

IN RE: PETITION FOR SPECIAL HEARING

N side of Bowleys Quarters Road, 1000 ft
SW side of the c/l of Burke Road
15th Election District
6th Councilmanic District
(1636 Bowleys Quarters Road)

Scott L. Simmons
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2009-0204-SPH**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Special Hearing filed by Scott L. Simmons, the legal property owner. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 1.276 acres of R.C.5 zoned land for the construction of a dwelling in lieu of the minimum required 1.5 acres. The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1. It should also be noted that Resolution 7-09 concerning the public disclosure of Scott L. Simmons, an employee of the Baltimore County Sheriff's Office, was approved at the County Council meeting held on February 2, 2009.

Appearing at the requisite public hearing in support of the requested special hearing was Petitioner Scott Simmons, along with his wife Charlene Simmons. Also appearing in support of the requested relief was Charles Merritt with Merritt Development Consultants, Inc. There were no Protestants or other interested persons in attendance.

Testimony and evidence offered revealed that the subject property is predominantly square-shaped consisting of approximately 55,582 square feet or 1.276 acres, more or less, zoned R.C.5. The property is located on the northwest side of Bowleys Quarters Road, north of Chesapeake Road, in the Bowleys Quarters area of eastern Baltimore County. In particular, the property is situated toward the end of Bowleys Quarters Road on a peninsula that is bordered by Galloway

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Creek to the northwest, Middle River to the southwest, and Chesapeake Bay to the south and east. The property also lies adjacent to Bowleys Quarters Condo-Marina.

As shown on the site plan and the zoning map that was marked and accepted into evidence as Petitioner's Exhibit 2, the subject property consists of five lots -- Lots 108 – 112. Each lot is approximately 50 feet wide by 230 feet deep. The property has been in Petitioner's family for a number of years, having been owned by Petitioner's grandfather and great-grandfather since the 1930's. Copies of the Deeds evidencing the chain of title were marked and accepted into evidence as Petitioner's Exhibits 5A through 5C. In 2007, in anticipation of acquiring ownership of the property and with the goal of ultimately constructing a single-family dwelling, Petitioner requested a Critical Area Administrative Variance from the Department of Environmental Protection and Resource Management (DEPRM) because the lots contain non-tidal wetlands. In a letter dated October 5, 2007, a copy of which was marked and accepted into evidence as Petitioner's Exhibit 3, DEPRM granted the variance. Petitioner acquired the property in May 2008 and countersigned the letter on June 11, 2008, acknowledging his agreement with the conditions imposed in the letter granting the Critical Area Variance. The property itself is part of "Plat No. 3 of Bowleys Quarters" and was recorded on April 25, 1930, as shown on the recorded plat that was marked and accepted into evidence as Petitioner's Exhibit 4.

At this juncture, Petitioner desires to put his plans into fruition with the construction of a single-family dwelling on the property. However, before doing so, Petitioner was informed by the Zoning Review Office that he would require special hearing relief for the undersized lot.

The Zoning Advisory Committee comments were received and are made part of the record of this case. Comments received from the Office of Planning dated March 4, 2009 do not oppose Petitioners' request, provided the construction complies with the current R.C.5 requirements. In order to make this determination, the Office of Planning will require the submission of additional information, which will be expounded on further in this Order. Comments were received from the Bureau of Development Plans Review dated February 18, 2009. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction,

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the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were also received from DEPRM dated March 27, 2009 which indicates that the property must comply with the Chesapeake Bay Critical Area Regulations. The property is within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 15%. The comment also references the Critical Area Variance that was granted to impact non-tidal wetlands and non-tidal wetlands buffer with mitigation required. Mitigation has also been provided for forest clearing in the critical area.

Section 1A04.3.B.1.a of the B.C.Z.R. states that "[a] lot having an area of less than 1 ½ acres may not be created in an R.C.5 Zone." Section 1A04.3.B.1.b(1) of the B.C.Z.R. also states that "[t]he owner of a single lot of record that is not a subdivision and that is in existence prior to September 2, 2003, but does not meet the minimum acreage requirement ... may apply for a special hearing under Article 5 to alter the minimum lot size requirement."

In the instant matter, I am persuaded to grant the special hearing relief. Arguably, the requested relief is not even necessary because under Section 1A04.3.B.1.a of the B.C.Z.R., Petitioner has not *created* a lot having an area of less than 1 ½ acres in an R.C.5 Zone. Indeed, in this case, the lots were recorded in 1930 and have existed in their present configuration as one property since at least 1961 (*See*, Petitioner's Exhibit 5C). The existence of this property certainly predates the adoption of the R.C.5 Zone in this area, and the granting of the Critical Area Variance by DEPRM enables Petitioner to finally build on this property. On the other hand, under Section 1A04.3.B.1.b(1) of the B.C.Z.R., this property is not a subdivision as that term is generally used today and has been in existence prior to September 2, 2003, but may not meet the minimum acreage requirement by approximately 0.224 acre. In my view, based on the testimony and evidence presented, special hearing relief is warranted in this case to alter the minimum lot size requirement.

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 request for special hearing should be granted.

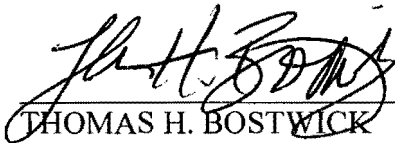
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County, this 5th day of May, 2009 that Petitioner's request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 1.276 acres of R.C.5 zoned land for the construction of a dwelling in lieu of the minimum required 1.5 acres be and is hereby GRANTED, subject to the following:

1. Petitioner may apply for permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at 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. Submit photographs of existing adjacent dwellings to the Office of Planning.
 - b. Submit building elevations (all sides) of the proposed dwelling to the Office of Planning for review and approval. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) use the same finish materials and architectural details on the front, side and rear elevations. Use of quality material such as brick, stone or cedar is encouraged.
 - c. Design all decks, balconies, windows, dormers, chimneys and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
 - d. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building, on the site, providing consistency in materials, colors, roof pitch and style.
 - e. Provide landscaping along the public road, if it is consistent with the existing streetscape.
3. The base flood elevation for this site is 10.2 feet Baltimore County Datum. The flood protection elevation for this site is 11.2 feet. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

5.5.09
[Signature]

4. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
5. The building engineer shall require a permit for this project. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.
6. Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.
7. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code), consistent with the Critical Area Variance granted October 5, 2007, and related conditions imposed therein.

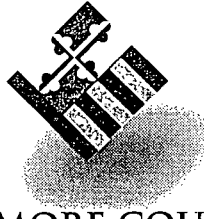
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

~~ORIGINAL FILED FOR FILING~~

5.5.09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

May 5, 2009

SCOTT L. AND CHARLENE SIMMONS
357 WYE ROAD
BALTIMORE MD 21221

Re: Petition for Special Hearing
Case No. 2009-0204-SPH
Property: 1636 Bowleys Quarters Road

Dear Mr. and Mrs. Simmons:

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

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

Very truly yours,


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Charles Merritt, Merritt Development Consultants Inc., 2418 East Joppa Road, Baltimore MD 21234



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1636 Bowleys Quarters 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve.

1.276 acres of RC-5 zoned land for the construction of a dwelling in lieu of the minimum required 1.5 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

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By

Date

REV 9/15/98

Case No. 2009-0204SPH

[Signature]

2.5.09

5.5.09

MERRITT DEVELOPMENT CONSULTANTS, INC.

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

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2418 E Joppa Road  
Baltimore, MD 21234  
Phone: 410-663-5525  
410-663-8680  
Fax: 410-663-4315  
merrittdc@comcast.net

## ZONING DESCRIPTION 1636 BOWLEYS QUARTERS ROAD

Beginning at a point on the North side of Bowleys Quarters Road which is 40 wide at the distance of 1000 feet of the centerline of the nearest improved intersecting street Burke Road which is 40 wide.

Being Lots #108-112 in the subdivision of Plat No 3 of the Plat of Bowleys Quarters as recorded in Baltimore County Plat Book #3, Folio #56, containing 55,582 sf or 1.276 ac. Also known as Bowleys Quarters Road and located in the 15 Election District, 6 Councilmanic District.

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

No. 35057

Date: 02-05-09

PAID RECEIPT

RECEIVED ACTUAL TIME WORK  
7/16/2009 2:07:00 PM 14:04:42 1

ADD HERE: WORKED FOR THE  
CASHIER'S NAME: JIMMY JENKINS 20:00

| Fund | Dept | Unit | Sub Unit | Rev Source/ Obj | Sub Rev/ Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|-----------------|--------------|----------|---------|--------|
| 001  | 800  | 0000 |          | 6152            |              |          |         | 65.00  |
|      |      |      |          |                 |              |          |         |        |
|      |      |      |          |                 |              |          |         |        |
|      |      |      |          |                 |              |          |         |        |
|      |      |      |          |                 |              |          |         |        |
|      |      |      |          |                 |              |          |         |        |

Total: 65.00

Rec From: S. Simmons

For: 2009-0204-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: #2009-0204-SPH

1636 Bowleys Quarters Road,

N/side of Bowleys Quarters Road, 1000 feet +/- s/west side of centerline of Burke Road

15 th Election District — 6th Councilmanic District

Legal Owner(s): Scott Simmons

Special Hearing: to permit 1.276 acres of RC-5 zoned land for the construction of a dwelling in lieu of the minimum required 1.5 acres.

Hearing: Wednesday, April 1, 2009 at 11:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT 3/7/06 Mar. 17

196751

## CERTIFICATE OF PUBLICATION

3/19, 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 3/17, 2009.

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

S. Wilkinson

LEGAL ADVERTISING



**MERRITT DEVELOPMENT CONSULTANTS INC.**

2418 EAST JOPPA ROAD, BALTIMORE MD, 21234

PHONE: 410-663-5525 FAX: 410-663-4315

MERRITDC@COMCAST.NET

**TRANSMITTAL FORM**

TO: ZONING

DATE: 3/25/09

PROJECT NAME: \_\_\_\_\_

OUR PROJECT NO.: \_\_\_\_\_

ATTN: KRISTEN

**WE ARE SUBMITTING THE FOLLOWING:**

FOR APPROVAL \_\_\_\_\_

FOR YOUR USE/FILE X

FOR REVIEW \_\_\_\_\_

QUANTITY

DESCRIPTION

|   |                                     |
|---|-------------------------------------|
| 1 | SIGN POSTING CASE NO. 2009-0204-SP4 |
|   |                                     |
|   |                                     |
|   |                                     |
|   |                                     |
|   |                                     |
|   |                                     |
|   |                                     |
|   |                                     |
|   |                                     |

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SINCERELY,

Chuck

CHARLES MERRITT  
PRESIDENT

# CERTIFICATE OF POSTING

Date: 3/21/09

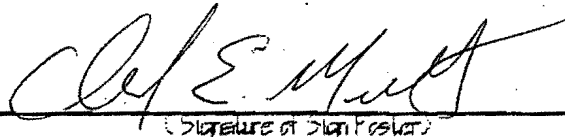
RE: Case Number: 2009-0204-SPH

Petitioner/Developer: SCOTT SIMMONS

Date of Hearing/Closing: APRIL 1, 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 1636 BOWLERS QUARTERS ROAD

The sign(s) were posted on 3/16/09  
(Month, Day, Year)

  
(Signature of Sign Poster)

Charles E. Merritt  
9831 Magledd Road  
Baltimore, MD 21234  
410-665-5562

# ZONING NOTICE

CASE # 2009-0204-SPH

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: ROOM 104, JEFFERSON  
BUILDING: 105 WEST  
CHESAPEAKE AVE, TOWSON MD

DATE AND TIME: WEDNESDAY, APRIL 1  
2009 AT 11:00 AM

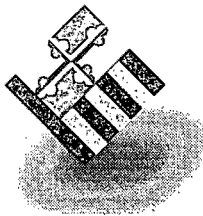
REQUEST: TO PERMIT 1.276 ACRES OF  
RC-5 ZONED LAND FOR THE  
CONSTRUCTION OF A DWELLING  
IN LIEU OF THE MINIMUM  
REQUIRED 1.50 ACRES

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE





**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
County Executive

March 4, 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: 2009-0204-SPH**

1636 Bowleys Quarters Road

N/side of Bowleys Quarters Road, 1000 feet +/- s/west side of centerline of Burke Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Scott Simmons

Special Hearing to permit 1.276 acres of RC-5 zoned land for the construction of a dwelling in lieu of the minimum required 1.5 acres.

Hearing: Wednesday, April 1, 2009 at 11:00 a.m. in Room 104, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco  
Director

TK:klm

C: Scott Simmons, 357 Wye Road, Baltimore 21221

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MARCH 17, 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 17, 2009 Issue - Jeffersonian

Please forward billing to:  
Scott Simmons  
357 Wye Road  
Baltimore, MD 21221

410-686-6926

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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: 2009-0204-SPH**

1636 Bowleys Quarters Road

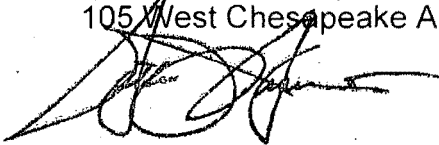
N/side of Bowleys Quarters Road, 1000 feet +/- s/west side of centerline of Burke Road

15<sup>th</sup> Election District – 6<sup>th</sup> Councilmanic District

Legal Owners: Scott Simmons

Special Hearing to permit 1.276 acres of RC-5 zoned land for the construction of a dwelling in lieu of the minimum required 1.5 acres.

Hearing: Wednesday, April 1, 2009 at 11:00 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.

# 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: 0204

Petitioner: SCOTT SIMMONS

Address or Location: 1630 BOWLETS QUARTERS ROAD

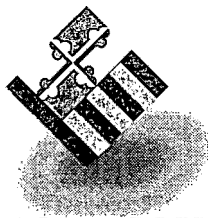
PLEASE FORWARD ADVERTISING BILL TO:

Name: SCOTT SIMMONS

Address: 357 WYE ROAD

BALTIMORE MD 21221

Telephone Number: 410 686-6926



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*  
March 26, 2009

Scott Simmons  
357 Wye Rd.  
Baltimore, MD 21221

Dear: Scott Simmons

RE: Case Number 2009-0204-SPH, 1336 Bowleys Quarters Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 05, 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,

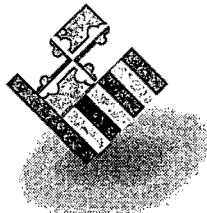
A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel



**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 19, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: February 16, 2009

Item Numbers 0200, 0203, ~~0204~~ 0205, 0206, 0207, 0208, 0210

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



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

State Highway  
Administration

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

Maryland Department of Transportation

Date: FEB. 23, 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 2009-0204SPH  
1636 BOWLEYS QUARTERS  
SIMMONS PROPERTY  
SPECIAL HEARING

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. ~~2009-0204-SPH~~

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,

For Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB



1B 4/1  
11 Am

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



**RECEIVED**

**APR 09 2009**

**ZONING COMMISSIONER**

TO: Timothy M. Kotroco

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

DATE: March 27, 2009

SUBJECT: Zoning Item # 2009-0204-SPH  
Address 1636 Bowleys Quarters Road  
(Simmons Property)

Zoning Advisory Committee Meeting of February 16, 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:

\_\_\_\_\_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

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

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

Additional Comments:

The property is within a Limited Development Area (LDA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 15%. A Critical Area variance was granted 10/5/07 to impact nontidal wetlands and nontidal wetlands buffer, with mitigation required. Mitigation has also been provided for forest clearing in the Critical Area.

Reviewer: Regina Esslinger

Date: March 17, 2009

S:\Devcoord\1 ZAC-Zoning Petitions\ZAC 2009\ZAC 09-204-SPHA 1636 Bowleys Quarters Rd.doc

TB 4/1  
11 Am

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** March 4, 2009

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

RECEIVED

MAR 10 2009

**SUBJECT:** 1636 Bowleys Quarters Road

ZONING COMMISSIONER

**INFORMATION:**

**Item Number:** 9-204

**Petitioner:** Scott Simmons

**Zoning:** RC 5

**Requested Action:** Special Hearing

**SUMMARY OF RECOMMENDATIONS:**

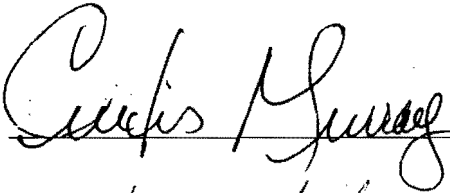
The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this office:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this office for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
5. Provide landscaping along the public road, if consistent with the existing streetscape.
6. Unless the lots are combined variances are required for side yard to permit 7'x 43' in lieu of 50'. A minor subdivision will be required to combine the lots as shown.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: February 18, 2009

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

SUBJECT: Zoning Advisory Committee Meeting  
For February 23, 2009  
Item No. 2009-0204-SPH

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s)..

The base flood elevation for this site is 10.2 feet Baltimore County Datum.

The flood protection elevation for this site is 11.2 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK:CEN:lrk

cc: File

ZAC-ITEM NO 2009-0204-SPH-02232009

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
1636 Bowleys Quarters Road; N/S Bowleys \*  
Quarters Rd, 1000' SW/S of Burke Road \* ZONING COMMISSIONER  
15<sup>th</sup> Election & 6<sup>th</sup> Councilmanic Districts \*  
Legal Owner(s): Scott Simmons \* FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 09-204-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 26 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 26<sup>th</sup> day of February, 2009, a copy of the foregoing Entry of Appearance was mailed to Scott Simmons, 357 Wye Road, Baltimore, MD 21220, Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



**County Council  
of  
Baltimore County**

Court House  
Towson, Maryland 21204

410-887-3196  
Fax: 410-887-5791

**S.G. Samuel Moxley**  
FIRST DISTRICT

**Kevin Kamenetz**  
SECOND DISTRICT

**T. Bryan McIntire**  
THIRD DISTRICT

**Kenneth N. Oliver**  
FOURTH DISTRICT

**Vincent J. Gardina**  
FIFTH DISTRICT

**Joseph Bartenfelder**  
SIXTH DISTRICT

**John Olszewski, Sr.**  
SEVENTH DISTRICT

**Thomas J. Peddicord, Jr.**  
LEGISLATIVE COUNSEL  
SECRETARY

February 3, 2009

4/1  
11 am  
  
RECEIVED

FEB 04 2009

ZONING COMMISSIONER

William J. Wiseman, Esquire  
Baltimore County Zoning Commissioner  
The Jefferson Building  
Towson, Maryland 21204

Dear Mr. Wiseman:

Attached please find a copy of Resolution 7-09 concerning the public disclosure of Scott L. Simmons, an employee of the Baltimore County Sheriff's Office, who has applied for a zoning variance to construct a single-family dwelling at 1636 Bowleys Quarters Road (Lots 108-112), Baltimore, Maryland 21220.

This Resolution was approved by the County Council at its February 2, 2009 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.  
Legislative Counsel/Secretary

TJP:dp  
Enclosure

cc: Scott L. Simmons

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 2009, Legislative Day No. 3

Resolution No. 7-09

---

Mr. Joseph Bartenfelder, Councilman

---

By the County Council, February 2, 2009

---

A RESOLUTION concerning the public disclosure of Scott L. Simmons, an employee of the Baltimore County Sheriff's Office.

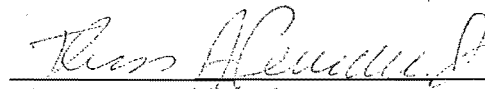
WHEREAS, Scott L. Simmons, an employee of the Baltimore County Sheriff's Office, has applied for a zoning variance to construct a single-family dwelling at 1636 Bowleys Quarters Road (Lots 108-112), Baltimore, Maryland 21220; and

WHEREAS, this Resolution is intended to provide full public disclosure under Section 32-1-102 of the Baltimore County Code.

NOW, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application for a zoning variance filed by Scott L. Simmons does not contravene the public welfare.

READ AND PASSED this 2ND day of FEBRUARY, 2009.

BY ORDER

A handwritten signature in cursive script, appearing to read "Thomas J. Peddicord, Jr.", is written over a horizontal line.

Thomas J. Peddicord, Jr.  
Secretary

ITEM: RESOLUTION 7-09

CASE NAME 1636 Bowleys Quarters  
CASE NUMBER 2009-0201-SP4  
DATE 4/1/09

CASE NAME 1636 Bowleys Quarters  
CASE NUMBER 2009-0201-SP4  
DATE 4/1/09

[illegible]

Case No.:

2009-0704-SPA

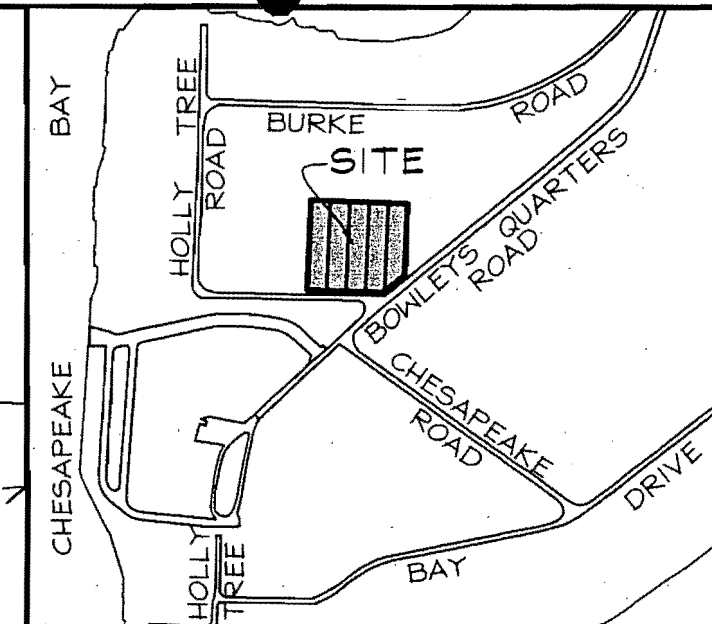
Exhibit Sheet

Petitioner/Developer

Protestant

|              |                                                              |  |
|--------------|--------------------------------------------------------------|--|
| No. 1        | Site Plan                                                    |  |
| No. 2        | Zoning Map                                                   |  |
| No. 3        | 10-5-07 letter from<br>DPPRM granting critical area variance |  |
| No. 4        | Record Plat (4-25-1930)                                      |  |
| No. 5<br>A-C | Chain of Title - Deeds                                       |  |
| No. 6        | Aerial Photographs                                           |  |
| No. 7        |                                                              |  |
| No. 8        |                                                              |  |
| No. 9        |                                                              |  |
| No. 10       |                                                              |  |
| No. 11       |                                                              |  |
| No. 12       |                                                              |  |

NOTE: A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM CERTAIN REQUIREMENTS OF THE CRITICAL AREA REGULATIONS. THE CRITICAL AREA EASEMENT SHOWN HEREON IS REFLECTIVE OF THE FACT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.



VICINITY MAP  
SCALE: 1"=500'

GENERAL NOTES:

1. ZONING MAP 1"=200' #089B3.
2. SITE IS ZONED RC-5.
3. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. NON-HISTORIC SITE.
5. LOT SIZE IS 1.276 AC.± OR 55,582 SQ.FT.±.

OWNER

SCOTT L. SIMMONS  
357 WYE ROAD  
BALTIMORE, MD 21221  
TAX MAP: 98 PARCEL: 16  
TAX NO.: 1519071481  
DEED REF: 27052/480

PETITIONER'S

EXHIBIT NO. 1

MERRITT DEVELOPMENT  
CONSULTANTS, INC.

2418 EAST JOPPA ROAD  
BALTIMORE, MARYLAND 21234  
PHONE: 410-663-5525 FAX: 410-663-4315

PLAN TO ACCOMPANY ZONING PETITION  
#1636 BOWLEYS QUATERS ROAD  
(SIMMONS PROPERTY)

DISTRICT 15C6  
SCALE: 1"=40'

BALTIMORE COUNTY, MD  
JANUARY 26, 2009



**BALTIMORE COUNTY**

MARYLAND

JAMES T. SMITH, JR.  
County Executive

DAVID A.C. CARROLL, Director  
Department of Environmental Protection  
and Resource Management

October 5, 2007

Mr. Chuck Merritt  
2416 East Joppa Road  
Baltimore, MD 21234

Re: Lots 107-112 Bowleys Quarters Road (Simmons Property)  
Critical Area Administrative Variance  
Tracking #06-07-464

Dear Mr. Merritt:

The Department of Environmental Protection and Resource Management (DEPRM) has received your variance request to construct a single-family dwelling on six previously recorded lots, which contains non-tidal wetlands. The Director of DEPRM may grant a variance to the Chesapeake Bay Critical Area regulations in accordance with regulations adopted by the Critical Area Commission concerning variances as set forth in COMAR 27.01.11. There are five (5) criteria listed in COMAR 27.01.11 that shall be used to evaluate the variance request. All five of the criteria must be met in order to approve the variance.

The first criterion requires that special conditions exist that are peculiar to the land or structure, and that literal enforcement of the regulations would result in unwarranted hardship. A strict enforcement of the management requirements of the Chesapeake Bay Critical Area Regulations (Section 33-2-204) would preclude building a residence on this property, thus denying reasonable use of the entire property. Therefore, this criterion has been met.

The second criterion requires that a literal enforcement of the regulations would deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area. Similarly encumbered properties have received the same consideration when all variance criteria had been met. Therefore, this criterion has also been met.

The third criterion requires that granting of a variance will not confer upon an applicant any special privilege that would be denied to other lands or structures within the Critical Area. Other homes in the area have similar setbacks, and granting a variance for redevelopment of this site would not confer special privileges upon the applicant. Therefore, this criterion has been met.

Mr. Chuck Merritt  
Simmons Property  
10/05/07  
Page 2 of 4

The fourth criterion requires that a variance is not based upon conditions or circumstances which are the result of actions by the applicant, nor does the request arise from any condition relating to land or building use, either permitted or non-conforming, on any neighboring property. The constraints are attributed to lots that were created prior to inception of Chesapeake Bay Critical Area regulations. Therefore, the request is not based upon conditions or circumstances that are the result of the applicant's actions, and this criterion has been met.

The fifth criterion requires that granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area, and that the granting of the variance will be in harmony with the general spirit and intent of the Chesapeake Bay Critical Area regulations. Building the dwelling as close to the back property line as zoning requirements allow, and minimizing the disturbance to the site is in harmony with the general spirit and intent of the regulations.

Based upon our review, this Department finds that the first four of the above criteria have been met, and that the fifth criterion can be met by mitigating as specified below. Therefore, the requested variance is hereby approved in accordance with Section 33-2-205 of the Baltimore County Code with the following conditions:

1. The following note must appear on all subsequent plans:

"A variance was granted by the Baltimore County Department of Environmental Protection and Resource Management from certain requirements of the Critical Area Regulations. The Critical Area Easement shown hereon is reflective of the fact that this variance was granted. Conditions were placed on this variance to reduce water quality impacts."

2. The 4,945 square feet of forest clearing shall be mitigated by paying a fee-in-lieu to Baltimore County in the amount of \$1,978.00. The fee-in-lieu shall be paid prior to DEPRM approval of the building permit application.
3. The 3,500 square feet of forested buffer impact shall be mitigated by paying a fee-in-lieu to Baltimore County in the amount of \$4,200.00. The fee-in-lieu shall be paid prior to DEPRM approval of the building permit application.
4. The 1,900 square feet of forested wetland impact shall be mitigated by purchasing 1,900 square feet of wetland creation credit at the Wilkerson Wetland Mitigation Bank. The purchase of the credits shall be done prior to DEPRM approval of the building permit application.

pd 6/11/08

pd 6/11/08

pd 5/27/08

Mr. Chuck Merritt  
Simmons Property  
10/05/07  
Page 3 of 4

5. The Critical Area Easement shall be protected during construction via installation of High Visibility Fence along the Limit of Disturbance (LOD). This fence must be inspected by DEPRM prior to approval of any grading or building permit application.
6. An exhibit showing the Critical Area buffer to remain as a Critical Area Easement and associated Declaration of Protective Covenants shall be recorded in the Land Records of Baltimore County, prior to issuance of the building permit.
7. A revised plan accurately showing the Critical Area Easement, and variance conditions specified above must be submitted to DEPRM through Permits and Development Management prior to DEPRM approval of the building permit application.

It is the intent of this Department to approve this variance subject to the above conditions. Changes in site layout may require submittal of revised plans and an amended variance request.

Please sign the statement on the following page, and then return the revised plot plan and the letter to this Department c/o Mrs. Regina Esslinger of Environmental Impact Review. Failure to return a signed copy of this letter and a revised plan may result in delays in processing of permits or other development plans for the subject property, and/or may render this variance null and void.

If you have questions regarding this project, please contact Kevin Brittingham at 410-887-3980.

Sincerely,



David A. C. Carroll  
Director

DACC:kdb

c: Mrs. Julie Roberts, Critical Area Commission  
Mrs. Regina Esslinger, DEPRM  
Mr. Lou Parnes, MDE

Mr. Chuck Merritt

Simmons Property

10/05/07

Page 4 of 4

I/We have read and agree to implement the above requirements to bring my/our property into compliance with Chesapeake Bay Critical Area regulations.

*Scott L. Merritt* 6/11/08

Owner's Signature

Date

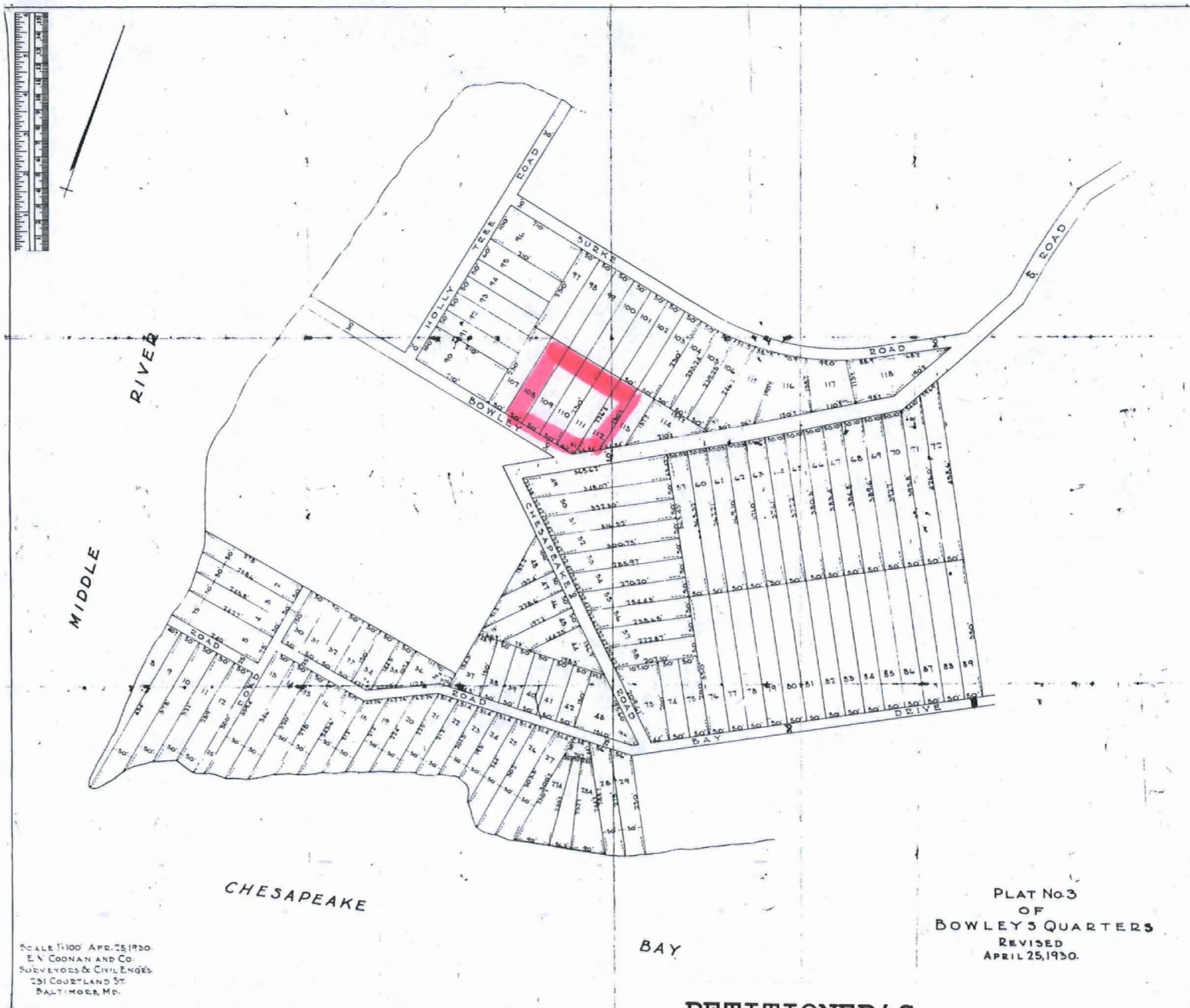
Co-owner's Signature

Date

*SCOTT L. MERRITT* 6/11/08

Owner's Printed Name

Co-owner's Printed Name



PETITIONER'S

EXHIBIT NO.

4

**MDLandRec.net****Jump to Land Record: Book** SM 27052 **Page** 0480 **Go**☐ New Search ☐ Return to series inventories ☐ Return to County Home Page ☐ Unsatisfactory Image?**BALTIMORE COUNTY CIRCUIT COURT**  
**(Land Records)**  
**SM 27052, 2008**  
**MSA CE 62-26907****Current Page: f.**  
**0480**<< PREVIOUS PAGE NEXT PAGE  
>><< PREVIOUS 10 PAGES NEXT  
10 PAGES >>

0027052 480

DEED  
NO TITLE SEARCH

This Deed, Made this 21<sup>st</sup> day of May, in the year two thousand and eight, by and between Bruce L. Schuchardt and Franklin L. Schmidt, parties of the first part, Grantors and Scott L. Simmons, party of the second part, Grantee.

**Witness** in consideration of the sum of no dollars the said Bruce L. Schuchardt and Franklin L. Schmidt, parties of the first part, Grantors, do grant and convey unto the said Scott L. Simmons, party of the second part, Grantee, the hereinafter described lot of property, absolutely, his personal representatives and assigns, in fee simple, all that lot of ground situated, lying and being in Baltimore County, State of Maryland, and described as follows;

**Being** known and designated as lots numbered one hundred and eight (108), one hundred and nine (109), and one hundred and ten (110), one hundred and eleven (111), and one hundred and twelve (112), as shown on Plat No. 3 of the Plat of Bowleys Quarters which Plat is recorded among the Plat Records of Baltimore County in Plat Book L.McL.M. No. 9, folio 56.

**Being** the same lots of ground and premises which by deed dated March 30, 2005, and recorded among the Land records of Baltimore, County in Liber 21712, Folio 515 was granted and conveyed by Joan E. Butler unto Bruce L. Schuchardt, being the within Grantor and being the same lots of ground and promises which by deed dated May 4, 1995 and recorded among the Land records of Baltimore County in Liber 11116, Folio 421 was granted and conveyed by Elfie M. Schmidt unto Franklin L. Schmidt, being the within Grantor.

**PETITIONER'S****EXHIBIT NO.**SA-C

gether With the buildings thereupon, and the rights, alleys, ways, privileges, appurtenances and advantages thereto belonging or in pertaining.

**Have And To Hold** the said described lot of ground and premises, unto the said Scott L. Simmons, party of the second part, individually.

This Deed, Made this

27<sup>th</sup> day of January

in the year one thousand nine hundred and Sixty-one- -, by and between - - - - -

SHELL REALTY CORPORATION, a body corporate, - - - - -

of Baltimore County, - - - - - in the State of Maryland, of the first part, and

JACOB SCHMIDT and ELFIE M. SCHMIDT, his wife, - - - - -

of the second part.

Witnesseth, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Shell Realty Corporation, a body corporate, - - - - -

does grant and convey unto the said Jacob Schmidt and Elfie M. Schmidt, his wife, as tenants by the entireties, their heirs and assigns, and unto the survivor of them, his or her - - - - -

heirs and assigns, in fee simple, all those lots - - - - - of ground, situate, lying and being in Baltimore County - - - - -, aforesaid, and described as follows, that is to say:—

~~Beginning for the~~ BEING known and designated as lots numbered one hundred and seven (107), one hundred and eight (108), one hundred and nine (109), one hundred and ten (110), one hundred and eleven (111), and one hundred and twelve (112) as shown on Plat No. 3 of the Plat of Bowleys Quarters which Plat is recorded among the Plat Records of Baltimore County in Plat Book L.McL.M. No. 9, folio 56.

BEING some of the lots of ground described in a deed dated March 12, 1957, and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 3122, folio 23 was granted and conveyed by Thomas W. Johnson and Shirley A. Johnson, his wife, unto the within grantor.

TRANSFER TAX NOT REQUIRED

Norman W. Wood  
Director of Finance

Per: *E. H. Schlueter*  
Authorized Signature



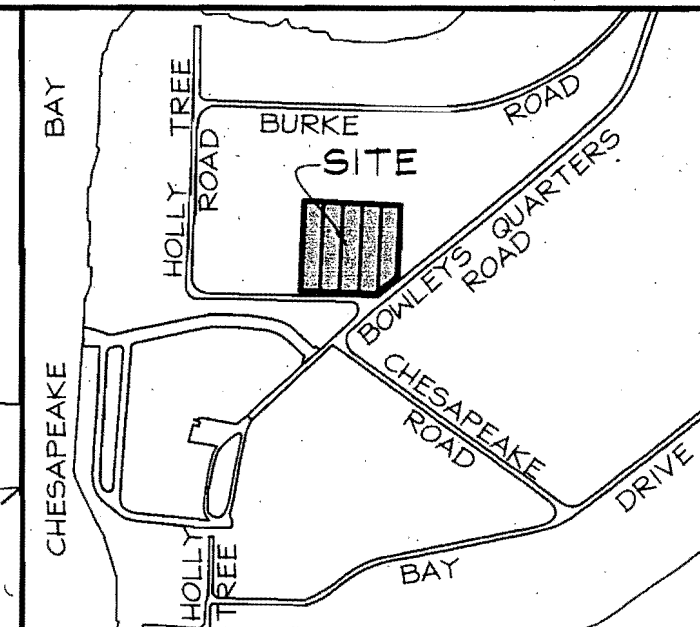


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PETITIONER' S

EXHIBIT NO. 6

NOTE: A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM CERTAIN REQUIREMENTS OF THE CRITICAL AREA REGULATIONS. THE CRITICAL AREA EASEMENT SHOWN HEREON IS REFLECTIVE OF THE FACT THIS VARIANCE WAS GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.



VICINITY MAP  
SCALE: 1"=500'

GENERAL NOTES:

1. ZONING MAP 1"=200' #089B3.
2. SITE IS ZONED RC-5.
3. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. NON-HISTORIC SITE.
5. LOT SIZE IS 1.276 AC.± OR 55,582 SQ.FT.±.

OWNER

SCOTT L. SIMMONS  
357 WYE ROAD  
BALTIMORE, MD 21221  
TAX MAP: 98 PARCEL:16  
TAX NO.: 1519071481  
DEED REF: 27052/480

MERRITT DEVELOPMENT  
CONSULTANTS, INC.

2418 EAST JOPPA ROAD  
BALTIMORE, MARYLAND 21234  
PHONE: 410-663-5525 FAX:410-663-4315

PLAN TO ACCOMPANY ZONING PETITION  
#1636 BOWLEYS QUATERS ROAD  
(SIMMONS PROPERTY)

DISTRICT 15C6  
SCALE: 1"=40'

BALTIMORE COUNTY, MD  
JANUARY 26, 2009