

IN RE: PETITIONS FOR SPECIAL HEARING \*

E/Side of Falls Road, 3,880' S of  
Beckleysville Road \*

(18603 Falls Road) \*

Edward B. Wilson, et ux, Legal Owners \*

N/S of a private driveway, 1,250' E of Falls \*

Road, 3,880' S of Beckleysville Road \*

(4209 Beckleysville Road) \*

Richard Ciman & Mary Zodhates, Legal Owners \*

5<sup>th</sup> Election District

3<sup>rd</sup> Council District \*

Petitioners \*

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

Case Nos. 2009-0193-SPH and  
2009-0194-SPH

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing filed by Edward B. Wilson, Jr. and his wife, Penny Rae Wilson, owners of 18603 Falls Road, and Richard Ciman and Mary Zodhates, owners of 4209 Beckleysville Road. Since the properties abut one another, the two (2) cases were heard contemporaneously. As originally filed in both instances, relief was requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow non-density transfers of equal land portions between the parties of 2.2 acres.<sup>1</sup> The subject property and requested relief are more particularly described on the redlined site plan submitted in each case, which were accepted into evidence and respectively marked as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the proposed land exchanges was Richard E. Matz, with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the

<sup>1</sup> In response to a Zoning Advisory Committee (ZAC) comment received from Wally Lippincott, Jr., the Land Preservation Manager with the Department of Environmental Protection and Resource Management (DEPRM), the site plan(s) were amended subsequent to the hearing to reflect reduced transfers of 0.40 acre between the parties or just enough land to encompass the Wilson' driveway encroaching on the land of Ciman/Zodhates.

ORDER RECEIVED FOR FILING

Date

By

7-8-10

237

site plan(s). Also in attendance was Jonathan R. Rathbone, a concerned citizen, farmer and resident of the community, who, following his review of the site plans, had no problem with the proposal as there were no visual changes or construction taking place on either property.

Testimony and evidence offered revealed that the subject properties are irregular shaped parcels located to the east of Falls Road (Md. Route 25), just south of Beckleysville Road in Hampstead. The properties are zoned R.C.2 and R.C.8. The Wilson property (Case No. 2009-0193-SPH) is identified as Parcel 212 on Maryland Tax Map 15 and contains 11.81 acres of agricultural land improved with a 1-½ story single-family dwelling built in 1986 and a detached garage. As illustrated on Exhibit 1, the Wilson's gravel and macadam driveway serving their improvements extends some 900 feet along the common boundary line and encroaches onto the lands of their neighbors, Richard Ciman and Mary Zodhiates. A non-density transfer of 0.40 acre (a narrow 15 foot strip) of Ciman/Zodhiates land that runs along the adjacent side of the existing driveway would allow the Wilsons to proceed with a lot line adjustment, thereby removing this potential cloud on their title.

The Ciman/Zodhiates property (Case No. 2009-0194-SPH) is identified as Parcel 216 on Tax Map 15 and contains 53.99 acres of agricultural land and improved with a 2-½ story circa 1921 single-family residence and a number of associated farm structures clustered along the northwestern portion of the tract. This property is subject to a Maryland Agricultural Land Preservation Foundation (MALPF) easement. Testimony indicated that these Petitioners intend to use their property for agricultural uses pursuant to the requirements of the agricultural preservation easement to which the property is subject. In this regard, the Wilsons will exchange a like amount or 0.40 acres of their adjacent land to the Ciman/Zodhiates for agricultural purposes. There are no density or development rights associated with the transfers of these

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Date 7-8-10  
By DWJ

properties. However, with respect to the contemplated transfer of land from Parcel 216 to Parcel 212, Mr. Lippincott has raised concerns that I should refrain from ruling on the matters until the Maryland Agricultural Land Preservation Foundation (MALPF) has had an opportunity to review the request and issue a decision thereon. Accordingly, the record in both cases remained open pending a resolution by MALPF and DEPRM.

That favorable resolution having been received from Mr. Lippincott on March 8, 2010 that MALPF approved the transfer of land and upon due consideration of the testimony and evidence presented, I am easily persuaded to grant the requested relief. As noted above, the proposal is for the equal exchange of small portions of land and neither of the Petitioners will acquire any rights of subdivision. In my judgment, the conveyances will not be detrimental to the health, safety or general welfare of the locale and is entirely consistent with the R.C.2 and R.C.8 zoning and agricultural use of the subject and adjacent properties.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8<sup>th</sup> day of July 2010, that the Petition for Special Hearing filed in Case No. 2009-0193-SPH seeking approval of a non-density transfer of a 0.40 acre of land from Edward B. and Penny Rae Wilson (18603 Falls Road) to Richard Ciman and Mary Zodhiates (4209 Beckleysville Road), in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED; and.

IT IS FURTHER ORDERED that the Petition for Special Hearing filed in Case No. 2009-0194-SPH seeking approval of a non-density transfer of a 0.40 acre of land from Richard Ciman and Mary Zodhiates (4209 Beckleysville Road) to Edward B. and Penny Rae Wilson

ORDER RECEIVED FOR FILING

Date

7-8-10

By

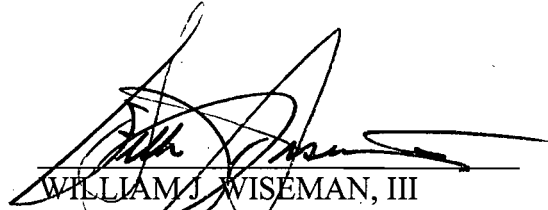
123

(18603 Falls Road), in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED,

subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The relief granted herein for the non-density transfer of 0.40 acres is conditioned on it not having density rights associated with its transfer.
- 3) Within one hundred twenty (120) days of the date of this Order, a new deed for the property shall be recorded in the Land Records of Baltimore County referencing this case and incorporating the conditions and restrictions of this Order.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that any appeal of this decision must be entered within thirty (30) days of the date hereof.

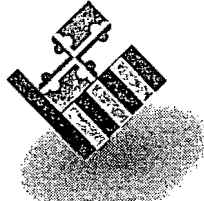
  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw

ORDER RECEIVED FOR FILING

Date 7-8-10

By [Signature]



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

JAMES T. SMITH, JR.  
*County Executive*

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

July 8, 2010

Richard E. Matz, P.E.  
Colbert Matz Rosenfeld, Inc.  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209

IN RE: **PETITIONS FOR SPECIAL HEARING**  
E/Side of Falls Road, 3,880' S of Beckleysville Road  
**(18603 Falls Road)**  
*Edward B. Wilson, et ux, Legal Owners*

N/S of a private driveway, 1,250' E of Falls Road, 3,880' S of Beckleysville Road  
**(4209 Beckleysville Road)**  
*Richard Ciman & Mary Zodhates, Legal Owners*  
5<sup>th</sup> Election District - 3<sup>rd</sup> Council District  
**Case Nos. 2009-0193-SPH and 2009-0194-SPH**  
Petitioners

Dear Mr. Matz:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

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

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman, III".  
WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw  
Enclosure

c: Edward B. & Penny Rae Wilson, 18603 Falls Road, Hampstead, MD 21074  
Richard Ciman & Mary Zodhates, 4209 Beckleysville Road, Hampstead, MD 21074  
Jon Rathbone, 18301 Gunpowder Road, Parkton, MD 21120  
People's Counsel; Wallace S. Lippincott, Jr., DEPRM; Office of Planning; File



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the properties located at: 18603 Falls Road and 4209 Beckleysville Road  
which are presently zoned RC-2 and RC-8

Page 1 of 2

Deed Reference 8191 / 131 and 20201472  
Tax Account # 2000005054 and 200000312

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 of thereof, hereby petition for a Special Hearing under 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission should approve

of 2.2 acres,  
A non-density transfer, from 4209 Beckleysville Road to 18603 Falls Road.  
[0.268 acres]

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

City

State Zip Code

### Legal Owner(s):

Edward B. Wilson, Jr.

Name - Type or Print

Signature

Penny Rae Wilson

Name - Type or Print

Signature

18603 Falls Road

Address

Hampstead

City

410-977-3270

Telephone No.

Md. 21074

State Zip Code

### Representative to be Contacted:

Richard E. Matz, P.E.

COLBERT MATZ ROSENFELT, INC

2835 Smith Avenue, Suite G

Address

Baltimore

City

410-653-3838

Telephone No.

MD 21209

State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date 1/21/09

Case No. 2009-0193-SPH

# Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



## ZONING DESCRIPTION 18603 FALLS ROAD AND A PORTION OF 4209 BECKLEYSVILLE ROAD

Beginning at a point on the east side of Falls Road (Md. Route 25), which is of varying width, at a distance of 3,880 feet south of Beckleysville Road, which is of varying width, thence the following courses and distances:

N 83°03'11" E, 310.29 ft.;  
N 06°56'49" W, 150.00 ft.;  
N 83°03'11" E, 504.50 ft.;  
S 59°15'46" E, 481.85 ft.;  
N 56°21'52" E, 117.34 ft.;  
N 50°34'05" E, 1134.13 ft.;  
N 02°50'39" W, 247.74 ft.;  
N 10°20'37" E, 164.43 ft.;  
N 44°34'41" E, 189.75 ft.;  
S 57°13'43" E, 100.00 ft.;  
S 08°04'09" E, 677.38 ft.;  
S 51°50'37" W, 1272.47 ft.;  
N 59°12'11" W, 213.59 ft.;  
S 50°33'57" W, 21.35 ft.;  
N 59°15'46" W, 607.32 ft.;  
S 83°03'11" W, 477.68 ft.;  
S 06°56'49" E, 150.01 ft.;  
S 83°03'11" W, 332.25 ft., thence  
N 01°20'59" W, 20.10 ft., to the Point of Beginning.

As recorded in the Baltimore County land records, Deed Liber 8191, folio 131 and containing 14.04 acres. Also known as 18603 Falls Road and located in the 5<sup>th</sup> Election District, 3<sup>rd</sup> Councilmanic District.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203, Expiration Date: 11-2-10

2835 Smith Avenue, Suite G Baltimore, Maryland 21209  
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953



Jan 20, 2009

2009-0193-SPH

No. 35045

Date: 1/21/09

# THE REPORT

BUSINESS ACTION TIME FORM

DATE: 12/29/1968

SECRET

REF ID: A6316 1-1-2007 4511

3. SIGNATURE OF THE CLAIMANT

04-039042

Receipt for \$45.00

**THE UNIVERSITY OF CHICAGO**

Baltimore County, Maryland

[illegible]

|        |       |
|--------|-------|
| Total: | 15.00 |
|--------|-------|

Rec From: Edmund Wilson Jr

For: 1860.3 Fall 15 R-1

2009-0193-SPH

## 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: # 2009-0193-SPH**  
18603 Falls Road  
E/side of Falls Road, 3880  
feet south of Beckleysville  
Road  
5th Election District  
3rd Councilmanic District  
Legal Owner(s): Edward &  
Penny Willson  
**Special Hearing:** for a non-  
density transfer of 2.2 acres  
from 4209 Beckleysville  
Road to 18603 Falls Road.  
**Hearing: Wednesday,**  
**March 18, 2009 at 2:00**  
**p.m. in Room 104, Jeffer-**  
**son Building, 105 West**  
**Chesapeake Avenue,**  
**Towson 21204.**

WILLIAM J. WISEMAN, III  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are  
Handicapped Accessible;  
for special accommoda-  
tions Please, Contact the  
Zoning Commissioner's Of-  
fice at (410) 887-4386.

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

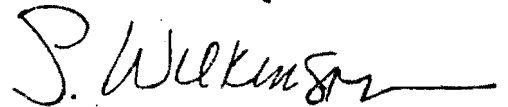
JT 3/629 Mar 3 195754

# CERTIFICATE OF PUBLICATION

3/5/, 2009

THIS IS TO CERTIFY, that the annexed advertisement was published  
in the following weekly newspaper published in Baltimore County, Md.,  
once in each of 1 successive weeks, the first publication appearing  
on 3/3/, 2009.

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



LEGAL ADVERTISING

# CERTIFICATE OF POSTING

**ATTENTION:** KRISTEN MATHHEWS

**DATE:** 03/03/09

**Case Number:** 2009-0193-SPH

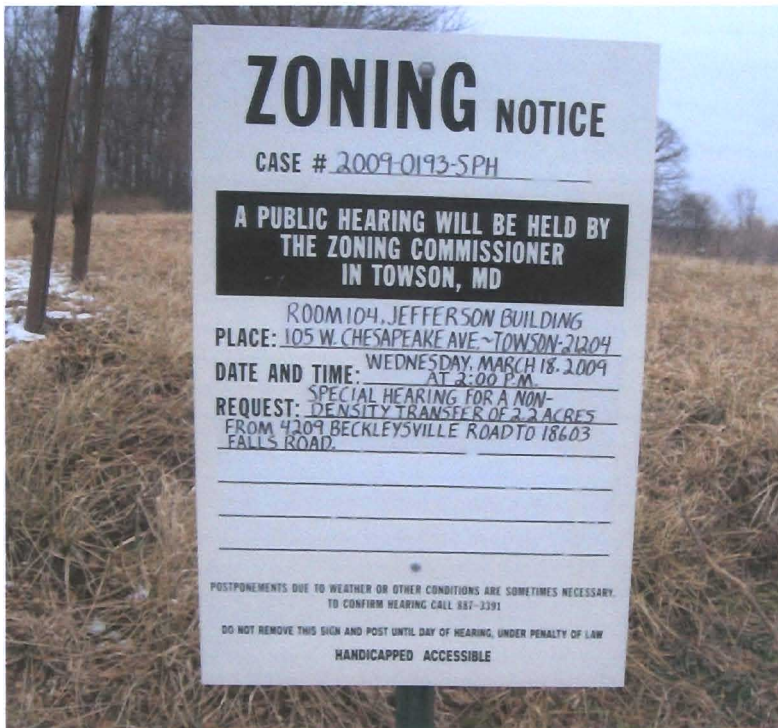
**Petitioner / Developer:** MR. & MRS. WILSON~

COLBERT, MATZ & ROSENFELT, INC.

**Date of Hearing (Closing):** MARCH 18, 2009

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:  
18603 FALLS ROAD

**The sign(s) were posted on:** MARCH 1, 2009



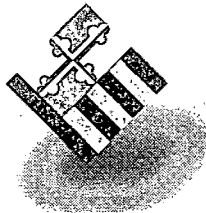
Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030  
(City, State, Zip of Sign Poster)

410 - 666 - 5366  
(Telephone Number of Sign Poster)



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

February 19, 2009  
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: 2009-0193-SPH**

18603 Falls Road

E/side of Falls Road, 3880 feet south of Beckleysville Road

5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District

Legal Owners: Edward & Penny Wilson

Special Hearing for a non-density transfer of 2.2 acres from 4209 Beckleysville Road to 18603 Falls Road.

Hearing: Wednesday, March 18, 2009 at 2:00 p.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in cursive script that reads "Timothy Kotroco".

Timothy Kotroco  
Director

TK:klm

C: Mr. & Mrs. Wilson, 18603 Falls Road, Hampstead 21074  
Richard Matz, Colbert, Matz & Rosenfelt, 2835 Smith Ave., Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 3, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, March 3, 2009 Issue - Jeffersonian

Please forward billing to:  
Edward Wilson  
18603 Falls Road  
Hampstead, MD 21074

410-977-3270

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## 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: 2009-0193-SPH**

18603 Falls Road  
E/side of Falls Road, 3880 feet south of Beckleysville Road  
5<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owners: Edward & Penny Wilson

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Hearing: ~~Wednesday~~, March 18, 2009 at 2:00 p.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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- (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.**

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**For Newspaper Advertising:**

Item Number or Case Number: 2009-193-SPT  
Petitioner: Edward and Penny Wilson  
Address or Location: 18603 Falls Road

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Mr. Edward Wilson  
Address: 18603 Falls Road  
Hampstead, Md. 21074

Telephone Number: 410-977-3270

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

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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.**

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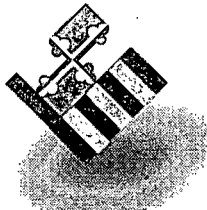
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**For Newspaper Advertising:**

Item Number or Case Number: 2009-193-SFH  
Petitioner: Edward and Penny Wilson  
Address or Location: 18603 Falls Road

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Mr. Edward Wilson  
Address: 18603 Falls Road  
Hampstead, Md. 21074  
Telephone Number: 410-977-3270



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

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*  
March 12, 2009

Edward & Penny Wilson  
18603 Falls Rd.  
Hampstead, MD 21074

Dear: Edward & Penny Wilson

RE: Case Number 2009-0193-SPH, 18603 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 January 21, 2009. 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 that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
Richard E. Matz: Colbert Matz Rosenfelt, INC; 2835 Smith Ave. Ste. G; Baltimore, MD 21209

BW 3/18  
2 + 2:30

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** February 19, 2009

RECEIVED

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

FEB 23 2009

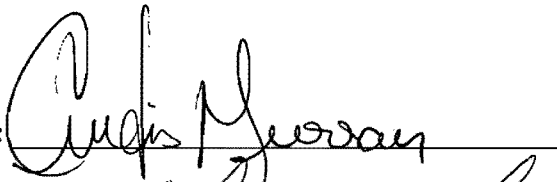
ZONING COMMISSIONER

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 09-193 and 9-194- Special Hearing

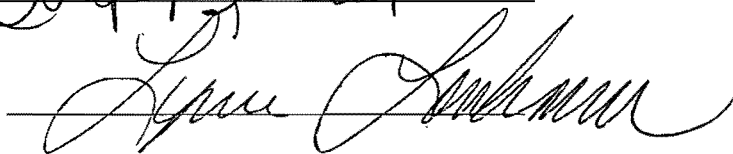
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

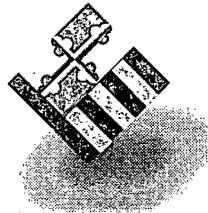
Prepared By:



Division Chief:  
CM/LL







**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

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

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

February 2, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 2, 2009

Item Numbers 0166, 0190, 0191, 0192, ~~0193~~, 0194, 0195, 0196

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.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4881 (C) 443-829-2946  
MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

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

**DATE:** February 4, 2009

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For February 9, 2009  
Item Nos. 2009-0166, 0191, 0192, ~~0193~~ and 0194

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

DAK:CEN:lrk  
cc: File  
ZAC-02092009 -NO COMMENTS



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

State Highway  
Administration

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

Maryland Department of Transportation

February 6, 2009

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

RE: Baltimore County  
Item No. 2009-0193-A  
MD 25 (Falls Road)  
3880' south of Beckleysville Road  
Wilson Property  
Special Hearing

Dear Ms. Matthews:

Thank you for the opportunity to review ZAC Agenda Plan 2009-0193-A on the subject of the above captioned, which was received on February 3rd. The plan illustrates proposal for a non density transfer of 2.2 acres from 4209 Beckleysville Rd to 18603 Falls Road residential properties.

We have completed a cursory review of the site plan as well as existing field conditions. The following comments are offered for your consideration:

- The subject property is located on the east side of MD 25 (Falls Road). Our State Highway Location reference indicates that MD 25 is two lane scenic road. The Annual Average Daily Traffic volume on this section of MD 25 is 8,491 vehicle trips per day.
- Based on internal review, we find the existing access and use as shown on the plan consistent with State Highway Access Manual Guidelines.

In conclusion- The SHA has no objection to 18603 Falls Road Wilson Property Item No. 2009-0193-A approval. Please include our remarks in your staff report to the Zoning Hearing Examiner.

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,

For Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mr. Richard E. Matz, Engineer, Colbert Matz Rosenfelt, Inc.  
Mr. David Malkowski, District Engineer, SHA  
Mr. Edward B. Wilson, Jr., Owner  
Mrs. Penny R. Wilson, Owner

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)



BW  
3-18-09

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAR 04 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: March 4, 2009

SUBJECT: Zoning Item # 09-193-SPH  
Address 18603 Falls Road  
(Wilson Property)

Zoning Advisory Committee Meeting of February 2, 2009

\_\_\_\_\_ 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).

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

Additional Comments:

The proposed property line adjustment is exempt from Forest Conservation Regulations. However, any future development on either property would be subject to these regulations. – *Gris Batchelder; Environmental Impact Review*

The farm located at 4209 Beckleysville Road is under a Maryland Agricultural Land Preservation Foundation easement. Subdivision of that easement is prohibited without the approval of the State. Consideration of this request should be delayed until the State has reviewed this request. – *W.S. Lippincott; Agricultural Preservation*

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
18603 Falls Road; E/S of Falls Road, \*  
3880' S of Beckleysville Road \* ZONING COMMISSIONER  
5<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts \*  
Legal Owner(s): Edward & Penny Wilson \* FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 09-193-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.

RECEIVED

FEB 04 2009

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

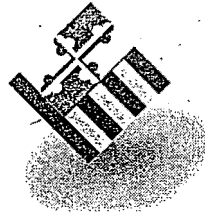
CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 4<sup>th</sup> day of February, 2009, a copy of the foregoing Entry of Appearance was mailed to Richard E. Matz, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209, Representative for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



## BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

WILLIAM J. WISEMAN III  
*Zoning Commissioner*

January 19, 2010

Richard E. Matz, P.E.  
Colbert Matz Rosenfelt, Inc.  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209

**IN RE: PETITIONS FOR SPECIAL HEARING**

E/Side of Falls Road, 3,880' S of Beckleysville Road  
(18603 Falls Road)  
*Edward B. Wilson, et ux, Legal Owners*

N/S of a private driveway, 1,250' E of Falls Road, 3,880' S of Beckleysville Road  
(4209 Beckleysville Road)  
*Richard Ciman & Mary Zodhiates, Legal Owners*

5<sup>th</sup> Election District - 3<sup>rd</sup> Council District  
Case Nos. 2009-0193-SPH and 2009-0194-SPH

Dear Mr. Matz:

The case files, as you know, have been retained in my office and remain open pending the decision of the Maryland Agricultural Land Preservation Foundation. Have the parties received any word that would allow them to proceed with the transfer of the subject property involving the driveway encroachment? Should the non-density transfers be dismissed at this time without prejudice? Can the case files be returning to the Zoning Review Office for safekeeping? I would appreciate a short response as to the status of this matter.

I shall await your advice.

Very truly yours,

A handwritten signature in black ink, appearing to read "William J. Wiseman III", written over a large, stylized star graphic.

WILLIAM J. WISEMAN, III  
Zoning Commissioner  
for Baltimore County

WJW:dlw

c: Edward B. & Penny Rae Wilson, 18603 Falls Road, Hampstead, MD 21074  
Richard Ciman & Mary Zodhiates, 4209 Beckleysville Road, Hampstead, MD 21074  
People's Counsel; Wallace S. Lippincott, Jr., DEPRM; Office of Planning; DPR; File

**From:** "Dick Matz" <dmatz@cmrengineers.com>  
**To:** dwiley@baltimorecountymd.gov  
**Date:** 7/20/2009 2:05 PM  
**Subject:** RE: Case Nos. 2009-0193-SPH & 2009-0194-SPH - Wilson/Zodhiates

Debra - The lot line adjustment was tentatively approved by the State Ag Board, however there are still some conditions to satisfying the State including going to the State Board of Public Works. Carmela Iacovelli of DEPRM is coordinating this with the Zodhiates. The State sent a letter to the Zodhiates outlining the remaining steps. It appears Wally Lippincott will not send us his approval until the State send it's final approval. We will keep you informed. Dick Matz

-----Original Message-----

From: Debra Wiley [mailto:dwiley@baltimorecountymd.gov]  
Sent: Monday, July 20, 2009 11:20 AM  
To: Dick Matz  
Subject: Case Nos. 2009-0193-SPH & 2009-0194-SPH - Wilson/Zodhiates

Good Morning,

As you may recall Bill was retaining the files pending word from the Maryland Agricultural Land Preservation Foundation with regard to the above. Bill indicated back in April you were making progress and that the plan would perhaps go to the Co. Ag. Brd. in May and then to the St. Ag. Brd. in June.

Would you have any update regarding the above?

Thanks and have a great day !

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

**CC:** sdarley@cmrengineers.com

**Bill Wiseman - Falls Road - Wilsons and Zodiates properties**

---

**From:** "Dick Matz" <dmatz@cmrengineers.com>  
**To:** <wwiseman@baltimorecountymd.gov>  
**Date:** 04/08/09 9:14 AM  
**Subject:** Falls Road - Wilsons and Zodiates properties  
**CC:** "Stu Darley" <sdarley@cmrengineers.com>

---

Bill – We are making progress. The plan will go to the May County ag board and then to the June State ag board meeting at which time Mrs Zodiates and Wally Lippincott will hopefully be able to write a letter to you ok ing the lot line adjustment. It looks like the lot line will move 15' rather than the 10' we had on our redline plan because Mrs. Zodiates wants to incorporate all road and plants belonging to the Wilsons on the Wilson property. Wally was ok with this change. Anyhow, thanks for your patience. I will follow up in late May to let you know what has transpired. Dick

Richard E. Matz, P.E.

Colbert Matz Rosenfelt, Inc.

410-653-3838



**From:** Debra Wiley  
**To:** Iacovelli, Carmela  
**Date:** 03/24/09 8:16:34 AM  
**Subject:** Case Nos. 2009-0193-SPH & 2009-0194-SPH - Wilson & Ciman/Zodhiates

Good Morning,

Bill Wiseman received your note concerning the Ciman/Zodhiates desire to proceed slowly with the land swap. Please let us know what takes place at your April board meeting.

Attached is our **proposed** Order which will be held until we hear from you.

Thanks.

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

**CC:** Lippincott, Wallace

**From:** Debra Wiley  
**To:** dmatz@CMREngineers.com  
**Date:** 03/23/09 2:07:04 PM  
**Subject:** Case Nos. 2009-193-SPH & 2009-194-SPH - Wilson & Ciman/Zodhiates - 3/18/09

Good Afternoon,

Per Bill, please find attached a copy of the **Proposed Order**. Also, please be aware that the Zoning Commissioner's Office will retain the files pending word from the Maryland Agricultural Land Preservation Foundation (MALPF). By copy of this e-mail to Kristen Matthews, we are advising her of same.

Thanks.

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

**CC:** Matthews, Kristen

**Bill Wiseman - RE: Zodhiates - Wilson swap**

---

**From:** "Dick Matz" <dmatz@cmrengineers.com>  
**To:** "Judy Floam" <jfloam@cmrengineers.com>, "Stu Darley" <sdarley@cmrengineers.com>  
**Date:** 03/19/09 1:59 PM  
**Subject:** RE: Zodhiates - Wilson swap  
**CC:** <wwiseman@baltimorecountymd.gov>

---

Bill – There apparently still some issues. As soon as I get a handle on what is happening with the parties I will let you know - Dick

-----Original Message-----

**From:** Judy Floam  
**Sent:** Thursday, March 19, 2009 12:34 PM  
**To:** Dick Matz; Stu Darley  
**Subject:** FW: Zodhiates - Wilson swap

Stu and Dick - FYI

Judy

---

**From:** Carmela Iacovelli [mailto:ciacovelli@baltimorecountymd.gov]  
**Sent:** Thu 3/19/2009 9:30 AM  
**To:** Judy Floam  
**Cc:** Wallace Lippincott  
**Subject:** Zodhiates - Wilson swap

Good Morning Judy,

Wally Lippincott and I spoke with Richard Ciman and Mary Zodhiates yesterday regarding the swap of land with the Wilsons. Richard and Mary would like to discuss the swap further and wish to postpone the request until the April meeting. I wanted to inform you of the postponement.

Our April board meeting will take place on Tuesday April 21, 2009 and this item will be discussed then.

Thank you,

Carmela

Carmela M. Iacovelli  
Agricultural Land Preservation Program  
Baltimore County DEPRM  
410-887-4488 ext. 315  
ciacovelli@baltimorecountymd.gov

**From:** Wallace Lippincott  
**To:** Wiley, Debra  
**Date:** 03/19/09 4:42:31 PM  
**Subject:** Re: Case Nos. 2009-0193-SPH & 2009-0194-SPH - 18603 Falls Rd./4209 Beckleysville Rd.

Thanks to you all.  
Wally

Wally Lippincott, Jr.  
Balto County DEPRM  
(410)887-3514

>>> Debra Wiley 3/19/2009 9:52 AM >>>  
Good Morning Wally,

Bill heard the two (2) above-referenced cases yesterday and only one (1) member of the community was present (Jon Rathbone). With the testimony and evidence being received, Bill will delay preparing the Order until he receives assurances that the Cimans/Zodhiates are satisfied with the accuracy of the revised redlined plan, which will reflect a land swap of 0.268 acres instead of 2.2 acres originally proposed and will also await to hear from you concerning MALPF proposal.

Thanks.

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
[dwiley@baltimorecountymd.gov](mailto:dwiley@baltimorecountymd.gov)

**From:** Wallace Lippincott  
**To:** Wiley, Debra  
**Date:** 3/8/2010 3:24 PM  
**Subject:** Case No. 2009-0193 and 0194

Debbie,

I apologize for not notifying your office that the MALPF did approve the transfer of land between these two parties to resolve an property line dispute. I do not know if the work for the transfer has been completed or not. If you need to know that please advise and I will look into it.

Wally

Wallace Lippincott, Jr.  
Balto County DEPRM  
105 West Chesapeake Ave  
Towson, MD 21204  
(410)887-3854

**From:** Debra Wiley  
**To:** Livingston, Jeffrey  
**Date:** 03/16/09 10:41:14 AM  
**Subject:** Case Nos. 2009-0193-SPH & 2009-0194-SPH

*Missing DEPRM  
comment*

Good Morning,

Bill is scheduled to hear both of the above-referenced cases at the same time this Wednesday, March 18th, however, a comment was only received for 2009-0193-SPH. Please issue a comment for 2009-0194-SPH before the hearing date and as always, thanks for your usual cooperation. I have provided case descriptions for both cases for your convenience.

**CASE NUMBER: 2009-0193--SPH**

18603 Falls Rd

Location: E side of Falls Road, 3880 feet S of Beckleysville Road.

5th Election District, 3rd Councilmanic District

Legal Owner: Edward & Penny Wilson

SPECIAL HEARING for a non-density transfer of 2.2 acres from 4209 Beckleysville Road to 18603 Falls Road.

Hearing: Wednesday, 3/18/2009 at 2:00:00 PM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

**CASE NUMBER: 2009-0194--SPH**

4209 Beckleysville Rd

Location: N side of Driveway, 1250 feet E of Falls Road, 3880 feet S of Beckleysville Road.

5th Election District, 3rd Councilmanic District

Legal Owner: Richard Ciman & Mary Zodiates

SPECIAL HEARING for a non-density transfer, of 2.2 acres from 18603 Falls Road to 4209 Beckleysville Road.

Hearing: Wednesday, 3/18/2009 at 2:30:00 PM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

Debbie Wiley  
Legal Administrative Secretary  
Office of the Zoning Commissioner  
105 West Chesapeake Avenue, Suite 103  
Towson, Md. 21204  
410-887-3868  
410-887-3468 (fax)  
dwiley@baltimorecountymd.gov

**CC:** Lippincott, Wallace

CASE NAME 2009-093+094-SPH  
CASE NUMBER 18603 Falls Rd. +  
DATE 4209 Back Bay  
3-18-09 rd.

3-18-09

[illegible]

010A3

SAINT ABRAHAM'S VIEW (PDM File/Project # 5-265)

PDM # 050265 Pt. Bk. 78 Folio 324

19930126

20030548

Pt. Bk. 36 Folio 42

PDM # 050223

19990151

RC 2

NW 32-I

3 CD

5 ED

015A1

RC 8

RC 2

NW 31-I

19940371

PDM # 050087 Pt. Bk. 30 Folio 122

2009-0193-SPH





**Maryland Department of Assessments and Taxation**  
**BALTIMORE COUNTY**  
**Real Property Data Search** (2007 vw1.1)

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

**Account Identifier:** District - 05 Account Number - 0502000225

**Owner Information**

|                         |                                        |                             |                      |
|-------------------------|----------------------------------------|-----------------------------|----------------------|
| <b>Owner Name:</b>      | RATHBONE JONATHAN R                    | <b>Use:</b>                 | AGRICULTURAL         |
| <b>Mailing Address:</b> | 6 PATRICKS CT<br>PARKTON MD 21120-9695 | <b>Principal Residence:</b> | NO                   |
|                         |                                        | <b>Deed Reference:</b>      | 1) /10746/ 693<br>2) |

**Location & Structure Information**

|                         |                                                       |
|-------------------------|-------------------------------------------------------|
| <b>Premises Address</b> | <b>Legal Description</b>                              |
| 18301 GUNPOWDER RD      | 35.36 AC ES<br>18301 GUNPOWDER RD<br>4800 NE FALLS RD |

|            |             |               |                     |                    |                |              |            |                        |                  |
|------------|-------------|---------------|---------------------|--------------------|----------------|--------------|------------|------------------------|------------------|
| <b>Map</b> | <b>Grid</b> | <b>Parcel</b> | <b>Sub District</b> | <b>Subdivision</b> | <b>Section</b> | <b>Block</b> | <b>Lot</b> | <b>Assessment Area</b> | <b>Plat No:</b>  |
| 15         | 15          | 63            |                     |                    |                |              |            | 2                      | <b>Plat Ref:</b> |

**Special Tax Areas**

|                   |  |
|-------------------|--|
| <b>Town</b>       |  |
| <b>Ad Valorem</b> |  |
| <b>Tax Class</b>  |  |

|                                |                      |                           |                   |
|--------------------------------|----------------------|---------------------------|-------------------|
| <b>Primary Structure Built</b> | <b>Enclosed Area</b> | <b>Property Land Area</b> | <b>County Use</b> |
| 2000                           | 1,120 SF             | 35.36 AC                  | 05                |

|                |                 |               |                 |
|----------------|-----------------|---------------|-----------------|
| <b>Stories</b> | <b>Basement</b> | <b>Type</b>   | <b>Exterior</b> |
| 1              | YES             | STANDARD UNIT | SIDING          |

**Value Information**

|                           | <b>Base Value</b> | <b>Value</b> | <b>Phase-in Assessments</b> |            |  |                                                |
|---------------------------|-------------------|--------------|-----------------------------|------------|--|------------------------------------------------|
|                           |                   | As Of        | As Of                       | As Of      |  |                                                |
|                           |                   | 01/01/2008   | 07/01/2008                  | 07/01/2009 |  | PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE |
| <b>Land</b>               | 89,010            | 149,010      |                             |            |  |                                                |
| <b>Improvements:</b>      | 115,470           | 166,820      |                             |            |  |                                                |
| <b>Total:</b>             | 204,480           | 315,830      | 241,596                     | 278,712    |  |                                                |
| <b>Preferential Land:</b> | 9,010             | 9,010        | 9,010                       | 9,010      |  |                                                |

**Transfer Information**

|                |                      |               |             |               |           |
|----------------|----------------------|---------------|-------------|---------------|-----------|
| <b>Seller:</b> | BAUBLITZ CHARLES F P | <b>Date:</b>  | 09/12/1994  | <b>Price:</b> | \$171,000 |
| <b>Type:</b>   | IMPROVED ARMS-LENGTH | <b>Deed1:</b> | /10746/ 693 | <b>Deed2:</b> |           |
| <b>Seller:</b> |                      | <b>Date:</b>  |             | <b>Price:</b> |           |
| <b>Type:</b>   |                      | <b>Deed1:</b> |             | <b>Deed2:</b> |           |
| <b>Seller:</b> |                      | <b>Date:</b>  |             | <b>Price:</b> |           |
| <b>Type:</b>   |                      | <b>Deed1:</b> |             | <b>Deed2:</b> |           |

**Exemption Information**

|                                   |              |            |            |
|-----------------------------------|--------------|------------|------------|
| <b>Partial Exempt Assessments</b> | <b>Class</b> | 07/01/2008 | 07/01/2009 |
| <b>County</b>                     | 000          | 0          | 0          |
| <b>State</b>                      | 000          | 0          | 0          |
| <b>Municipal</b>                  | 000          | 0          | 0          |

**Tax Exempt:** NO  
**Exempt Class:**

**Special Tax Recapture:**  
 AGRICULTURAL TRANSFER TAX

MALPF regulations

DEPRMS Policy

32-4-415

① State Regulations for Transfers  
of less than 50 acres  
from agricultural easement  
are prohibited

- Should be referred to MALPF  
BRD FOR ITS DETERMINATION

32-4-415

To Promote agricultural  
uses →

Case No.: 2009-0193-SPH 18603 Falls RD

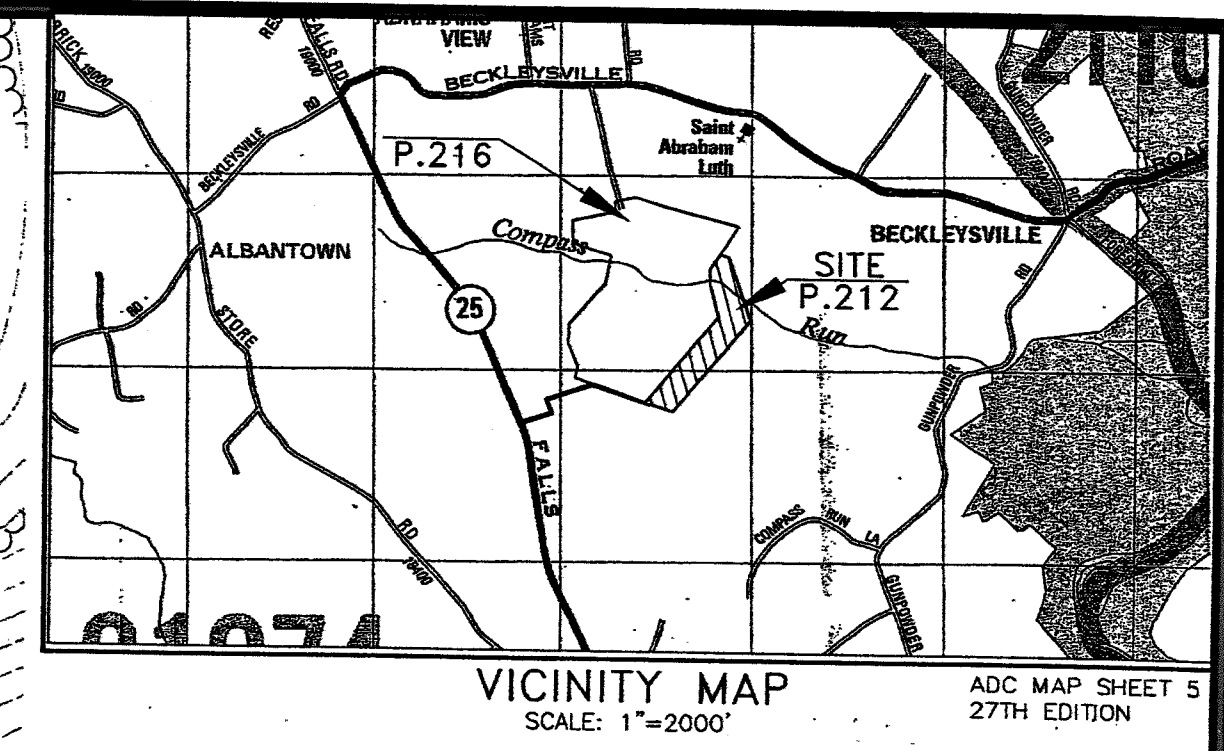
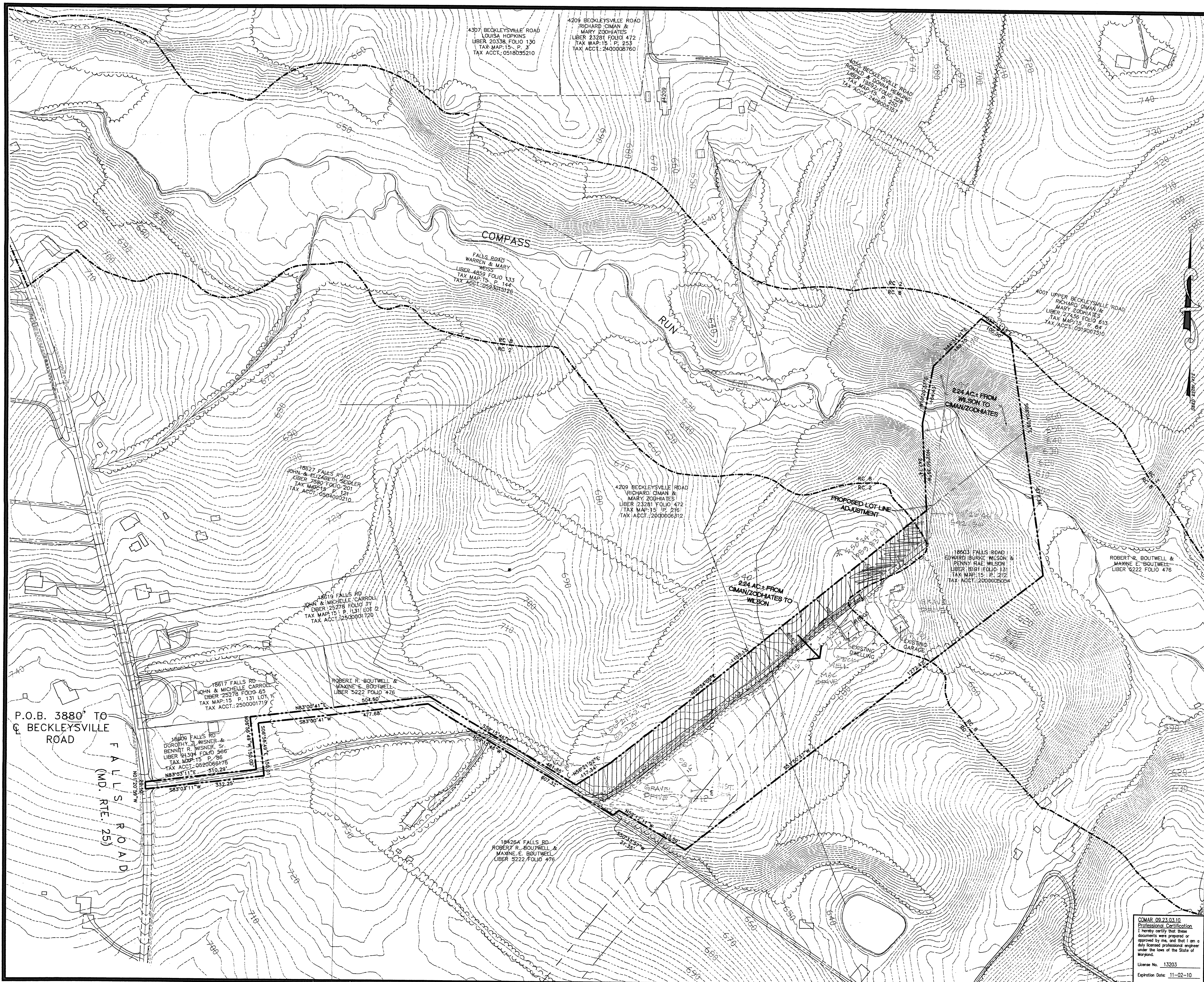
Exhibit Sheet

Petitioner/Developer

Protestant

|        |                              |  |
|--------|------------------------------|--|
| No. 1  | RED LINED SITE<br>PLAN EX. 1 |  |
| No. 2  |                              |  |
| No. 3  |                              |  |
| No. 4  |                              |  |
| No. 5  |                              |  |
| No. 6  |                              |  |
| No. 7  |                              |  |
| No. 8  |                              |  |
| No. 9  |                              |  |
| No. 10 |                              |  |
| No. 11 |                              |  |
| No. 12 |                              |  |





- GENERAL NOTES**
1. P. 212 OWNER/APPLICANT: EDWARD BURKE WILSON, JR. & PENNY RAE WILSON  
18603 FALLS ROAD  
HAMPSHIRE, MD. 21074-2814  
DEED REF.: 8191/131  
TAX ACCOUNT NO.: 08-2000020054  
TAX MAP: 15 - GRID: 8 PARCEL: 212
  2. SITE AREA: P. 212 - 514,298 SQ. FT.± OR 11.81 AC.±
  3. ZONING: RC 2 & RC 8
  4. ELECTION DISTRICT: 5 COUNCILMANIC DISTRICT: 3
  5. NO BUILDINGS ARE PROPOSED.
  6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO PREVIOUS ZONING CASES ASSOCIATED WITH THIS SITE.
  7. THE SUBJECT SITE IS SERVED BY PRIVATE WATER AND SEWER.
  8. THE SUBJECT SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
  9. THERE IS A 100-YEAR FLOODPLAIN ON THIS SITE. SEE SHEET 213

MAP NO. 015A1

**LOT ZONING TABULATION**

|            |                          |
|------------|--------------------------|
| PARCEL 212 | EXISTING RC2- 6.13 ACRES |
|            | EXISTING RC8- 5.68 ACRES |
|            | PROPOSED RC2- 8.86 ACRES |
|            | PROPOSED RC8- 7.78 ACRES |
|            | 7.30                     |

**REDLINE**

**PLAN TO ACCOMPANY SPECIAL HEARING**  
**18603 FALLS ROAD**

FIFTH ELECTION DISTRICT THIRD COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND

GRAPHIC SCALE (IN FEET)  
1 inch = 100 ft.

**Colbert Matz Rosenfelt, Inc.**  
Engineers • Surveyors • Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

**Professional Engineer**  
No. 13203  
Expiration Date: 11-02-10

**COMAR 09.23.03.10**  
Professional Certification  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

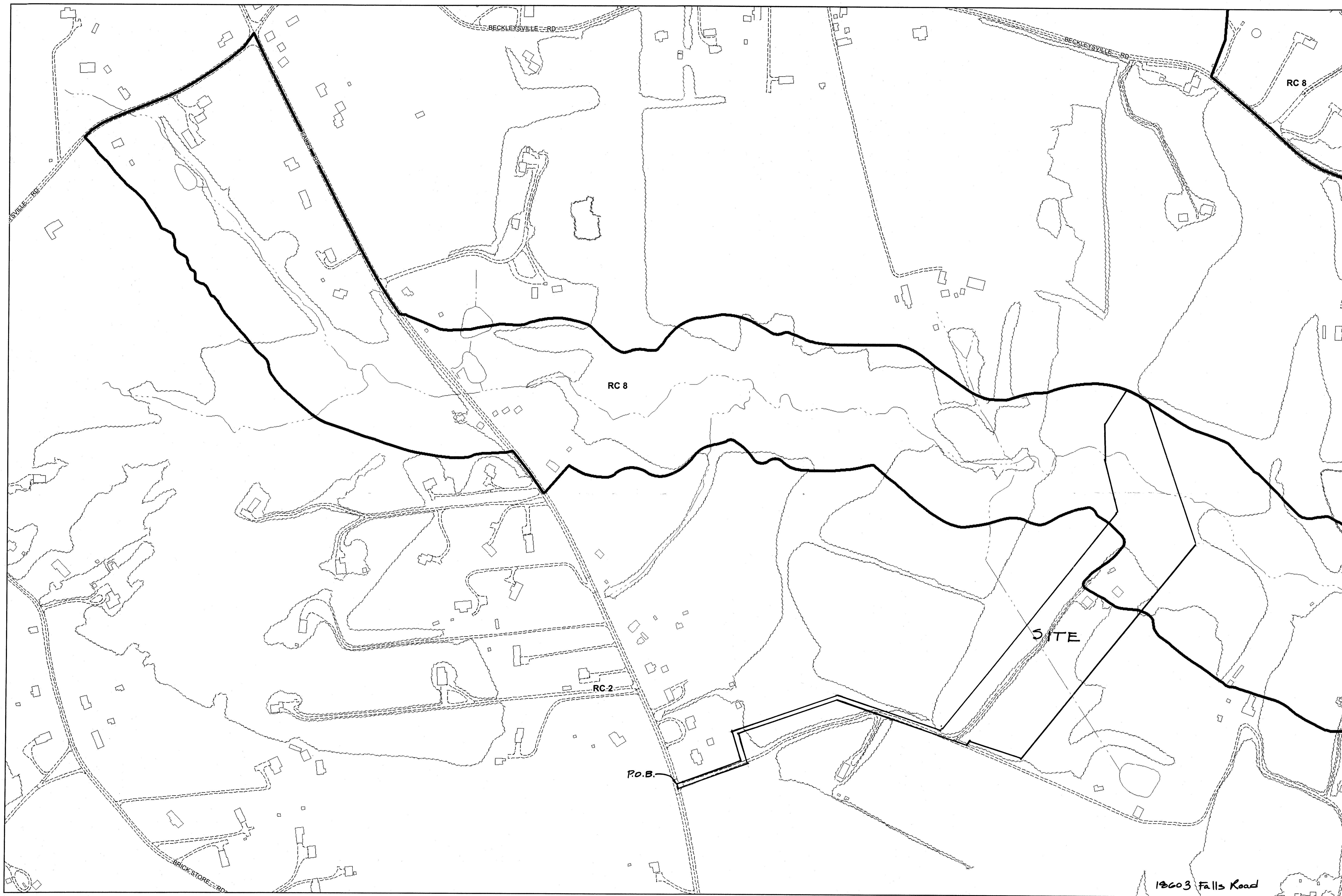
License No. 13203  
Expiration Date: 11-02-10

SCALE: 1" = 100'  
DATE: JANUARY 20, 2009  
JOB NO.: 2008-145  
DESIGNED: S.D.  
DRAWN: A.C./S.D.  
CHECKED: J.M./J.C.  
FILE: 20081450RC.dwg  
DRAWING NUMBER: **SPH-1**

| NO. | DATE     | REVISIONS | BY | SHEET 1 OF 1 |
|-----|----------|-----------|----|--------------|
| 1   | 01/20/09 | REVISION  |    |              |
| 2   | 01/20/09 | REVISION  |    |              |
| 3   | 01/20/09 | REVISION  |    |              |

N:\02\project\2008\2008-145\CMR\RC\000145 SPH.dwg, 12/20/2008 3:16:52 PM, A.Crawford





Plan Sheet: 015A1

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

- Buildings
- Streams
- Vegetation
- Zoning
- Roads
- Rail Lines

## Baltimore County Office of Planning and Zoning Official Zoning Map

|       |       |       |       |
|-------|-------|-------|-------|
| 009C3 | 010A3 | 010B3 | 010C3 |
| 014C1 | 015A1 | 015B1 | 015C1 |
| 014C2 | 015A2 | 015B2 | 015C2 |

**Scale**  
1" = 200'  
0 100 200 400  
Feet

1

2009-0193-SPH

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