for their determination that the proposed structure meets the R.C.5 Performance Standards:
 - a. Photographs of existing adjacent dwellings for comparison with Petitioner's proposed design.
 - b. Building elevations (all sides) of the proposed dwelling for review and approval. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. The exterior of the proposed building(s) shall use the same finish materials and architectural details on the front, side and rear elevations where possible. Use of quality material such as brick, stone or cedar is encouraged, in lieu of vinyl siding.
 - c. Decks, balconies, windows, dormers, chimneys and porches shall be designed as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
 - d. All accessory structures shall be designed at a scale appropriate to the dwelling, and garages shall be of the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch and style.

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- e. Landscaping shall be provided along the public road, if it is consistent with the existing streetscape.

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

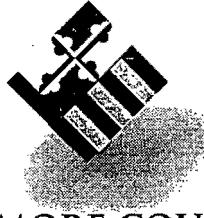

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

APPROPRIATE REVIEWED FOR PLANS

12.9.08

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BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

December 9, 2008

RONALD CASSETT AND RONALD CASSETT JR.
8038 BRADSHAW ROAD
KINGSVILLE MD 21087

Re: Petition for Variance
Case No. 2009-0098-A
Property: 8038 Bradshaw Road

Dear Messrs. Cassett:

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 "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Bruce Doak, Gerhold Cross & Etzel, Ltd., 320 East Towsontown Blvd. #100, Towson MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8038 BRADSHAW ROAD

which is presently zoned RC-5

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 PAGE

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

SEE ATTACHED PAGE

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):

RONALD BENJAMIN CASSETT

Name - Type or Print

Ronald Benjamin Cassett

Signature

RONALD BENJAMIN CASSETT, JR.

Name - Type or Print

Ronald Benjamin Cassett, Jr.

Signature

8038 BRADSHAW ROAD 443-829-5988

Address

Telephone No.

KINGSVILLE MD 21087

City

State

Zip Code

Representative to be Contacted:

Gerhold, Cross & Etzel, Ltd.

Name 410

320 E. Towsontown Blvd #100 823-4470

Address Telephone No.

Towson MD 21286

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING (1) Hour

UNAVAILABLE FOR HEARING

Reviewed By RJD Date 10/2/08

Case No. 2009-0098-A

REV 9/15/98

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8038 BRADSHAW ROAD

VARIANCES REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:

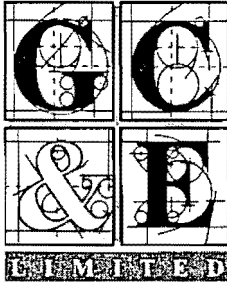
SECTION 301.1.A

~~*TO ALLOW 25' IN LIEU OF 37.5' FOR AN OPEN PROJECTION PORCH.*~~

to permit a proposed open projection (porch) to have a
side yard setback of 25 feet in lieu of the required
37' $\frac{1}{2}$

Reason: to be discussed at hearing

#0098



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcclimited.com

September 26, 2008

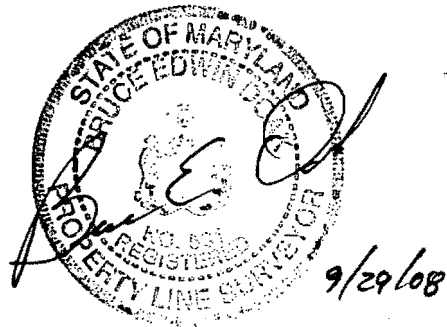
ZONING DESCRIPTION
Roland Benjamin Cassett property
8038 Bradshaw Road
Baltimore County, Maryland

All that piece or parcel of land situate, lying and being in the Eleventh Election District, Third Councilmanic District of Baltimore County, Maryland and described as follows to wit:

Beginning for the same at a point on north side of Bradshaw Road being across from the intersection between Bradshaw Road, Dowell Lane and Peffers Road and running thence,

- 1) South 49 degrees 30 minutes East 6 perches and 17 links,
- 2) North 50 degrees 30 minutes East 29 perches,
- 3) North 42 degrees West 4 perches,
- 4) Thence binding to the place of beginning.

Containing 1 Acres of land, more or less.



Note: This description only satisfies the requirements of the Office of Zoning and is not to be used for the purposes of conveyance.

Item #0098

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

No. 297

Date: 10/8/08

PAID RECEIPT

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS Acct	Amount
				Source/	Rev/				
300	300	300		300					

Total: 100

Rec
From:

For: 2008 10/8/08 1000 1000 A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**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: #2009-0098-A
8038 Bradshaw Road
N/east side of Bradshaw Road,
N/east of Dowell Lane &
Pfeffers Road

11th Election District
3rd Councilmanic District
Legal Owner(s): Ronald Benjamin Cassett & Ronald Benjamin Cassett, Jr.

Variance: to permit a proposed open projection (porch) to have a side yard setback of 25 in lieu of the required 37 1/2 feet.

Hearing: Monday, December 8, 2008 at 10:00 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.

11/20/04 Nov. 20 168889

CERTIFICATE OF PUBLICATION

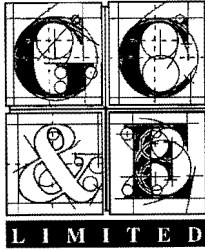
11/20/2008

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 11/20/2008.

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

S. Wilkinson

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE#2009-0098-A

OWNER/DEVELOPER:
Roland B. Cassett

DATE OF HEARING:
December 8, 2008

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: 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

(see page 2 for full size photo)

LOCATION:

8038 Bradshaw Road

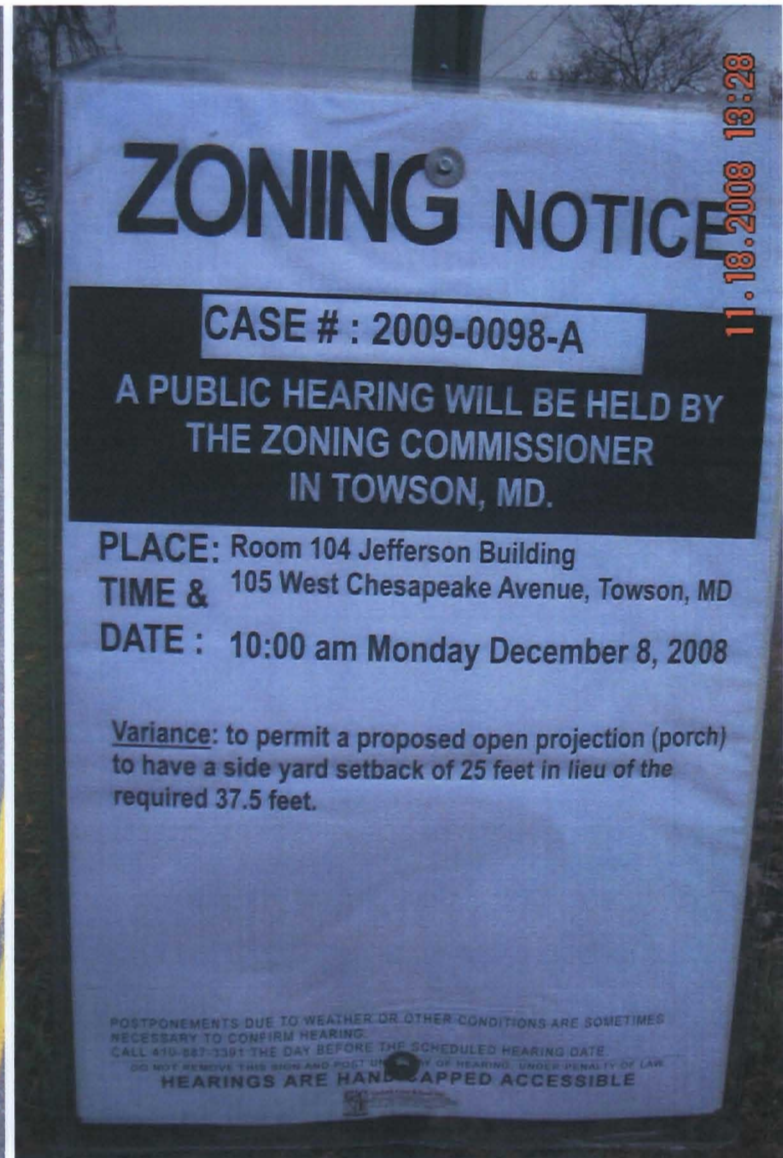
SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100

320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: November 18, 2008



TO: PATUXENT PUBLISHING COMPANY
Thursday, November 20, 2008 Issue - Jeffersonian

Please forward billing to:
Roland Benjamin Cassett
8038 Bradshaw Road
Kingsville, MD 21087-1839

443-829-5988

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: 2009-0098-A

8038 Bradshaw Road

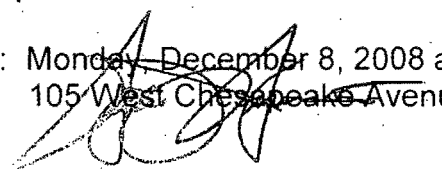
N/east side of Bradshaw Road, N/east of Dowell Lane & Pfeffers Road

11th Election District - 3rd Councilmanic District

Legal Owners: Ronald Benjamin Cassett & Ronald Benjamin Cassett, Jr.

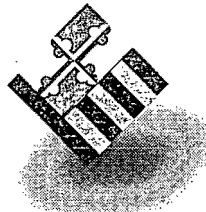
Variance to permit a proposed open projection (porch) to have a side yard setback of 25 in lieu of the required 37 ½ feet.

Hearing: Monday, December 8, 2008 at 10:00 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 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

October 29, 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: 2009-0098-A

8038 Bradshaw Road

N/east side of Bradshaw Road, N/east of Dowell Lane & Pfeffers Road

11th Election District – 3rd Councilmanic District

Legal Owners: Ronald Benjamin Cassett & Ronald Benjamin Cassett, Jr.

Variance to permit a proposed open projection (porch) to have a side yard setback of 25 in lieu of the required 37 ½ feet.

Hearing: Monday, December 8, 2008 at 10:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Mr. Cassett & Mr. Cassett, Jr., 8038 Bradshaw Road, Kingsville 21087
Gerhold, Cross & Etzel, 320 E. Towsontown Blvd., #100, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 22, 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.

**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.

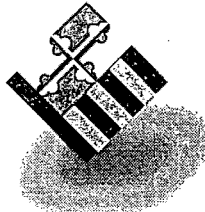
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2009-0098-A
Petitioner: ROLAND BENJAMIN CASSETT
Address or Location: 8038 BRADSHAW RD., KINGSVILLE, MD 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: ROLAND BENJAMIN CASSETT
Address: 8038 BRADSHAW ROAD
KINGSVILLE, MD., 21087-1839
Telephone Number: 443-829-5988



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
December 4, 2008

Ronald Benjamin Cassett
8038 Bradshaw Rd.
Kingsville, MD 21087

Dear: Ronald Benjamin Cassett

RE: Case Number 2009-0098-A, 8038 Bradshaw Rd

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 8, 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
Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd #100, Towson, MD 21286

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 22, 2008

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For October 27, 2008
Item Nos. 09-047, 080, 091, 092, 093,
094, 095, 096, 097, ~~098~~ & 099

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

DAK:CEN:cab
cc: File
ZAC-10272008-NO COMMENTS

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



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

Maryland Department of Transportation

Date: Oct. 20, 2008

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

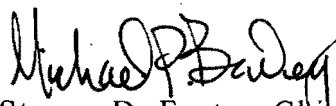
RE: Baltimore County
Item No. ~~2009-0098-A~~
8038 BRADSHAW RD
CASSETT PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0098-A

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,


Foster Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 5, 2008

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

SUBJECT: 8038 Bradshaw Road

INFORMATION:

Item Number: 9-098

Petitioner: Ronald Benjamin Cassett

Zoning: RC 5

Requested Action: Variance

RECEIVED
NOV 13 2008

BY:

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request and accompanying site plan. This Office does not oppose the request for an open projection deck with setback relief. However the site plan indicates the dwelling is to be razed. Is the dwelling in fact going to be razed? This should be made clear at the subject hearing. If so, will further relief be needed for the new dwelling? Additionally a finding of compliance with the RC 5 performance standards outlined in the BCZR will need to be addressed. If the existing subject dwelling is to remain, the site plan should be amended accordingly. Clarification of the aforementioned should be provided to the Zoning Commissioner.

For further information concerning the matters stated here in, please contact Jessie Bialek at 410-887-3480.

Prepared by:

Candis Murray

Division Chief:
AFK/LL: CM

Lynne Parker

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
NOV 07 2008

BY: _____

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: November 6, 2008

SUBJECT: Zoning Item # 09-098-A
Address 8038 Bradshaw Road
(Cassett Property)

Zoning Advisory Committee Meeting of October 20, 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:

Prior to building permit approval, an inspection of the well and septic system must be conducted. Soil evaluations must be conducted to determine a septic area. A well yield test is required. – *S. Farinetti; Ground Water Management 10/21*

RE: PETITION FOR VARIANCE * BEFORE THE
8038 Bradshaw Road; NE/S Bradshaw Road, * ZONING COMMISSIONER
NE Dowell Lane & Pfeffers Road *
11th Election & 3rd Councilmanic Districts
Legal Owner(s): Ronald & Ronald, Jr. Cassett* FOR
Petitioner(s) * BALTIMORE COUNTY
* 09-098-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

RECEIVED

OCT 28 2008

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of October, 2008, a copy of the foregoing Entry of Appearance was mailed to Gerhold, Cross & Etzel, Ltd, 320 E Towsontown Blvd, Towson, MD 21286 , Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



Baltimore County, Maryland

OFFICE OF PEOPLE'S COUNSEL

Jefferson Building
105 West Chesapeake Avenue, Room 204
Towson, Maryland 21204

410-887-2188
Fax: 410-823-4236

PETER MAX ZIMMERMAN
People's Counsel

CAROLE S. DEMILIO
Deputy People's Counsel

December 31, 2008

Hand-delivered

Timothy Kotroco, Director
Department of Permits and
Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

DEC 31 2008

Re: PETITION FOR VARIANCE
NE/S of Bradshaw Road, NE of Dowell Lane & Pfeffers Road
(8038 Bradshaw Road)
11th Election District; 3rd Council District
Ronald Cassett & Ronald Cassett, Jr. - Petitioners
Case No.: 09-098-A

Dear Mr. Kotroco:

Please enter an appeal by the People's Counsel for Baltimore County to the County Board of Appeals from the Findings of Fact and Conclusions of Law dated December 9, 2008 by the Baltimore County Deputy Zoning Commissioner.

Please forward copies of any papers pertinent to the appeal as necessary and appropriate.

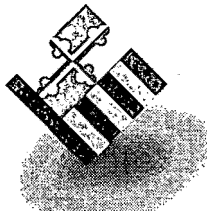
Very truly yours,

Peter Max Zimmerman
People's Counsel for Baltimore County

Carole S. Demilio
Deputy People's Counsel

PMZ/CSD/rmw

cc: Bruce E. Doak, Gerhold, Cross & Etzel, Ltd.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
March 16, 2009
Department of Permits and
Development Management

Ronald Cassett
Ronald Cassett, Jr.
8038 Bradshaw Road
Kingsville, MD 21087

Dear Messrs Cassett:

RE: Case 2009-0098-A, 8038 Bradshaw Road.

Please be advised that an appeal of the above-referenced case was filed in this office on December 31, 2008 from People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

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

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Bruce Doak, GC & E, 320 E. Towsontown Blvd., #100, Towson 21286

RECEIVED

MAR 17 2009

**BALTIMORE COUNTY
BOARD OF APPEALS**



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

Ronald Cassett
Ronald Cassett, Jr.
8038 Bradshaw Road
Kingsville, MD 21087

Dear Messrs Cassett:

RE: Case 2009-0098-A, 8038 Bradshaw Road

Appeal was
withdrawn by
People's Counsel
Jan 7, 2009

Please be advised that an appeal of the above-referenced case was filed in this office on December 31, 2008 from People's Counsel. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

Handwritten signature of Timothy Kotroco in black ink.

Timothy Kotroco
Director

TK:klm

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Bruce Doak, GC & E, 320 E. Towsontown Blvd., #100, Towson 21286

RONALD CASSETT & RONALD CASSETT, JR.
8038 BRADSHAW ROAD
11TH E; 3RD C

09-098-A

Re: Variance to permit open projection (porch) with side yard setback of 25 ft ilo
required 37 ½ feet.

12/9/08	Findings of Fact and Conclusions issued by Zoning Commissioner Granting Variance with conditions.
12/31/08	Notice of Appeal filed by People's Counsel
1/7/09	Letter withdrawing Appeal filed with Board by People's Counsel
3/17/09	Appeal received by Board
3/26/09	Order of Dismissal issued by Board and distributed to parties.

JJK CONTRACTING, INC.

8042 BRADSHAW ROAD KINGSVILLE, MARYLAND 21087
(410) 593-9751

October 6, 2008

Baltimore County
Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Cassett Property
8038 Bradshaw Road
Kingsville, MD 21087



After a meeting with the owner of the above referenced property and a walk-through, it is my opinion that in order to modernize or improve the existing home to today's standards and building codes would be cost prohibitive. My opinion is supported due to the approximate age (119 years) and current condition of the house. Some of my concerns include the galvanized plumbing, the asbestos siding, non-grounded electrical wiring, various areas of rotting wood, and signs of severe settlement through the years evidenced by foundation cracking and the unleveling of floors. In addition, houses of this age typically contain lead based paint on the walls. In order to correct these issues along with any other issues, the house would have to be completely gutted and serious structural issues would have to be addressed, which would be very costly. It is my opinion that the house should be razed and a new house be built on the same footprint.

If you should have any questions or need any additional information, please contact me at the number listed above.

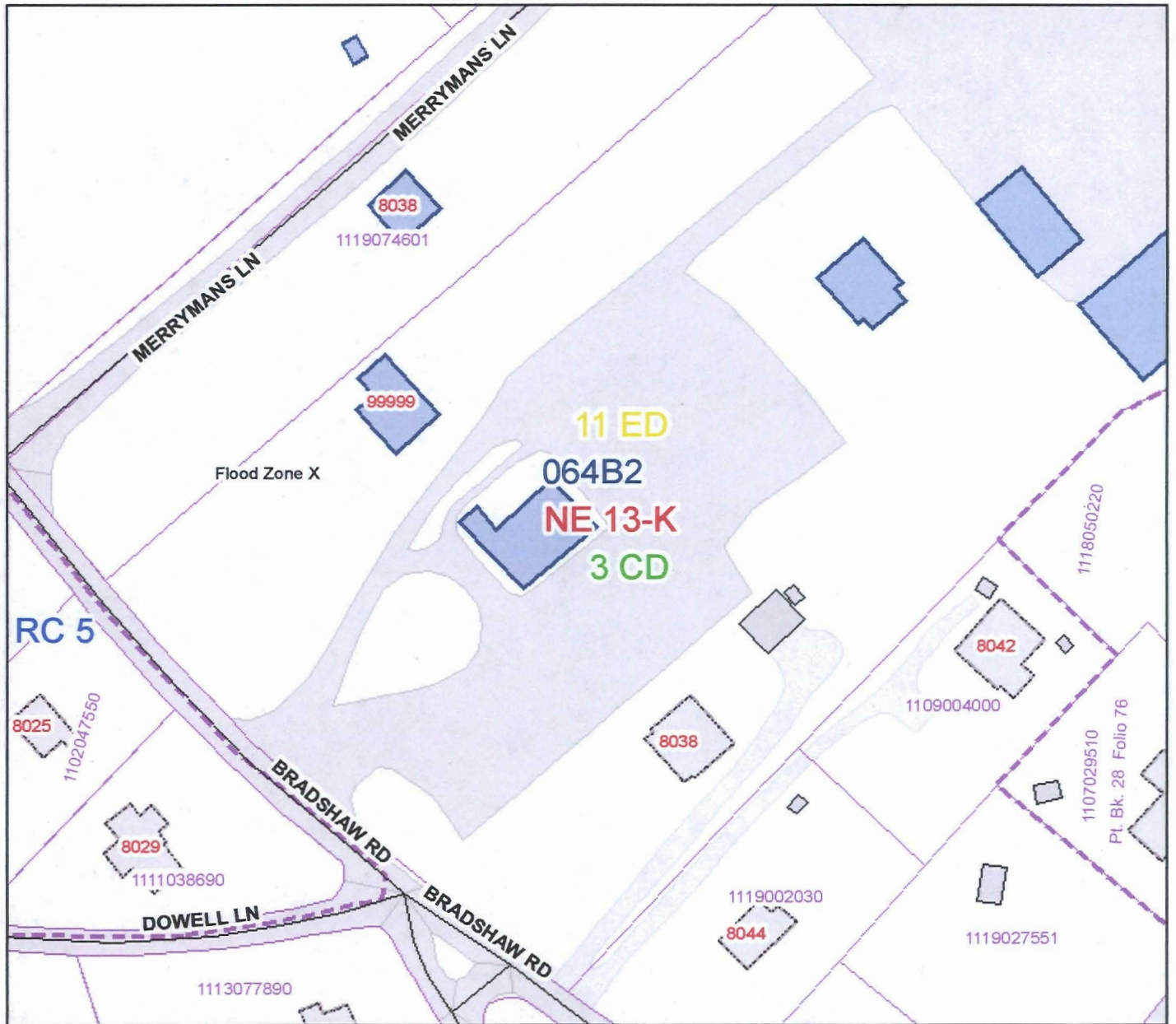
Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Knoedler, Jr.", written over a horizontal line.

Jerry Knoedler, Jr.
President

#Item #0090

8038 Bradshaw Road



DQ Map Notes

Publication Date: October 08, 2008
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



100 0 100
Feet
1 inch equals 100 feet

Item #0098

PLEASE PRINT CLEARLY

CASE NAME CASSETT

CASE NUMBER 2009-098

DATE 12/08/08

PETITIONER'S SIGN-IN SHEET

[illegible]

Case No.: 2009-0098-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Aerial Photograph	
No. 3 A-K	- Plan to Accompany Photos - photos of property + surrounding	
No. 4	letter indicating property is in state of disrepair	
No. 5	letter indicating septic is okay	
No. 6 A-B	letters of support	
No. 7	Elevation Drawings	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



PETITIONER' S

EXHIBIT NO. 2























JJK CONTRACTING, INC.

8042 BRADSHAW ROAD KINGSVILLE, MARYLAND 21087
(410) 593-9751

October 6, 2008

Mr. Aaron Tzui
Baltimore County
Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Cassett Property
8038 Bradshaw Road
Kingsville, MD 21087

Dear Mr. Tzui:

After a meeting with the owner of the above referenced property and a walk-through, it is my opinion that in order to modernize or improve the existing home to today's standards and building codes would be cost prohibitive. My opinion is supported due to the approximate age (119 years) and current condition of the house. Some of my concerns include the galvanized plumbing, the asbestos siding, non-grounded electrical wiring, various areas of rotting wood, and signs of severe settlement through the years evidenced by foundation cracking and the unleveling of floors. In addition, houses of this age typically contain lead based paint on the walls. In order to correct these issues along with any other issues, the house would have to be completely gutted and serious structural issues would have to be addressed, which would be very costly. It is my opinion that the house should be razed and a new house be built on the same footprint.

If you should have any questions or need any additional information, please contact me at the number listed above.

Sincerely,



Jerry Knoedler, Jr.
President

PETITIONER' S

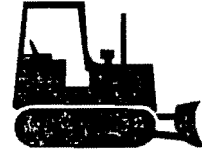
EXHIBIT NO. 4



SUBURBAN EXCAVATING & CONTRACTING CO., INC.

7509 Shipley Lane
Kingsville, Maryland 21087
592-8350 FAX 592-5483

License No. 5035



October 8, 2008

Mr. Ronald Cassett
8038 Bradshaw Road
Kingsville, Maryland 21087

RE: Septic Inspection

Dear Mr. Cassett,

As you requested, on October 7, 2008, the septic system located at 8038 Bradshaw Road in Kingsville, Maryland was pumped and inspected. The system consists of a 1,000 gallon concrete septic tank with a 6" clean out and manhole riser to grade and a drainfield. The system appears to be in good working order.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Vincent E. Milan

VEM/mjm

PETITIONER'S

EXHIBIT NO. 5

October 20, 2008

Baltimore County Zoning Commissioner
Baltimore County, Maryland

To Whom It May Concern:

Please note that the owner of the Cassett Property located at 8038 Bradshaw Road, Kingsville, Maryland, has informed us of their desire to build a new home located on the same foot print of the existing home. Their plan includes a proposed covered deck that will wrap around the front and the side of the house. It is our understanding that the covered deck will come out the existing driveway and may encroach existing building set back lines. Please note that as neighbors, we do not have an objection to the proposed covered deck.

Sincerely,

Charles F. Fulliniger
Margaret B. Fulliniger

8044 BRADSHAW Rd.

October 20, 2008

Baltimore County Zoning Commissioner
Baltimore County, Maryland

To Whom It May Concern:

Please note that the owner of the Cassett Property located at 8038 Bradshaw Road, Kingsville, Maryland, has informed us of their desire to build a new home located on the same foot print of the existing home. Their plan includes a proposed covered deck that will wrap around the front and the side of the house. It is our understanding that the covered deck will come out the existing driveway and may encroach existing building set back lines. Please note that as neighbors, we do not have an objection to the proposed covered deck.

Sincerely,

Kari Ann Scavuzzo-Knoedler
8042 Bradshaw Road
Kingsville, MD
21087

PETITIONER' S

EXHIBIT NO. 6 A & B

LEGEND

EXISTING WELL
EXISTING CLEANOUT
PROPOSED DWELLING
EXISTING BUILDING
SOIL LINE
WOODS LINE
EXISTING PAVING
PROPERTY LINE
CONTOURS PER GIS
CONTOURS PER FIELD SURVEY

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD)
75'
FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE
50'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A DEED.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 064B1.
3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 31.
4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
5. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
6. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
7. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
8. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
9. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
10. THE PROPOSED DWELLING WILL BE CONSTRUCTED ON THE SAME FOOT PRINT AS THE EXISTING HOUSE.

OWNER/DEVELOPER
ROLAND BENJAMIN CASSETT
8038 BRADSHAW ROAD
KINGSVILLE, MARYLAND 21087-1839
(443) 824-5488

PLAN TO ACCOMPANY PHOTOGRAPHS

PLAN TO ACCOMPANY
A VARIANCE
FOR THE

CASSETT PROPERTY

8038 BRADSHAW ROAD
Deed Ref: S.M. No. 26429 folio 116
Tax Account No.: 11-19-074601
Zoned RC-5; GIS Tile 064B2
Tax Map 64; Grid 10; Parcel 612
11th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=30'

Date: SEPTEMBER 25, 2008

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

PETITIONER'S

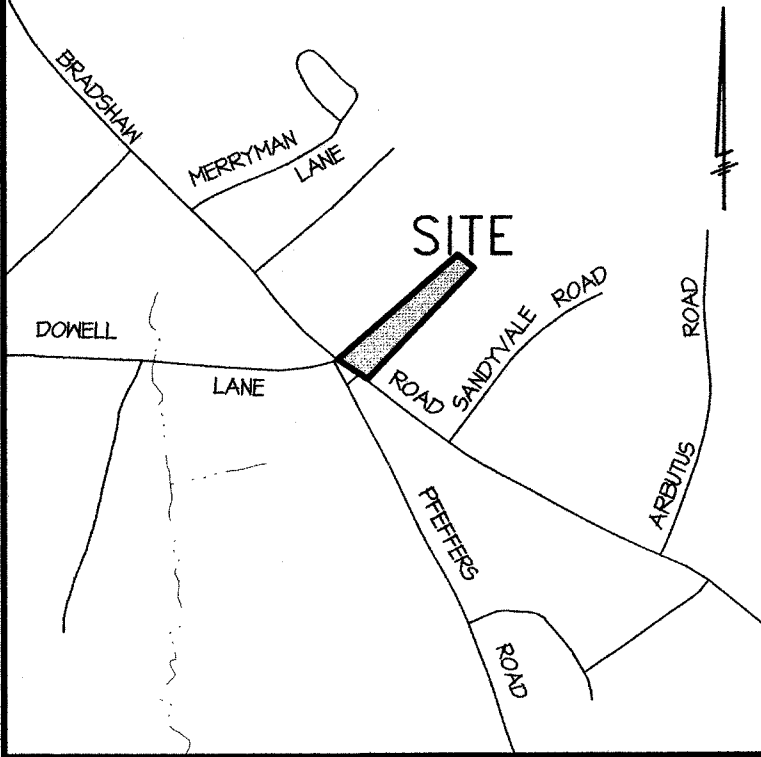
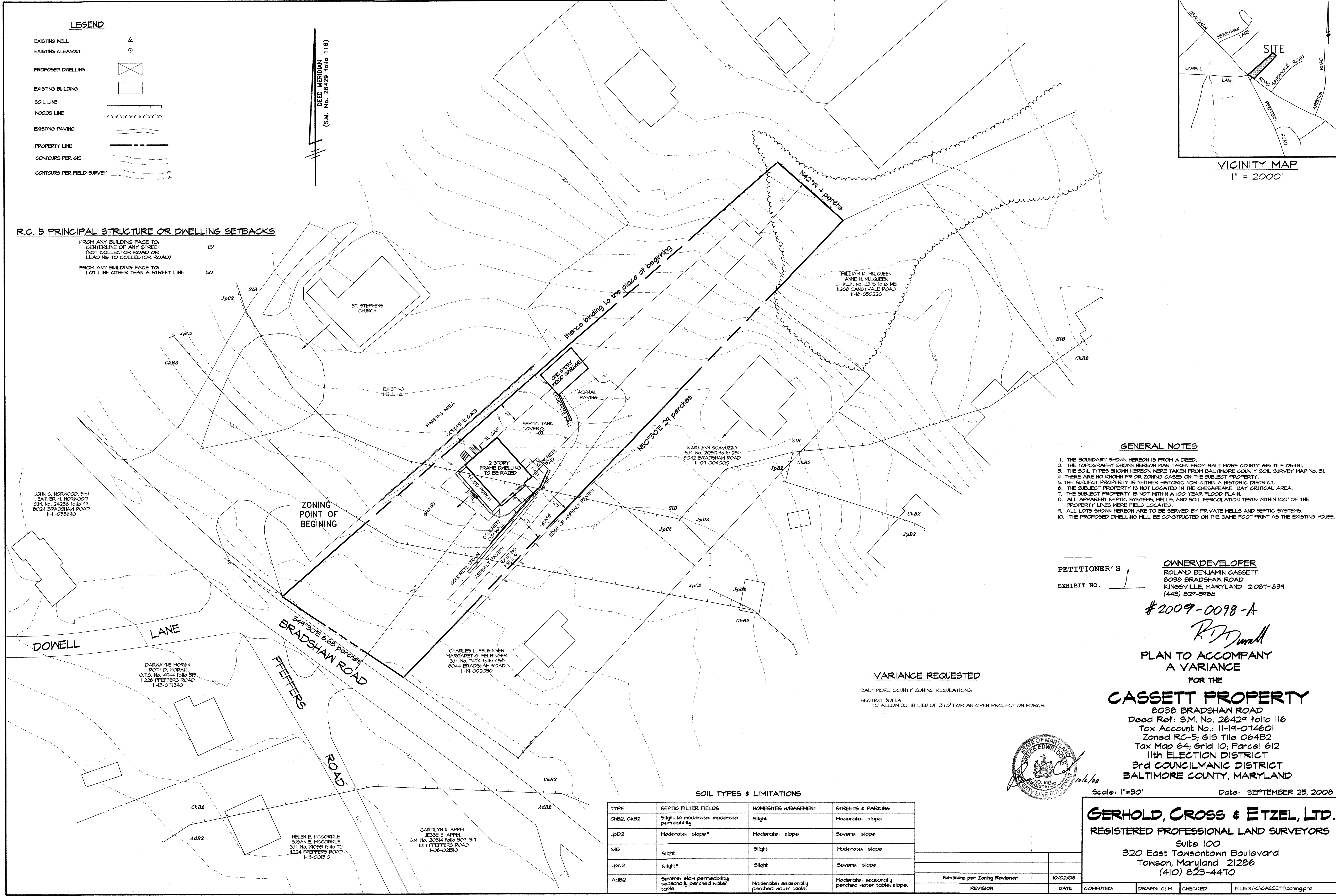
EXHIBIT NO. 3 A-K

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
ChB2, CkB2	Slight to moderate; moderate permeability	Slight	Moderate; slope
JpD2	Moderate; slope*	Moderate; slope	Severe; slope
SiB	Slight	Slight	Moderate; slope
JpC2	Slight*	Slight	Severe; slope
AdB2	Severe; slow permeability; seasonally perched water table	Moderate; seasonally perched water table	Moderate; seasonally perched water table; slope.

Revisions per Zoning Reviewer
REVISION DATE

COMPUTED: DRAWN: CLM CHECKED: FILE: X:\C\CASSETT



VICINITY MAP
1" = 2000'

- LEGEND**
- EXISTING WELL
 - EXISTING CLEANOUT
 - PROPOSED DWELLING
 - EXISTING BUILDING
 - SOIL LINE
 - MOODS LINE
 - EXISTING PAVING
 - PROPERTY LINE
 - CONTOURS PER GIS
 - CONTOURS PER FIELD SURVEY

R.C. 5 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

- FROM ANY BUILDING FACE TO:
CENTERLINE OF ANY STREET
(NOT COLLECTOR ROAD OR
LEADING TO COLLECTOR ROAD) 75'
- FROM ANY BUILDING FACE TO:
LOT LINE OTHER THAN A STREET LINE 50'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A DEED.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 064B1.
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10. THE PROPOSED DWELLING WILL BE CONSTRUCTED ON THE SAME FOOT PRINT AS THE EXISTING HOUSE.

PETITIONER'S
EXHIBIT NO. 1

OWNER/DEVELOPER
ROLAND BENJAMIN CASSETT
8038 BRADSHAW ROAD
KINGSVILLE, MARYLAND 21087-1039
(443) 829-5400

#2009-0098-A

R.D. Smith

PLAN TO ACCOMPANY
A VARIANCE
FOR THE

CASSETT PROPERTY

8038 BRADSHAW ROAD
Deed Ref: S.M. No. 26429 folio 116
Tax Account No.: 11-19-074601
Zoned RC-5, GIS Tile 064B2
Tax Map 64, Grid 10; Parcel 612
11th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Scale: 1"=30'

Date: SEPTEMBER 23, 2008

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

VARIANCE REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:
SECTION 301.1.A
TO ALLOW 25' IN LIEU OF 37.5' FOR AN OPEN PROJECTION PORCH.

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES W/BASEMENT	STREETS & PARKING
ChB2, CkB2	Slight to moderate; moderate permeability	Slight	Moderate; slope
JpD2	Moderate; slope*	Moderate; slope	Severe; slope
SiB	Slight	Slight	Moderate; slope
JpC2	Slight*	Slight	Severe; slope
AdB2	Severe; slow permeability; seasonally perched water table	Moderate; seasonally perched water table.	Moderate; seasonally perched water table; slope.

REVISION	DATE	COMPUTED:	DRAWN: CLM	CHECKED:	FILE: X:\C\CASSETT\zoning.pro
Revisions per Zoning Reviewer	10/02/08				



MARYLAND COORDINATE SYSTEM
NAD83(1991)

ZONING MAP

GIS TILE: 064B2

SCALE: 1" = 200'

Item # 0098