

**IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE**

W side of Hanover Road; 179 feet N of the
c/l of Butler Road
Election District
Councilmanic District
(12910 Hanover Road)

Springlake Farms, Inc. & Bush Meadows, LLC
Legal Owners
Bosley Construction Company
Lessee

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* **Case No. 2010-0015-SPHA**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by Gary L. Bosley on behalf of the legal owners of the subject property, Springlake Farms, Inc. and Bush Meadows, LLC, and the lessee, Bosley Construction Company. Petitioner is requesting Special Hearing relief in accordance with Section 500.7 and pursuant to Section 104.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) for Property #1 (also known as Parcel 319) owned by Springlake Farms, Inc. and for Property #2 (also known as Parcel 1118) owned by Bush Meadows, LLC, to affirm the continuation of an existing non-conforming use over time and over lot lines without regard to internal setback lines. Petitioner is also requesting Variance relief from Section 1A01.3.B.3 for Property #2 (also known as Parcel 1118) owned by Bush Meadows, LLC to permit a side yard setback of as little as 0 feet in lieu of the 35 feet required. The subject property and requested relief are more fully described on the site plans that were marked and accepted into evidence as Petitioner's Exhibits 1A (for the special hearing petition) and 1B (for the variance petition), respectively.

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Appearing at the requisite public hearing in support of the requested relief was Petitioner Gary L. Bosley on behalf of Bosley Construction Company, Springlake Farms, Inc. and Bush Meadows, LLC, and Deborah C. Dopkin, Esquire, attorney for Petitioner. Also appearing in support of the requested relief was Kenneth Colbert with Colbert Matz Rosenfelt, Inc., the professional engineer who prepared the site plans. Attending the hearing as interested citizens were George Harman of 5429 Weywood Drive and S. Glenn Elseroad of 5423 Mt. Gilead Road in Reisterstown, MD.

Testimony and evidence offered revealed that the subject property is irregular-shaped and consists of two parcels of land -- Parcel 319 which is approximately 88.18 acres in size and Parcel 1118 which is approximately 53.10 acres in size, for a total site area of just over 141 acres. As shown on the most recent zoning map that was marked and accepted into evidence as Petitioner's Exhibit 2, the property is predominantly zoned R.C.2, with small, incidental areas zoned R.C.4, R.C.5, R.C.8, D.R.3.5, and B.L.-C.R. The property is located primarily on the west side of Hanover Pike (Route 30), just north of the terminus of Interstate 795 and its intersection with Butler Road, in the Reisterstown area of Baltimore County. Access to the property is by way of a driveway leading from Hanover Pike near the southeast corner of the property. There is a combination of uses near the subject property that are reflected in the varying zoning classifications, including commercial, residential, and agricultural. As seen in the aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 3, there is residential development to the southeast, a lumberyard, veterinary center, and landscape contractor to the north, and wooded areas and farmland that surrounds the property.

Petitioner's attorney, Ms. Dopkin, explained that the subject property that includes Parcels 319 and 1118 have essentially been in the Bosley family since 1954. By 1996, Charles Bosley was the sole stockholder of Springlake Farms, Inc. and was the only member of Bush

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Meadows, LLC, hence, he effectively controlled both properties. Mr. Bosley died in 2007 and Bush Meadows, LLC is now controlled by Gary and Jerry Bosley. Springlake Farms, Inc. now has other stockholders among the Bosley family, including a number of Charles Bosley's heirs. The reason the instant Petitions were filed stems from a one-story building that was built in approximately 2003. As shown on the site plans, the buildings related to the operation of Petitioner's contracting business are located primarily on the southeast portion of Parcel 1118, including the building that is the subject of the instant Petitions. Not being aware of the significance of the internal lot lines between Parcels 1118 and 319, Charles Bosley directed that the one-story building be built in 2003.

Unfortunately, as also shown on the site plans, a corner of this one-story building was constructed directly on the property line between Parcels 1118 and 319. A Code Enforcement Correction Notice was issued on November 21, 2008 for failure to obtain building, plumbing and electrical permits for the construction of an office building.¹ As such, Petitioner Gary Bosley is requesting variance relief in order to legitimize this existing building. Petitioner is also requesting special hearing relief to affirm the continuation of the use of the property for a contracting business and contractor's yard as an existing non-conforming use over time and over lot lines without regard to internal setback lines.

In support of the special hearing request, Mr. Colbert, Petitioner's consulting engineer, discussed his investigation into the history of the property and revealed that the overall 141 acre site was acquired by Springlake Farms, Inc. (of which Mr. Bosley was a shareholder) from the Kirkpatrick family in 1954. In 1992, Springlake Farms, Inc. sold a portion of the 141 acre property to Charles Bosley. This 53 acre parcel came to be known as Parcel 1118, with the remaining 88 acres owned by Springlake Farms, Inc. becoming known as Parcel 319. In 1998,

¹ Case No: CO-0053330

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Charles Bosley sold Parcel 1118 to Bush Meadows, LLC. As early as 1958, Charles Bosley leased the entire 141 acre tract from Springlake Farms, Inc. At that time, Charles Bosley operated his contracting company, Bosley, Inc., from the subject property. His company performed site development including grading, paving, storm drains, etc., and also used the property as a contractor's yard for running the business and storing equipment and materials.

During that same time, in an area of Parcel 319 located east of Parcel 1118 as shown on a more detailed aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 4, Mr. Bosley built a home, barn, and outbuildings. Mr. Bosley lived there for many years and used the barn and buildings for storage of miscellaneous equipment and supplies. The 1971 zoning map that was marked and accepted into evidence as Petitioner's Exhibit 5 shows most of the property then zoned M.L. and Mr. Bosley's use of the property for his contracting business was a permitted use. The 1976 zoning map that was marked and accepted into evidence as Petitioner's Exhibit 6 saw the imposition of the R.C. zoning and shows the same area that was zoned M.L. had been changed to R.C.2. According to Gary Bosley, the various buildings related to the contracting business had been destroyed by fire many years ago and replaced; moreover, the use of the property for Bosley Contracting Company has been relatively unchanged since 1971, and Mr. Bosley merely wishes to continue that use.

As to the variance, the offending building was erected in the area from which the contracting business is operated. According to Gary Bosley, his father, Charles Bosley, never really differentiated between the two parcels and the fact that there were internal lot lines between Parcels 1118 and 319. The one-story building was built in a location that was most logical and convenient in terms of where the driveway and other buildings were situated. In short, Charles Bosley did not account for the setback requirement for the building because he viewed the property as one large piece of land, since he effectively controlled ownership of both

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parcels. As to this issue, Mr. Colbert indicated that the need for the variance is driven by the presence of these internal lot lines. He also pointed out unusual factors associated with the property, including the commonality of ownership of the parcels, commonality of use, the location of the building in essentially the center of the property -- where the contractor use is occurring. He also pointed out that there would be no increase in density associated with the request, nor would there be any detrimental effects on the surrounding community.

Mr. Harman and Mr. Elseroad testified as interested citizens. These gentlemen are familiar to this Commission as a result of their work with the Reisterstown Owings Mills Glyndon Coordinating Council (ROG). They also testified on behalf of the Hanover Road Association. They did not express opposition to the instant petitions or to Petitioner's present use of the property for the Bosley Contracting Company; however, they were concerned about any potential changes in the use or expansion of the use. Obviously, with the imposition of R.C. zoning in these areas of the North County, the preference is conservation and protection of the land from overdevelopment or from uses inconsistent with the conservation goal. On the other hand, Mr. Harman and Mr. Elseroad recognize the present use has been ongoing on the property for approximately 50 years. They do not wish to have that use terminated, per se, but want to make sure that strict adherence to the requirements of a nonconforming use will be maintained going forward.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Department of Environmental Protection and Resource Management dated September 9, 2009 which indicates that development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. Development must also comply with the Forest Conservation Regulations.

10-28-09

Turning first to the Petition for Special Hearing to affirm the continuation of an existing non-conforming use over time and over lot lines without regard to internal setback lines, I am persuaded to grant the requested relief. In the context of this case and in deciding whether the current activity is within the scope of the non-conforming use, four factors should be considered: (1) to what extent does the current use of property reflect the nature and purpose of the original non-conforming use; (2) is the current use merely a different manner of utilizing the original non-conforming use or does it constitute a use different in character, nature, and kind; (3) does the current use have a substantially different effect upon the neighborhood; and (4) is the current use a "drastic enlargement or extension" of the original non-conforming use. *See, County Commissioners of Carroll County v. Zent*, 86 Md.App. 745, 753, 587 A.2d 1205 (1991), quoting *McKemy v. Baltimore County*, 39 Md.App. at 269-70, 385 A.2d 96 (1978).

Based on the evidence presented, I find that the current activity on the property for Petitioner's contracting business and as a contractor's yard has been ongoing and relatively unchanged for the past 50 years. It began with Charles Bosley who, through Springlake Farms, Inc., purchased the 141 acre tract in 1954 and began using the property for his site development contracting company in 1958. That use has continued with Mr. Bosley's children, and in particular Gary and Jerry Bosley. Although the previous M.L. zoning of the property was changed with the imposition of the R.C. zoning, and but for the construction of the one-story building that is also the subject of the variance request, the use of the property has remained relatively constant over the years. Hence, I find that the current use is consistent with the four factors referenced above.

As to the variance request, I am also persuaded to grant this relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request, including the irregular shape of the adjoining properties, the commonality

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of ownership as well as of use, and the presence of these internal lot lines. These conditions render the property unique in a zoning sense. Moreover, if strict compliance with the zoning regulations for the property were required, Petitioner would suffer practical difficulty and undue hardship in the potential removal of the offending building, merely based on the impact that these internal lots lines have on the setback requirements.

I further find that the variance request can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307.1 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property and public hearing held, and after considering the testimony and evidence offered, I find that Petitioner's special hearing and variance requests should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of October, 2009 that Petitioner's Special Hearing request in accordance with Section 500.7 and 104.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to affirm the continuation of an existing non-conforming use over time and over lot lines without regard to internal setback lines be and is hereby **GRANTED**; and

IT IS FURTHER ORDERED that Petitioner's Variance request from Section 1A01.3.B.3 to permit a side yard setback of as little as 0 feet in lieu of the 35 feet required be and is hereby **GRANTED**.

The relief granted herein is subject to the following conditions:

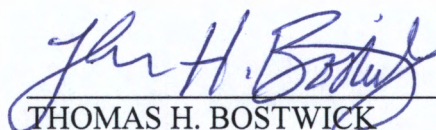
1. Petitioner is advised that he may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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[Signature]

2. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
3. Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).
4. Compliance with the above regulations, Article 33, Title 3 Protection of Water Quality, Streams, Wetlands and Floodplains and Article 33, Title 6 Forest Conservation may result in significant easements and protective covenants being recorded in Baltimore County Land Records which restrict disturbance and use of those areas.
5. Any request for continuation of use in the required forest buffer easement (FBE) or setback from the FBE would require a variance application submittal to DEPRM. A variance request is no guarantee of approval.
6. The reduction of zoning setbacks allowed by this request would not apply to the building setbacks required by Article 33, Title 3 Protection of Water Quality, Streams, Wetlands and Floodplains and Article 33, Title 6 Forest Conservation.
7. In order to ensure continued compliance with the requirements of a non-conforming use and to limit any impermissible changes or expansions of that use, it is expressly acknowledged and understood by Petitioner, subject to the specific provisions and exceptions set forth in Section 104 of the B.C.Z.R. that in general, upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, the right to continue or resume such nonconforming use shall terminate.

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

10-28-09

pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 28, 2009

DEBORAH DOPKIN, ESQUIRE
409 WASHINGTON STREET, #1000
TOWSON MD 21204

Re: Petition for Special Hearing and Variance
Case No. 2010-0015-SPHA
Property: 12910 Hanover Road

Dear Ms. Dopkin:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "John H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Gary L. Bosley, 12910 Hanover Road, Reisterstown MD 21136
Kenneth Colbert, Colbert Matz Rosenfelt, Inc., 2835 Smith Avenue, Suite G, Baltimore MD 21209
George Harman, 5429 Weywood Drive, Reisterstown MD 21136
S. Glenn Elseroad, 5423 Mt. Gilead Road, Reisterstown MD 21136
Helene Kehrig, Baltimore County Code Enforcement



and Variance

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 12910 Hanover Road (tax acct. no. 04-0419064626)

which is presently zoned R.C.2, RC-4, RC-5, RC-8, BL-CR & DR-3.5

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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
(This box to be completed by planner)

See attached

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:

Bosley Construction Company

Name - Type or Print

Signature

12910 Hanover Road

Address

Reisterstown,

Maryland

Telephone No.

21136

City

State

Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Signature

Deborah C. Dopkin, P.A.

Company

409 Washington Avenue, #1000 410-821-0200

Address

Towson,

Maryland

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

Springlake Farms, Inc. (Property !)

Name - Type or Print

Signature

By:

Name - Type or Print

Signature

12910 Hanover Road

Address

Reisterstown,

Maryland

Telephone No.

21136

City

State

Zip Code

Representative to be Contacted:

Ken Colbert

Name

2835 Smith Avenue

410-653-3838

Address

Baltimore,

Maryland

Telephone No.

21209

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No.

2010-0015-SPHA

REV 9/15/98

UNAVAILABLE FOR HEARING _____

Reviewed By

Date

10-28-09

7/10/09

As to Property 1 & 2

Special hearing pursuant to BCZR § 500.7 and BCZR §104.1 to affirm the continuation of an existing non-conforming use over time and over lot lines without regard to internal setback lines.

Item #0015

and Variance



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 12910 Hanover Road (tax acct. no. 04-2200011999)

which is presently zoned R.C.2, R.C.4, R.C.5, R.C.8, BL-CR & D.R.3J

(This petition **must** be filed in person, in the zoning office, in triplicate, with original signatures.)

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

(This box to be completed by planner)

See attached

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 bound 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:

Bosley Construction Company

Name - Type or Print

Signature

12910 Hanover Road

Address

Reisterstown,

Maryland

Telephone No.

21136

City

State

Zip Code

Attorney For Petitioner:

Deborah C. Dopkin, Esquire

Name - Type or Print

Signature

Deborah C. Dopkin, P.A.

Company

409 Washington Avenue, #1000 410-821-0200

Address

Towson,

Maryland

Telephone No.

21204

City

State

Zip Code

Legal Owner(s):

Bush Meadows, LLC

Name - Type or Print

Signature

By: GM L. Bosley

Name - Type or Print

Signature

12910 Hanover Road

Address

Reisterstown,

Maryland

Telephone No.

21136

City

State

Zip Code

Representative to be Contacted:

Ken Colbert

Name

2835 Smith Avenue

410-653-3838

Address

Baltimore,

Maryland

Telephone No.

21209

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

Case No.

2010-0015-SPHA

UNAVAILABLE FOR HEARING

8/14 - 8/24

REV 9/15/98

Reviewed By

Date

7/10/09

10:28:09

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As to Property z

Variance from BCZR § 1A01.3.B.3 to permit a side yard setback of as little as 0' feet in lieu of the 35' required.

Item #0015

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



ZONING DESCRIPTION - SPECIAL HEARING 12910 HANOVER ROAD – PARCELS 319 AND 1118

Beginning at point in Hanover Pike (Md. Route 30), which is of varying width, 179feet north of the centerline of Butler Road, which is of varying width. Thence the following courses and distances:

N 61°30'00" W, 734.25';
S 03°56'03" E, 357.18';
N 78°30'00" W, 1435.50';
N 35°40'40" W, 1422.50';
N 35°40'40" W, 1300.00';
N 17°28'31" E, 1250.28';
N 66°16'17" E, 247.49';
S 48°44'03" E, 430.00';
S 48°44'03" E, 3051.50';
S 81°30'00" E, 165.00';
S 81°30'00" E, 383.62', thence
S 09°30'00" W, 1365.38' to the Point of Beginning.

As recorded in Deeds Liber 12963, folio 159 and Liber 2492, folio 336, and containing 141.2782 acres, more or less. Also known as 12910 Hanover Road and located in the 4th Election District, 3rd Councilmanic District.



Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



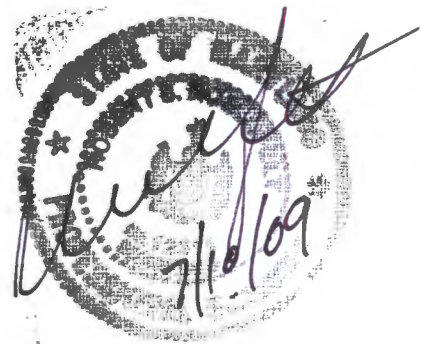
ZONING DESCRIPTION 12910 HANOVER ROAD – PARCEL 1118

VARIANCE

Beginning at point which is S 45°07'30" E, 1683.26 feet distant from a point on the west side of Hanover Pike (Md. Route 30), which is of varying width, 455 feet north of the centerline of Butler Road, which is of varying width. Thence the following courses and distances:

S 55°04'57" W, 625.07';
N 35° 40'40" W, 679.40';
N 80°40'40" W, 212.13';
S 54°19'20" W, 610.00';
N 35°40'40" W, 1300.00';
N 17°28'31" E, 1250.28';
N 66°16'17" E. 247.49';
S 48°44'03" E, 430.00';
S 41°15'57" W, 470.00';
S 34°39'34" E, 205.60' thence
S 48°44'03" E, 2180.12' to the Point of Beginning.

As recorded in Deed Liber 12963, folio 159 and containing 53.0977 acres, more or less. Also known as a portion of 12910 Hanover Road and located in the 4th Election District, 3rd Councilmanic District.



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

No. **43207**

Date: **7/10/06**

PAID RECEIPT

ROUTINE: ACTUAL: TIME:
 7/10/2007 7/10/2007 15:44:09

REG: 0005 BALANCE: 0000 000

RECEIPT # 496000 7/10/2007

DEPT: 5 SUB: FUNDING VERIFICATION

CR NO: 043207

Receipt Tot: \$50.00

\$650.00 CR

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
0001	906	0000		50				6650

Total: **6650**

Rec

From:

For:

2001 g hearing case # 2000-002-SHA

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: # 2010-0015-SPHA

12910 Hanover Road

W/side of Hanover Road, 179 feet +/- north of the centerline of Butler Road

4th Election District — 3rd Councilmanic District

Legal Owner(s): Springlake Farms, Inc.

& Bush Meadows, LLC

Contract Purchaser: Bosley Construction Company

Special Hearing: to affirm the continuation of an existing non-conforming use over time and over lot lines without regard to internal setback lines. **Variance:** to permit a side yard setback of as little as 0 feet in lieu of the 35 feet required.

Hearing: Wednesday, September 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

9/043 September 3

210589

CERTIFICATE OF PUBLICATION

9/3/, 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 9/3/, 2009.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATHHEWS

DATE: 09/08/09

Case Number: 2010-0015-SPHA

Petitioner / Developer: DEBORAH DOPKIN, ESQ.~GARY BOSLEY~
KEN COLBERT of COLBERT, MATZ & ROSENFELT, INC.

Date of Hearing (Closing): SEPTEMBER 23, 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:
12910 HANOVER ROAD

The sign(s) were posted on: SEPTEMBER 5, 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)

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

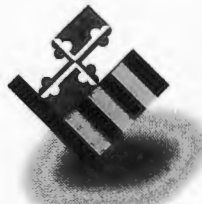
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2010-0015-SPHA
Petitioner: Bosley Construction Co.
Address or Location: 12910 Hanover Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Bosley Construction Co.
Address: 12910 Hanover Rd.
Reisterstown, Md. 21136
Telephone Number: 410-843-2433



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

September 1, 2009
TIMOTHY M. KOTROCO, Director
Department of Permits and
Development Management

NEW 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: 2010-0015-SPHA

12910 Hanover Road

W/side of Hanover Road, 179 feet +/- north of the centerline of Butler Road

4th Election District – 3rd Councilmanic District

Legal Owners: Springlake Farms, Inc. & Bush Meadows, LLC

Contract Purchaser: Bosley Construction Company

Special Hearing to affirm the continuation of an existing non-conforming use over time and over lot lines without regard to internal setback lines. Variance to permit a side yard setback of as little as 0 feet in lieu of the 35 feet required.

Hearing: Wednesday, September 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Ave., Ste. 1000, Towson 21204

Gary Bosley, 12910 Hanover Road, Reisterstown 21136

Ken Colbert, 2835 Smith Avenue, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 5, 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
Thursday, September 3, 2009 Issue - Jeffersonian

Please forward billing to:
Bosley Construction Co.
12910 Hanover Road
Reisterstown, MD 21136

410-843-2433

CORRECTED 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: 2010-0015-SPHA

12910 Hanover Road

W/side of Hanover Road, 179 feet +/- north of the centerline of Butler Road

4th Election District – 3rd Councilmanic District

Legal Owners: Springlake Farms, Inc. & Bush Meadows, LLC

Contract Purchaser: Bosley Construction Company

Special Hearing to affirm the continuation of an existing non-conforming use over time and over lot lines without regard to internal setback lines. Variance to permit a side yard setback of as little as 0 feet in lieu of the 35 feet required.

Hearing: Wednesday, September 23, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO
August 11, 2009
Director
Department of Permits and
Development Management

NOTICE OF ZONING HEARING

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4th Election District – 3rd Councilmanic District

Legal Owners: Springlake Farms, Inc. & Bush Meadows, LLC

Contract Purchaser: Bosley Construction Company

Special Hearing to affirm the continuation of an existing non-conforming use over time and over lot lines without regard to internal setback lines. Variance to permit a side yard setback of as little as 0 feet in lieu of the 35 feet required.

Hearing: Monday, September 21, 2009 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Deborah Dopkin, 409 Washington Ave., Ste. 1000, Towson 21204
Gary Bosley, 12910 Hanover Road, Reisterstown 21136
Ken Colbert, 2835 Smith Avenue, Baltimore 21209

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410
423-8509

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 3, 2009 Issue - Jeffersonian

Please forward billing to:
Bosley Construction Co.
12910 Hanover Road
Reisterstown, MD 21136

410-843-2433

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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: 2010-0015-SPHA

12910 Hanover Road

W/side of Hanover Road, 179 feet +/- north of the centerline of Butler Road

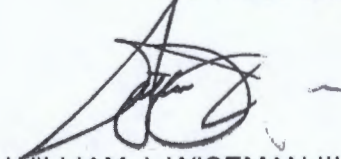
4th Election District – 3rd Councilmanic District

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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.



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

September 18, 2009

Deborah C. Dopkin
Deborah C. Dopkin, P.A.
409 Washington Ave.#1000
Towson, MD 21204

Dear: Deborah C. Dopkin
RE: Case Number 2010-0015-SPHA, 12910 Hanover Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 10, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Springlake Farms, Inc.; 12910 Hanover Rd.; Reisterstown, MD 21136
Bush Meadows, LLC; 12910 Hanover Rd.; Reisterstown, MD 21136
Ken Colbert; 2835 Smith Ave.; Baltimore, MD 21209
Bosley Construction Company; 12910 Hanover Rd.; Reisterstown, MD 21136

B TB
9-23-09

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 10 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 9, 2009

SUBJECT: Zoning Item # 10-015-SPHA
Address 12910 Hanover Road
Springlake Farms, Inc.

Zoning Advisory Committee Meeting of July 27, 2009

X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

1. Compliance with the above regulations, Article 33 Title 3 Protection of Water Quality, Streams, Wetlands and Floodplains and Article 33 Title 6 Forest Conservation may result in significant easements and protective covenants being recorded in Baltimore County Land Records which restrict disturbance and use of those areas.
2. Any request for continuation of use in the required forest buffer easement (FBE) or setback from the FBE would require a variance application submittal to this Department. A variance request is no guarantee of approval.
3. The reduction of zoning setbacks allowed by this request would not apply to the building setbacks required by Article 33, Title 3 Protection of Water Quality, Streams, wetlands and Floodplains and Article 33, Title 6 Forest Conservation.

BALTIMORE COUNTY, MARYLAND

TB
9/23
9am

INTER-OFFICE CORRESPONDENCE

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

DATE: August 7, 2009

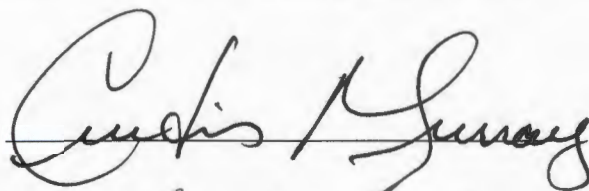
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-015- Special Hearing and Variance**

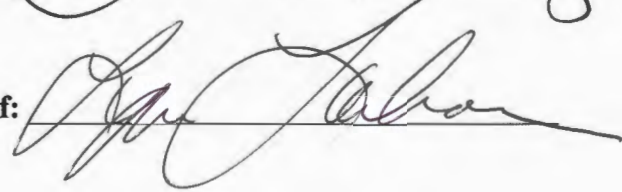
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL



RECEIVED

AUG 18 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2009
Item Nos. 2010-015, 020, 022, 023, 024
and 025

DATE: August 7, 2009

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-08032009-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 7, 2009

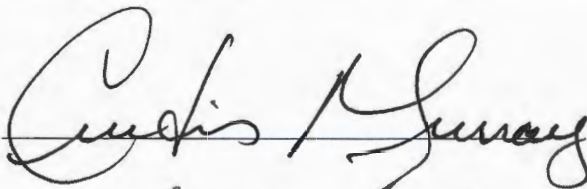
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-015- Special Hearing and Variance**

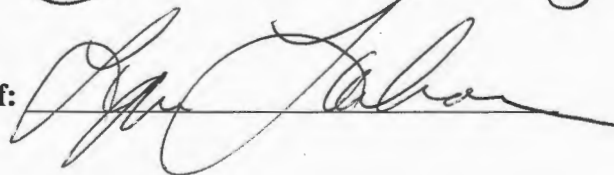
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For further questions or additional information concerning the matters stated herein, please contact Diana Itter in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:
CM/LL



Springlake Farms /

Bush Meadows

2010-0015 SP1A

9-23-09

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NAME Springlake Farms /
Bush Meadows
CASE NUMBER 200-0015 SPHA
DATE 9-23-09

[illegible]

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
12910 Hanover Road; W/S Hanover Road,	*	ZONING COMMISSIONER
179' N of c/line of Butler Road		
4 th Election & 3 rd Councilmanic Districts	*	FOR
Legal Owner(s): Springlake Farms, Inc &		
Bush Meadows, LLC	*	BALTIMORE COUNTY
Contract Purchaser(s): Bosley Construction Co.		
Petitioner(s)*		2010-015-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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

AUG 05 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

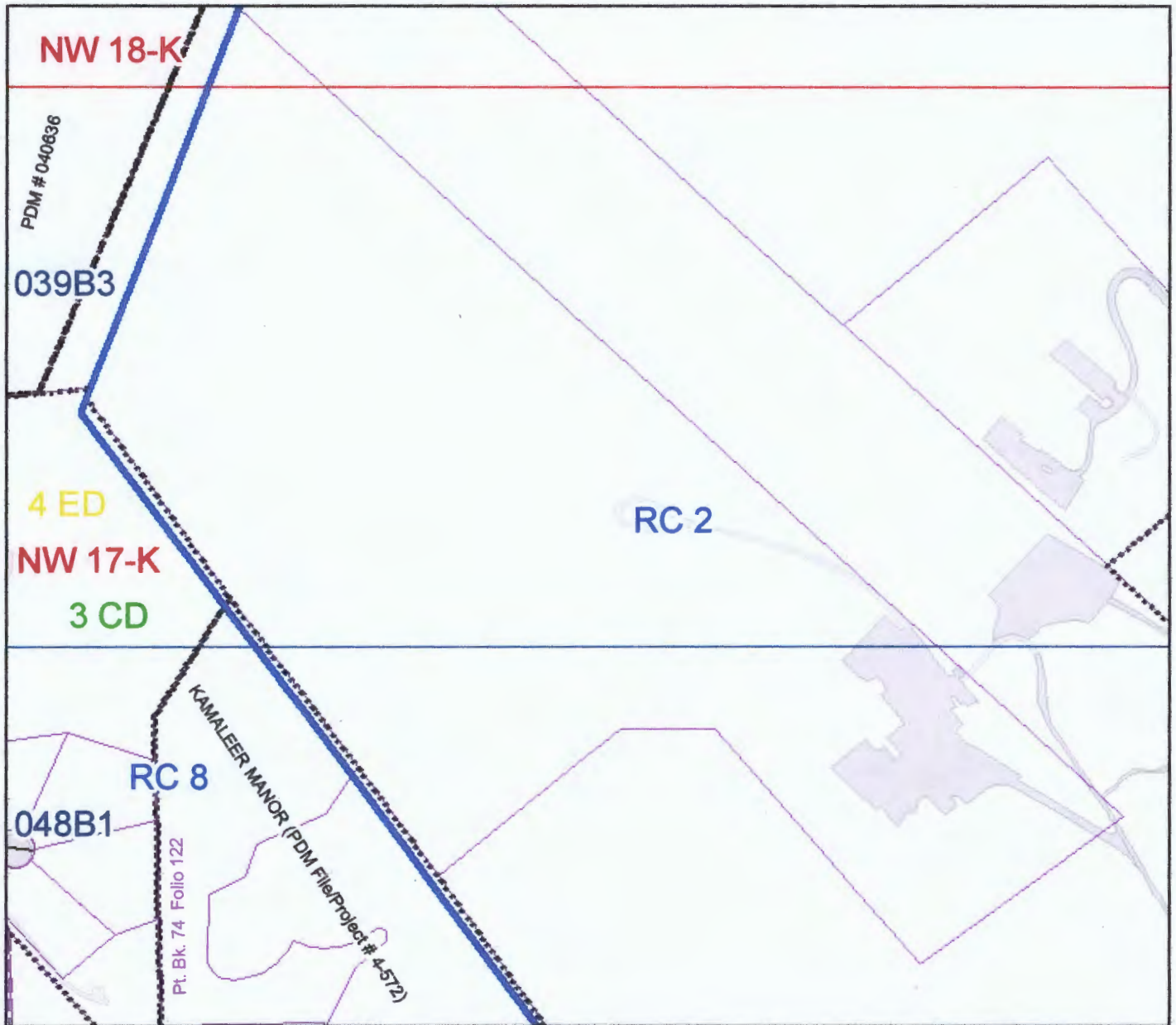
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of August, 2009, a copy of the foregoing Entry of Appearance was mailed to Kenneth Colbert, PE, Colbert Matz Rosenfelt, Inc, 2835 Smith Avenue, Suite G, Baltimore, MD 21209 and Deborah C. Dopkin, Esquire, 409 Washington Avenue, St 1000, Towson, MD, 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

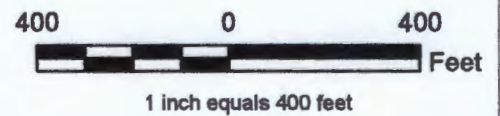
12910 Hanover Pike



DQ Map Notes



Publication Date: July 10, 2009
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



Item #0015

Case No.: 2010 - 0015 - SPHA

Exhibit Sheet

Petitioner/Developer

Community
~~Protestant~~

No. 1	A - Special Hearing Site Plan A+B B - Variance Site Plan	Zoning History of Property incl. previous petitions + Zoning Maps
No. 2	Zoning Map	Aerial Photograph
No. 3	Aerial Photograph including surrounding area	Detailed Aerial Photograph
No. 4	Aerial Photograph of greater detail of subject property	Letter dated 9-22-09 giving Harmon & Elserwood permission to speak on behalf of Hanover Road Association
No. 5	1971 Zoning Map	
No. 6	1976 Zoning Map	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

September 22, 2009

Hanover Road Association
P. O. Box 70
Boring, Maryland 21020

Mr. Thomas H. Bostwick
Deputy Zoning Commissioner
Baltimore County – Office of Planning

Dear Mr. Bostick:

This letter of authorization gives permission for S. Glenn Elseroad and George Harman to represent The Hanover Road Association on September 23, 2009. Both are members in good standing and are on the Board of Directors of The Hanover Road Association. The Hanover Road Association represents the residents and business owners in the area along the Hanover Pike from 795 and Butler Road north to the Carroll County Line.

The hearing of concern is Case Number 2010-0015 – SPHA. West side Hanover Road – 179 Feet +/- North of Butler Road – 4th Election District. Listed owners are Spring Lake Farms Inc. & Bush Meadow LLC.

We appreciate your cooperation with this matter and the opportunity for our concerns and opinions to be heard.

Respectfully,



Robert Slaterbeck - President

COMMUNITY

EXHIBIT NO. 4

#69-145R

MAP

#4

SEC. 1-D

NW-17-K

BL

M/L

Re: Petition for Reclassification :
from R-10, R-20 and R-40 Zones :
to B-L and M-L Zones- :
W/S New Hanover Road 1000' S. :
Kemp Road, 4th District - :
Springlake Farms, Inc., :
Petitioner :

Before
Zoning Commissioner
of
Baltimore County
No. 69-145-R

.....

The petitioner requested reclassification of 153 acre tract, from R-10, R-20 and R-40 Zones to B-L and M-L Zones, on the west side of New Hanover Road 1000 feet south of Kemp Road, in the Fourth District of Baltimore County.

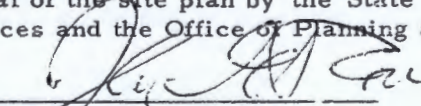
The property is divided into two parcels; the larger one for which the Petitioner seeks an M-L zoning comprises 146 acres and is effectively severed from proposed Business-Local parcel by Susquehanna Transmission lines right-of-way. The property fronts on the new Hanover Road, and the proposed entrance, as shown by the Petitioner, has a sight distance of 1000 feet along this road. According to the testimony of Joseph D. Thompson, a recognized industrial traffic engineer, a tract of this size would not be expected to develop quickly, and the present new Hanover Road is more than adequate to take care of traffic generated by the emerging industrial park over the next five to ten years. Within that time, it is anticipated that the Outer Beltway and the Reisterstown By-pass will have been constructed and that Butler Road will be extended, thus providing additional methods of ingress and egress into the industrial tract.

The same situation exists with regard to the small Business-Local parcel requested, except that the traffic there would be insignificant.

All utilities are available to the subject tract in sufficient size to accomodate the proposed use of the parcel.

Additionally, the proposed Master Plan for the 1980's indicates this area as being one of those selected for industrial use, and for the reasons above cited, together with changes in the neighborhood, testified to by the Petitioner, this reclassification should be granted.

It is this 13th day of June, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from R-10, R-20 and R-40 Zones to B-L and M-L Zones, from and after the date of this Order, subject to approval of the site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning and Zoning.


Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 6/13/69

BY

J. C. Harwood clerk
ADMINISTRATIVE ASSISTANT

SPRINGLAKE FARMS, INC.

#69-145-R

10-16

#71-253X

71-553-X

e maps
 #4-1-D
 #4-2-D
 #5-3F-1F
 #5-2-E
 7-2-F
 7-2-G

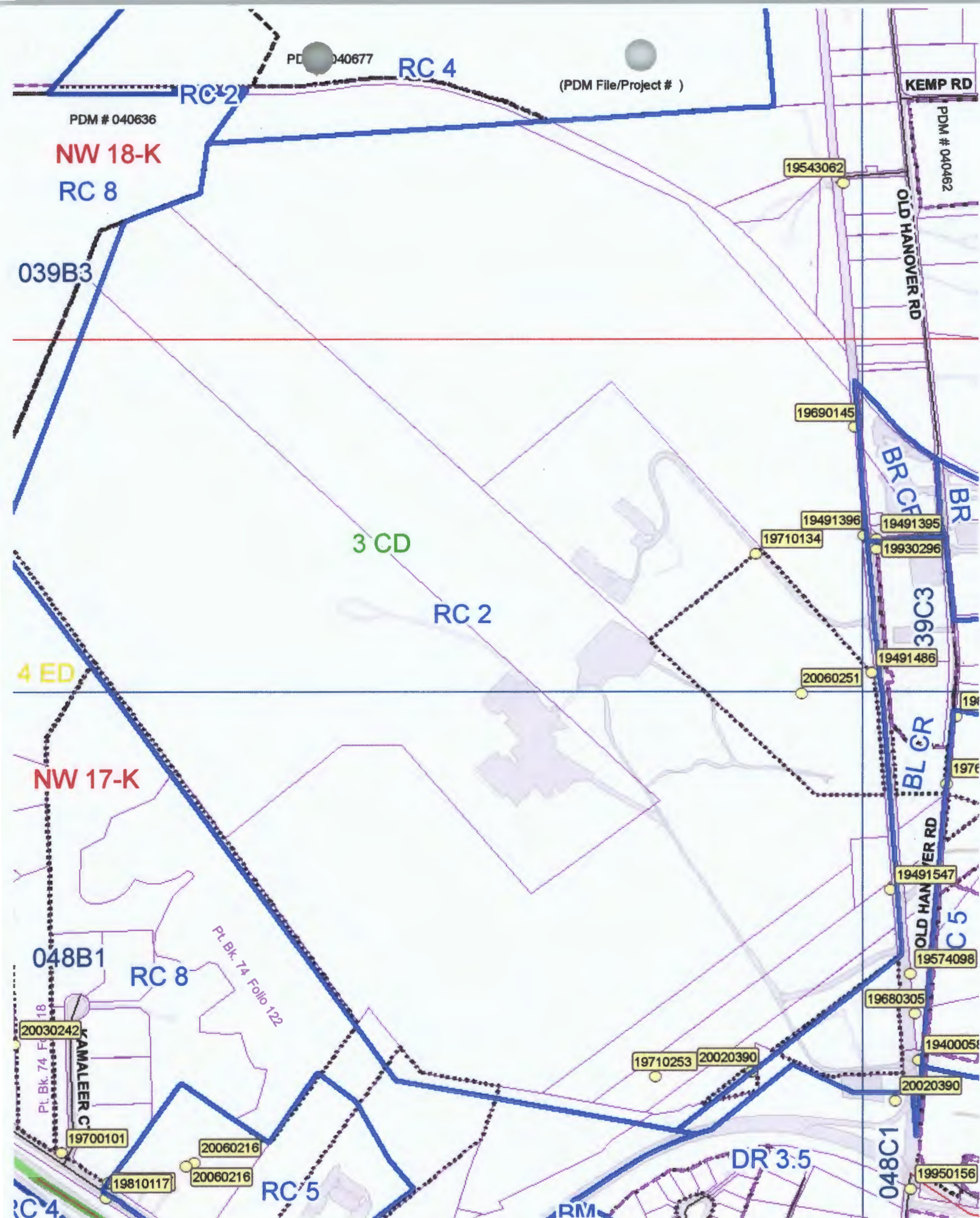
12 X 11

Baltimore Gas and Electric Company
by Allen E. Miller
Vice President



10:00 AM
4/17/11
2005

71-253-X
-114





1960

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: August 20, 2009

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 2010-0015-SPHA
Legal Owner/Petitioner: Springlake Farms, Inc@Bush Meadows LLC
Contract Purchaser: N/A
Property Address: 12910 Hanover Rd.
Location Description: W/side of Hanover Rd.: 179' +-N/centerline of Butler Rd.

VIIOLATION INFORMATION: Case No. CO0053330
Defendants: Springlake Farms Inc.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Dennis Rioux	111 W. Chesapeake Ave. M.S. 1009

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- X 1. Complaint letter/memo/email/fax (if applicable)
- X 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- X 3. State Tax Assessment printout
- X 4. State Tax Parcel Map (if applicable)
- ☐ 5. MVA Registration printout (if applicable)
- ☐ 6. Deed (if applicable)
- ☐ 7. Lease-Residential or Commercial (if applicable)
- ☐ 8. Photographs including dates taken
- X 9. Correction Notice/Code Violation Notice
- ☐ 10. Citation and Proof of Service (if applicable)
- ☐ 11. Certified Mail Receipt (if applicable)
- ☐ 12. Final Order of the Code Official/Hearing Officer (if applicable)
- ☐ 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- ☐ 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/dr
C: Code Enforcement Officer

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



December 17, 2008

Permits and Development Management
Code Inspection and Enforcement
County Office Building, Room 213
111 W. Chesapeake Ave.
Towson, MD 21204

Subject: Bush Meadows, LLC
12910 Hanover Road
Property ID 22-00-011999
CMR No. 2008-187

Please be advised that we have been engaged by the Owner of the subject property to address the Correction Notice dated November 21, 2008.

To date we have performed a field survey to locate the improvements on the property, and have engaged the services of a Registered Architect to inspect the premises and prepare plans and reports as may be needed.

Do to the extent of services that may be needed, we cannot offer an anticipated date for submittal of plans, drawings and reports to the County. We are proceeding with due diligence and request that the compliance date be extended for a minimum of 120 days.

Thank you for your consideration in the matter.

Sincerely,

Kenneth J. Colbert, P. E.
Colbert Matz Rosenfelt, Inc.

Cc: Bush Meadows, LLC
Dennis Rioux – Building Inspections

J:\2008\2008187\2008187ltr



CODE INSPECTIONS AND ENFORCEMENT CORRECTION NOTICE

CASE NUMBER	PROPERTY TAX ID	DATE ISSUED
	28-000 11259	11/12/08
NAME(S): <u>Bush Meadows LLC</u>		
MAILING ADDRESS: <u>Resident Agent, Charles F. Bushy Jr.</u>		
<u>12910 Glenview Rd Reisterstown Md 21136</u>		
CITY	STATE	ZIP CODE
<u>Reisterstown Md</u>		<u>21136</u>
VIOLATION ADDRESS		
<u>same as above</u>		
CITY	STATE	ZIP CODE
<u>BALTIMORE</u>	<u>MARYLAND</u>	<u>21136</u>

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

RESIDENTIAL ZONE CLASSIFICATION

- ☐ DR1 ☐ DR2 ☐ DR3.5 ☐ DR5.5 ☐ DR10.5 ☐ DR16
☒ RC2 (IA01) ☐ RC4 (IA03) ☐ RC20 & 50 (IA05) ☐ RC6 (IA07)
☐ RC3 (IA02) ☐ RC5 (IA04) ☐ RCC (IA06) ☐ RC7 (IA08)
☐ OTHER:

NON-RESIDENTIAL CLASSIFICATION

- ☐ BL (230) ☐ BR (236) ☐ BM (233)
☐ MR (240) ☐ ML (253) ☐ MH (258)
☐ OTHER:

BALTIMORE COUNTY ZONING REGULATIONS (B.C.Z.R.)

AUTHORITY TO ENFORCE ZONING REGULATIONS: 32-3-102; 32-3-602; 32-3-603; 32-4-114

- | | |
|---|--|
| ☐ 101; 102.1: Definitions; general use | ☐ 415A: License/ remove untagged recreation vehicle |
| ☐ 1B01.1: DR Zones-use regulations | ☐ 415A: Improperly parked recreation vehicle |
| ☐ 428: License/ Remove all untagged/ inoperative or damaged/ disabled motor vehicle(s) | ☐ 415A: One recreational vehicle per property |
| ☐ 1B01.1D: Remove open dump/ junk yard | ☐ 410: Illegal Class II trucking facility |
| ☐ 431: Remove commercial vehicle(s) | ☐ 400: Illegal accessory structure placement |
| ☐ 101; 102.1: Remove contractors equip. storage yard | ☐ 1B02.1; 270; 421.1: Illegal kennel. Limit 3 dogs |
| ☐ 101; 102.1: ZCPM: Cease service garage activities | ☐ 102.5: Residential site line violation/ obstruction |
| ☐ 402: Illegal conversion of dwelling | ☐ 408B: Illegal rooming/ boarding house |
| ☐ 101; 102.1: ZCPM: Illegal home occupation | ☐ BCC: 32-3-102; 500.9 BCZR; ZCPM: |

Violation of commercial site plan and/or zoning order

BALTIMORE COUNTY CODE (B.C.C.)

- | | |
|--|---|
| ☐ 13-7-112: Cease all nuisance activity | ☒ 35-2-301: Obtain building/ fence/ sign permit |
| ☐ 13-7-115: County to abate nuisance & lien costs | ☐ 18-2-601: Remove all obstruction(s) at street, alley, road |
| ☐ 13-7-310: Remove all trash & debris from property | ☐ 13-7-310(2): Remove bird feed / other food for rats |
| ☐ 13-7-312: Remove accumulations of debris, materials, etc | ☐ 32-3-102: Violation of development plan/ site plan |
| ☐ 13-7-201(2): Cease stagnant pool water | ☐ 1BC 115; BCBC 115: Remove/ Repair unsafe |
| ☐ 12-3-106: Remove animal feces daily | structure board and secure all openings to premise |
| ☐ 35-5-202(a)(e): Seal exterior openings from rodents & pests | ☐ 13-7-401; 13-7-402; 13-7-403: Cut & remove all tall |
| ☐ 13-4-201(b)(d): Store garbage in containers w/ tight lids | grass and weeds to three (3) inches in height |

OWNER OCCUPIED HOUSING (B.C.C.)

- | | |
|---|--|
| ☐ 35-5-302(a)(1): Unsanitary conditions. | ☐ 35-5-302(a)(2): Store all garbage in trash cans |
| ☐ 35-5-302(a)(3): Cease infestation from prop. | ☐ 35-5-302(b)(1): Repair exterior structure |
| ☐ 35-5-302(b)(1)(2): Repair decorative trim, cornices, etc | ☐ 35-5-302(b)(1)(3): Repair exterior extensions |
| ☐ 35-5-302(b)(1)(4): Repair chimney & similar extensions | ☐ 35-5-302(b)(1)(5): Repair metal/wood surfaces |
| ☐ 35-5-302(b)(1)(6): Repair defective door(s) / window(s) | ☐ 35-5-302(b)(1)(7): Repair defective fence |

INVESTMENT PROPERTY (B.C.C.)

- | | |
|--|---|
| ☐ 35-2-404(a)(1)(i): Remove hazardous or unsafe condition | ☐ 35-2-404(a)(1)(ii): Repair ext. walls / vertical members |
| ☐ 35-2-404(a)(1)(iii): Repair roof or horizontal members | ☐ 35-2-404(a)(1)(iv): Repair exterior chimney |
| ☐ 35-2-404(a)(1)(v): Repair ext. plaster or masonry | ☐ 35-2-404(a)(1)(vi): Waterproof walls/ roof/ foundations |
| ☐ 35-2-404(a)(1)(vii): Repair exterior construction (see below) | ☐ 35-2-404(a)(1)(2): Remove trash, rubbish, & debris |
| ☐ 35-2-404(a)(1)(3): Repair / remove defective exterior sign(s) | ☐ 35-2-404(a)(4)(i)(ii): Board & secure. Material to match building color of structure |

OTHER VIOLATIONS OR REMARKS:

Failure to obtain building
permit or structural permits for construction
of office building LLC sec 105, 105.1
\$3000.00 fine

NOTICE POSTED AND MAILED

POTENTIAL FINE: ☐ \$200 ☐ \$500 ☐ \$1000 per day, per violation and to be placed as a lien upon your tax bill.

COMPLIANCE DATE: 12/20/08

INSPECTOR NAME: D. Ryan

PRINT NAME (Rev 9/05)

DEFENDANT

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



December 17, 2008

Permits and Development Management
Code Inspection and Enforcement
County Office Building, Room 213
111 W. Chesapeake Ave.
Towson, MD 21204

Subject: Bush Meadows, LLC
12910 Hanover Road
Property ID 22-00-011999
CMR No. 2008-187

Please be advised that we have been engaged by the Owner of the subject property to address the Correction Notice dated November 21, 2008.

To date we have performed a field survey to locate the improvements on the property, and have engaged the services of a Registered Architect to inspect the premises and prepare plans and reports as may be needed.

Do to the extent of services that may be needed, we cannot offer an anticipated date for submittal of plans, drawings and reports to the County. We are proceeding with due diligence and request that the compliance date be extended for a minimum of 120 days.

Thank you for your consideration in the matter.

Sincerely,

Kenneth J. Colbert, P. E.
Colbert Matz Rosenfelt, Inc.

Cc: Bush Meadows, LLC
Dennis Rioux – Building Inspections

J:\2008\2008187\2008187ltr

CODE ENFORCEMENT REPORT

DATE: 11 / 10 / 08 INTAKE BY: Hopkins, K CASE #: C00053330 INSPEC: _____

COMPLAINT LOCATION: 13030 Hammer Pike

ZIP CODE: _____ DIST: _____

COMPLAINANT NAME: Michael Rell PHONE #: (H) 717 634 5579W

ADDRESS: _____ ZIP CODE: _____

PROBLEM: bulldoz w/o permit

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____
OWNER/TENANT INFORMATION: _____

TAX ACCOUNT #: _____ ZONING: _____

INSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

REINSPECTION: _____

Permits & Development Management Complaint Report

Report Criteria:
Complaint Record ID: CO0053330

BALTIMORE COUNTY
MARYLAND

<u>Record ID</u>	<u>AS/400 Case</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received By</u>	<u>Received Date</u>	<u>Status</u>	<u>Hearing Date</u>	<u>ADC Grid</u>
CO0053330			11/10/2008	Karen Hopkins	11/10/2008	Open - Normal		

Complaint Description: BUILDING W/O PERMIT

<u>Facility:</u> 13030 HANOVER PIKE - UNINVENTORIED 12710 12710 12710 HANCOCK RD 710 365-6066	<u>Owner:</u>	<u>Complainant:</u> MICHAEL RILL WORK: 7176345579
---	---------------	---

Daily Activity Details - No Data

Violation Details - No Data

Comment Details - No Data

Mileage:

04-19064626

04-02 085250 ✓

22-00011999

Case 1971 - 134-X



Permits & Development Management

111 W. Chesapeake Avenue
Towson, MD 21204

Report Generated On:
11/21/08

Permit Processing Residential Permit Report

Page 1 of 1

Property Information

Tax Account Number: 2200011999

Election District: 4

Owner Name(s): BUSH MEADOWS LLC

PDM # : -

Address: 12910 HANOVER RD
REISTERSTOWN, MD 21136

Zoning District(s): RC 8
RC 2

Premise Address: 0 HANOVER RD

Elevation Range: 536ft - 682ft

Affected Overlays		Instructions: Begin review process with Zoning Review, Room 111.										Agency Acknowledgment	
Contact Agency	Potential Overlay Issues	New Homes	Additions/Alter	Access. Struct.	Open Decks	Piers/Pilings	Grading/SW	Tanks	Ret. Walls/Bulk	Razing		Initial & Date	
PDM HOLD Layer	CZMP 2008 ISSUE. Do NOT Issue Permits For This Property See a Project Manager In Room 123, C.O.B. For Details. Issue # 3-140 Issued By: County Council												
Planning New Courts Building Room 406 Phone: 410-887-3211	Zoning Class - RC 5, RC 6, RC 7, RC 8 CZMP 2008 - Issue # 3-140 App. Org.: County Council	X	X	X	X								
		X	X	X	X	X	X	X	X	X			
DEPRM-Dev. Coord. New Courts Building Room 416 Phone: 410-887-3733	Possible Flood Hazard - Water Body Present Possible Flood Hazard - 100ft Stream Buffer	X	X	X	X		X	X	X				
		X	X	X	X		X	X	X				
DEPRM-Sed. Control New Courts Building Room 416 Phone: 410-887-3226	Possible Flood Hazard - Water Body Present Possible Flood Hazard - 100ft Stream Buffer	X					X		X				
		X					X		X				
Zoning-Pub. Services County Office Building Room 111 Phone: 410-887-3984	Possible Flood Hazard - Water Body Present Possible Flood Hazard - 100ft Stream Buffer Infill Lot Review	X	X	X	X		X		X				
		X	X	X	X		X		X				
		X											
Building Plans Review County Office Building Room 120 Phone: 410-887-3987	Possible Flood Hazard - Water Body Present Possible Flood Hazard - 100ft Stream Buffer	X	X	X	X			X					
								X					

Notice: This report is not inclusive as additional issues may arise which would affect the ability to obtain a building permit. This Report is solely for Departmental use and nothing herein creates any right which would accrue to the applicant.
Form171R





Maryland Department of Assessments and Taxation

Taxpayer Services Division

301 West Preston Street W Baltimore, MD 21201 (2007 vw4.3)

[Main Menu](#) | [Security Interest Filings \(UCC\)](#) | [Business Entity Information](#)
([Charter/Personal Property](#)) [New Search](#) | [Rate Stabilization Notices](#) | [Get Forms](#) | [Certificate of Status](#) | [SDAT Home](#)

Taxpayer Services Division

Entity Name: BUSH MEADOWS, LLC
Dept ID #: W04970174

General Information **Amendments** **Personal Property** **Certificate of Status**

Principal Office 12910 HANOVER ROAD
(Current): REISTERSTOWN, MD 21136

Resident Agent CHARLES P. BOSLEY, SR.
(Current): 12910 HANOVER ROAD
REISTERSTOWN, MD 21136

Status: ACTIVE

Good Standing: Yes

Business Code: Other

Date of
Formation or 04/22/1998
Registration:

State of
Formation: MD

Stock/Nonstock: N/A

Close/Not Close: Unknown

Link Definition

General Information	General information about this entity
Amendments	Original and subsequent documents filed
Personal Property	Personal Property Return Filing Information and Property Assessments
Certificate of Status	Get a Certificate of Good Standing for this entity



Bird's eye view maps can't be printed, so another map view has been substituted.





Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

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

Account Identifier: District - 04 Account Number - 2200011999

Owner Information

Owner Name: BUSH MEADOWS LLC Use: AGRICULTURAL
Principal Residence: NO
Mailing Address: 12910 HANOVER RD Deed Reference: 1) /12963/ 159
REISTERSTOWN MD 21136-4701 2)

Location & Structure Information

Premises Address: HANOVER RD
Legal Description: 53.0977 AC WSR
HANOVER RD
1500 N BUTLER RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
48	4	1118						1	Plat Ref:

Special Tax Areas: Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
0000	3,115 SF	53.09 AC	05

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	FRAME

Value Information

	Base Value	Value As Of 01/01/2007	Phase-in Assessments As Of 07/01/2008	As Of 07/01/2009	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	79,530	139,530			
Improvements:	22,230	30,550			
Total:	101,760	170,080	147,306	170,080	
Preferential Land:	19,530	19,530	19,530	19,530	

Transfer Information

Seller: BOSLEY CHARLES P	Date: 06/24/1998	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12963/ 159	Deed2:
Seller: SPRINGLAKE FARMS INC	Date: 06/12/1992	Price: \$63,717
Type: IMPROVED ARMS-LENGTH	Deed1: / 9221/ 128	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX

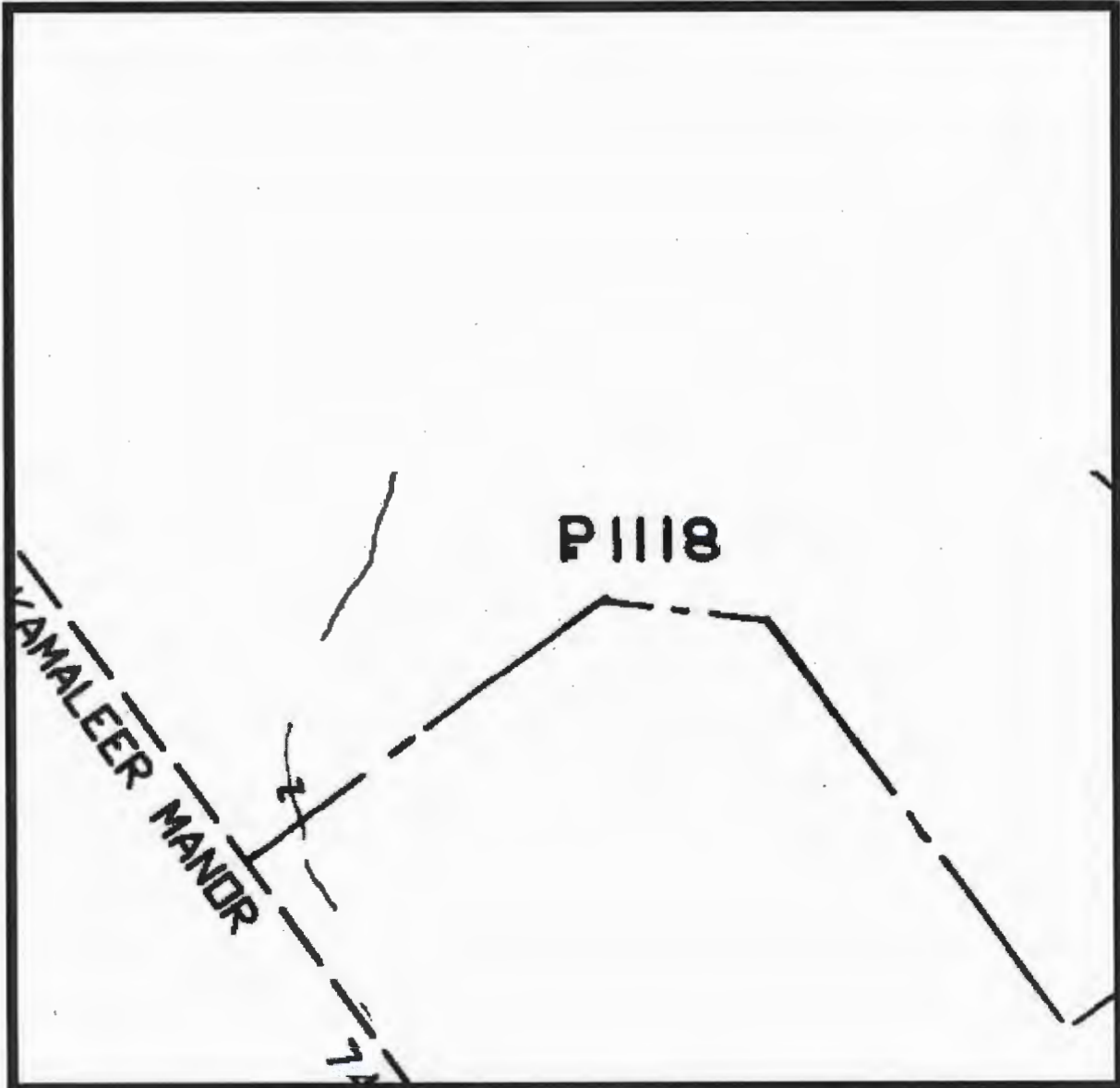
Baltimore County - My Neighborhood



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

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

District - 04 **Account Number - 2200011999**



Property maps provided courtesy of the Maryland Department of Planning ©2004.
For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us/webcom/index.html



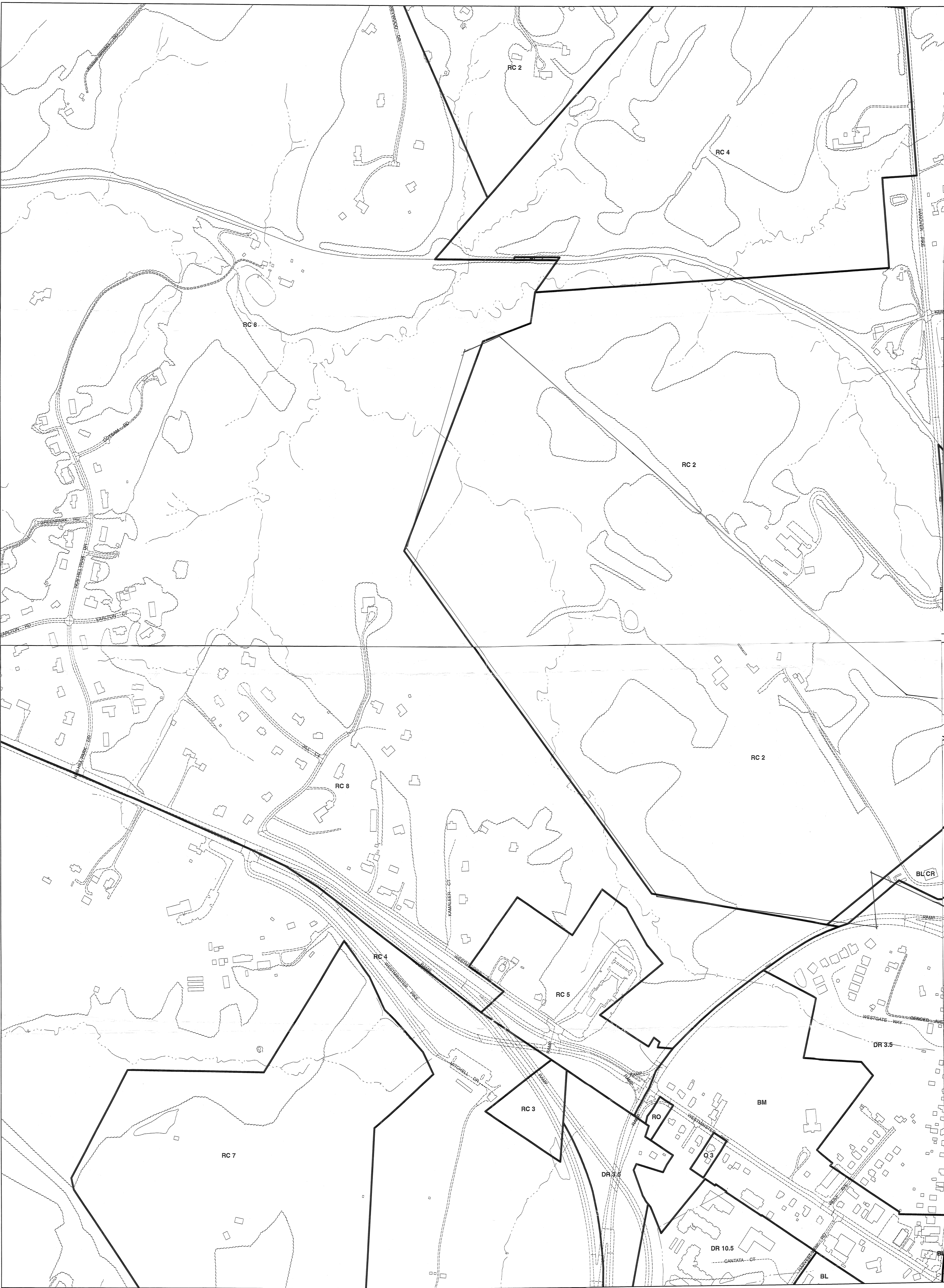
Live Search Maps

My Notes



FREE! Use **Live Search 411** to find
movies, businesses & more: **800-CALL-411**.





Plan Sheet: 048B1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

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

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

038C3	039A3	039B3	039C3	040A3
047C1	048A1	048B1	048C1	049A1
047C2	048A2	048B2	048C2	049A2

Scale

1" = 200'

0 100 200 400 Feet



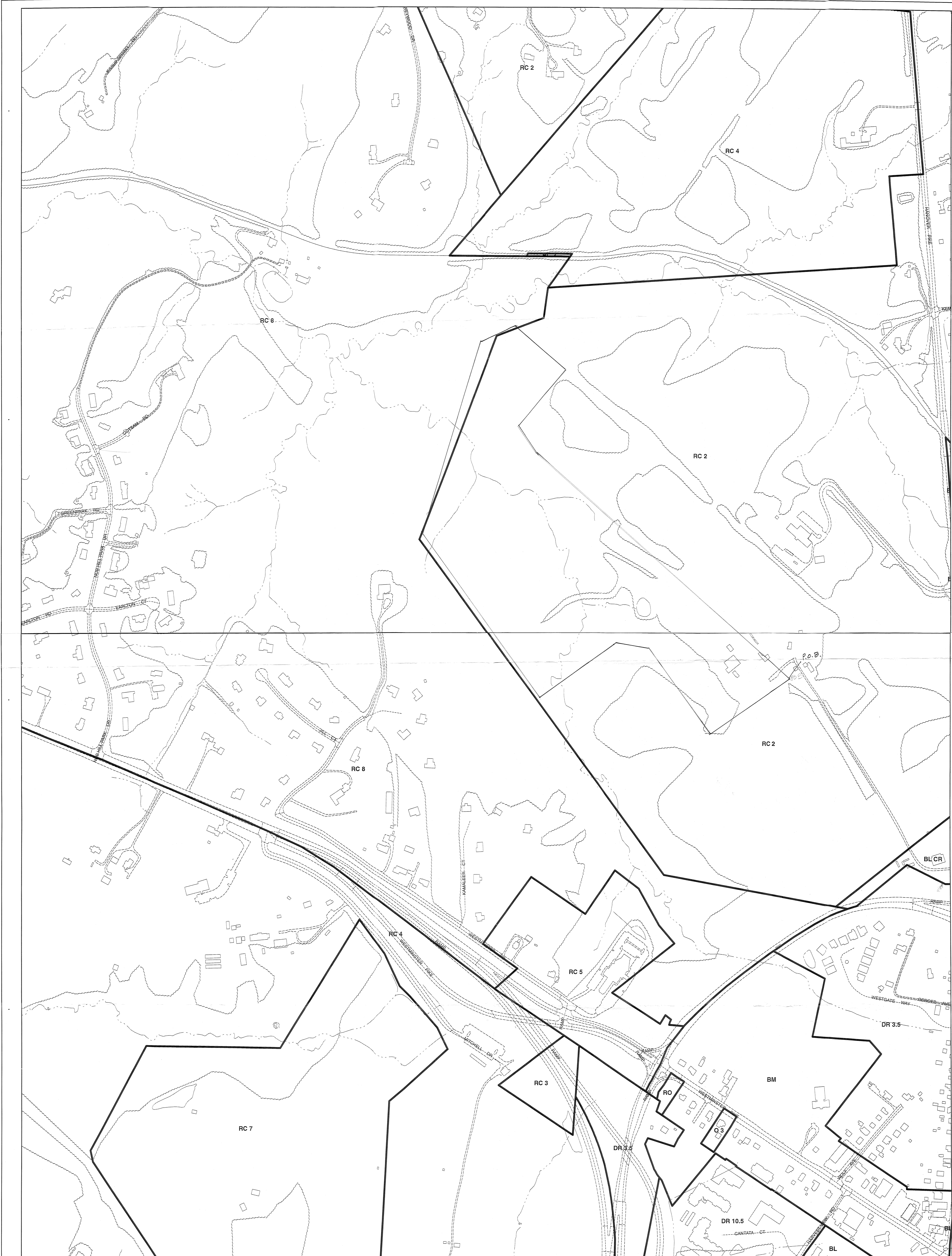
Data Sources:
Planimetric Data - Baltimore County GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning and Zoning
1:2400, 2008

Sheet: 048C1

The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Item #0015

SPECIAL HEARING REQUEST



Plan Sheet: 048B1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

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

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

038C3	039A3	039B3	039C3	040A3
047C1	048A1	048B1	048C1	049A1
047C2	048A2	048B2	048C2	049A2

Scale

1" = 200'

0 100 200 400 Feet

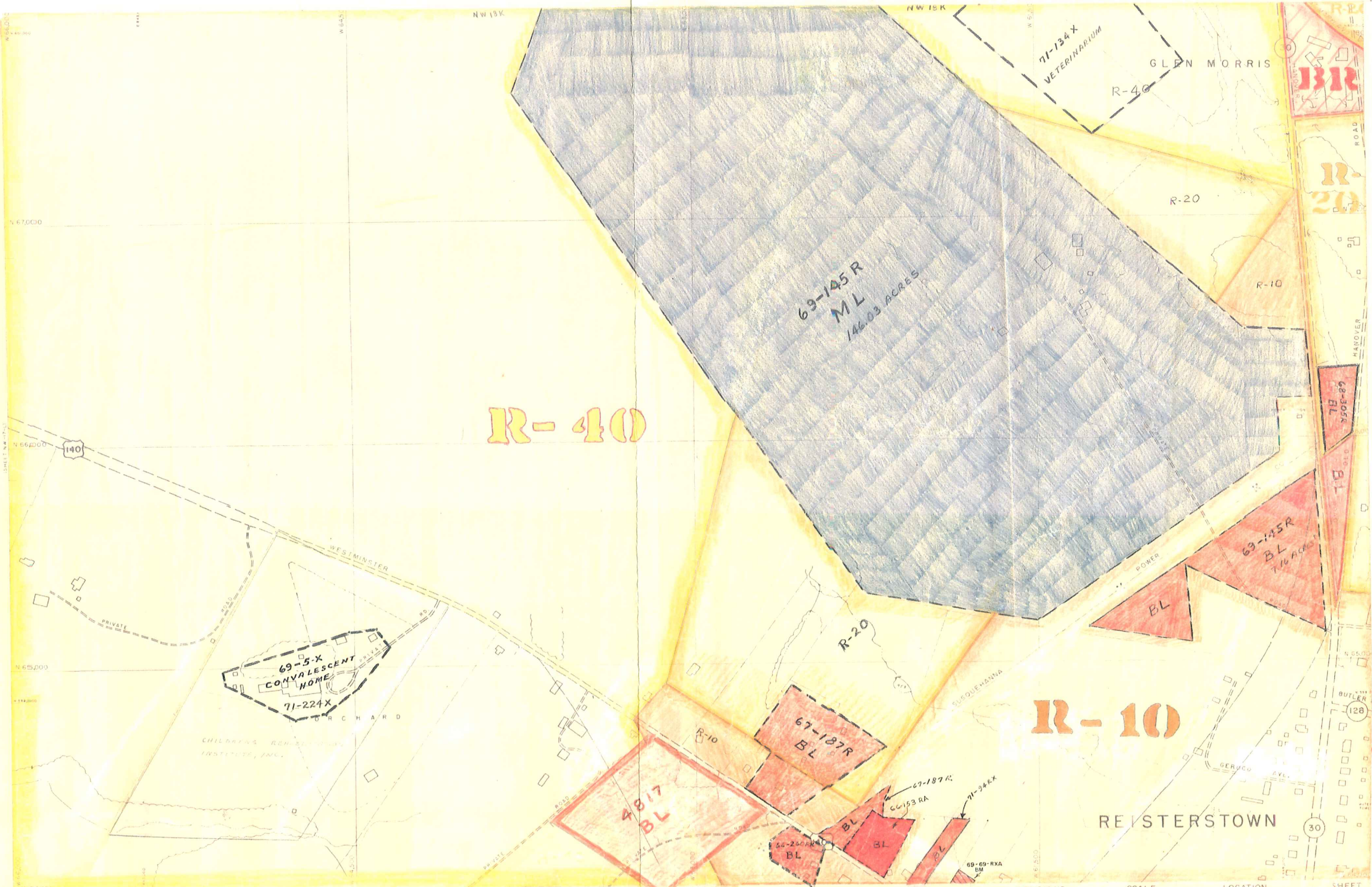


Data Sources:
Planimetric Data - Baltimore County
OTTCIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2005

Item #0015

VARIANCE REQUEST

2008187



PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	BY	DATE	SCALE	LOCATION	SHEET
			1" = 200'	REISTERSTOWN	N W
			DATE OF PHOTOGRAPHY APRIL 1953	GLEN MORRIS	17-K
			Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.	4TH DIST.	

1955

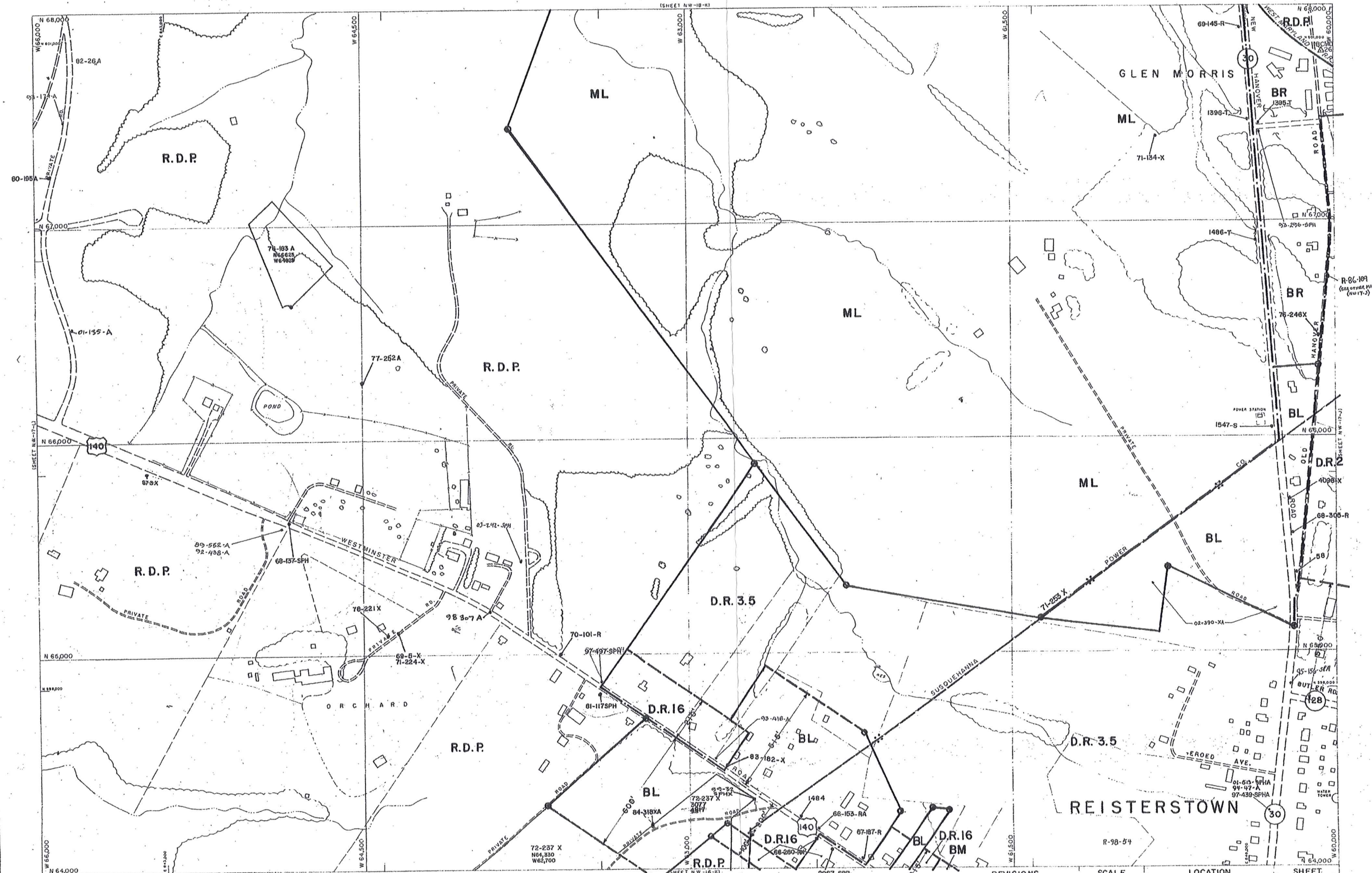


PLAN HOLD

REEL PROTECTIVE STRIPS TO EXPOSE ADHESIVE. POSITION EDGE OF PRINT ON THIS LINE AND PULL TO ADHESIVE.

DRAWING NUMBER
NW-17-K
AERO SERVICE CORPORATION - TORRANCE, CALIFORNIA
REPRODUCED BY THE COUNTY

1971



X-SE

ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	REISTERSTOWN	N. W.
		DATE OF PHOTOGRAPHY	GLEN MORRIS	17-K
		APRIL 1953		
Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				

1980
NW/17K

POWER STATION

BL

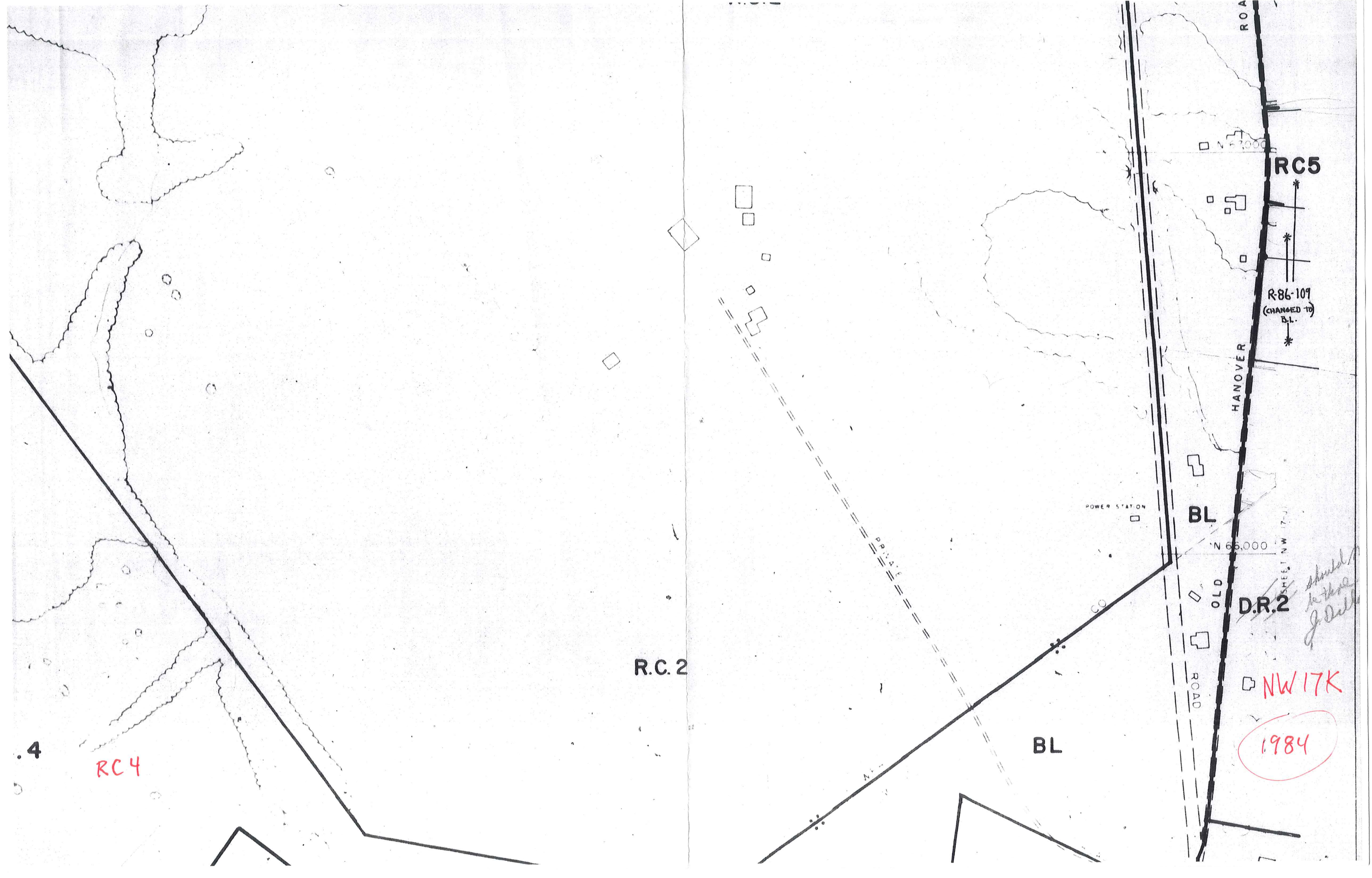
ROAD

R.C. 2

BL

RC 4

83-182-X
N64450
W62790



4

RC4

R.C. 2

BL

D.R. 2

NW 17K

1984

R86-109
(CHANGED TO
B.L.)

BL

ROAD

HANOVER

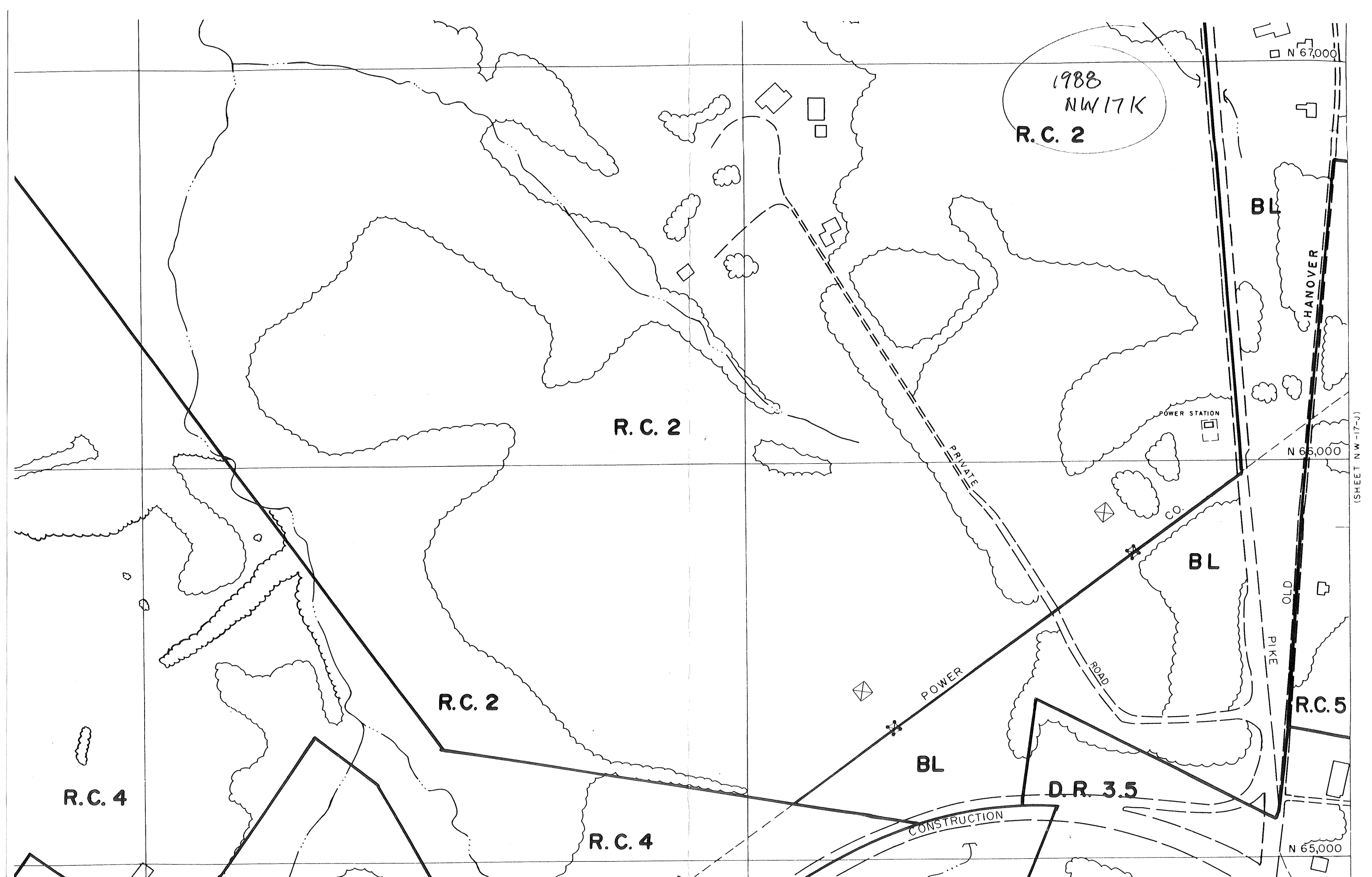
SHEET NW 17-J

*should be there
J. Delle*

POWER STATION

N 65,000

OLD



1988
NW 17K
R.C. 2

R.C. 2

R.C. 2

R.C. 4

R.C. 4

BL

D.R. 3.5

CONSTRUCTION

BL

BL

HANOVER

POWER STATION

CO.

PRIVATE ROAD

POWER

D70
PIKE

R.C. 5

N 67,000

N 66,000

N 65,000

(SHEET NW-17-J)

93-296-SPH

R.C. 2

1992
NW 17K

BL-CR

HANOVER

R.C. 2

POWER STATION

N 65,000

R.C. 2

R.C. 4

R.C. 4

R.C. 5

BL

R.C. 5

D.R. 3.5

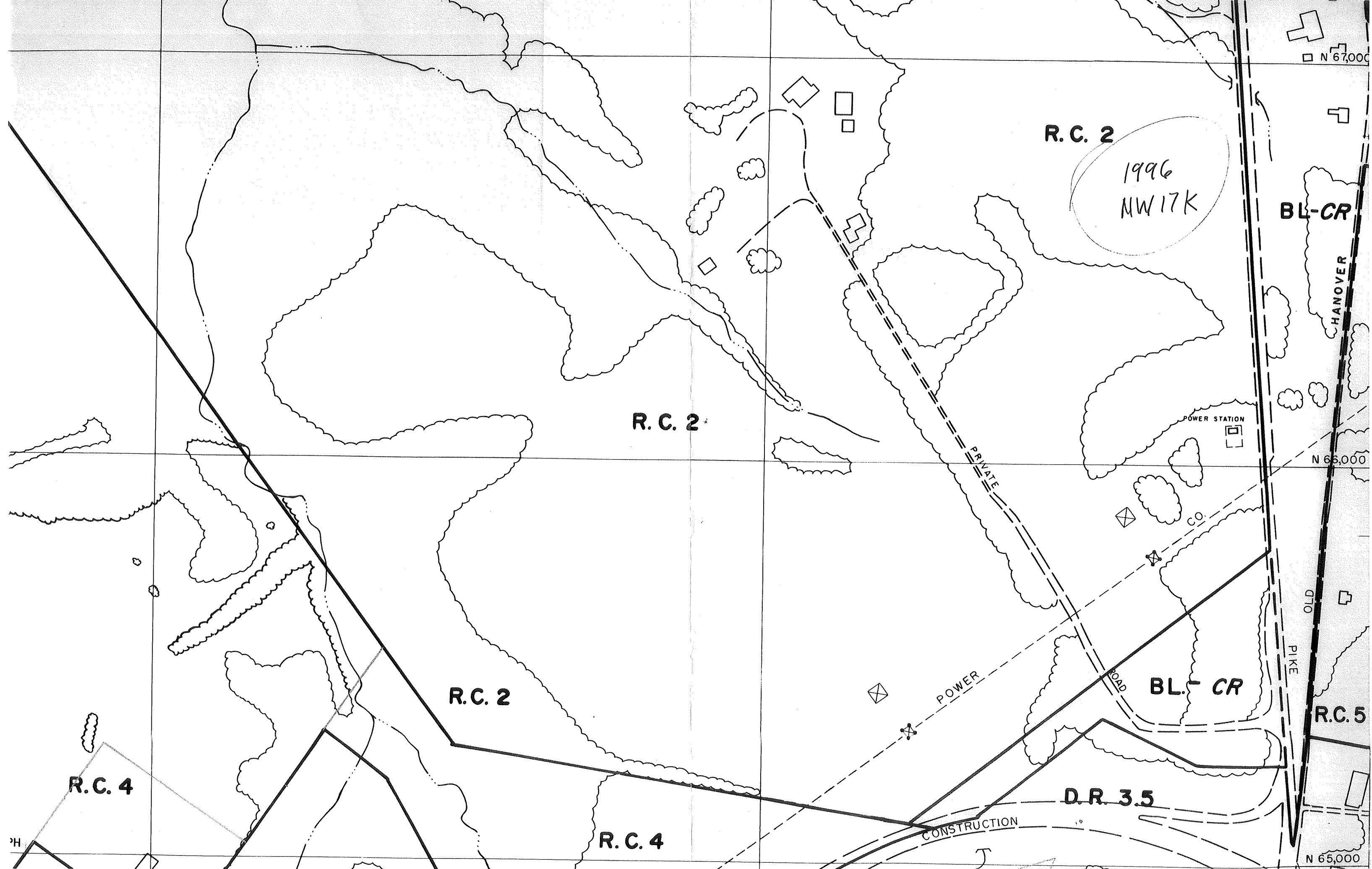
CONSTRUCTION

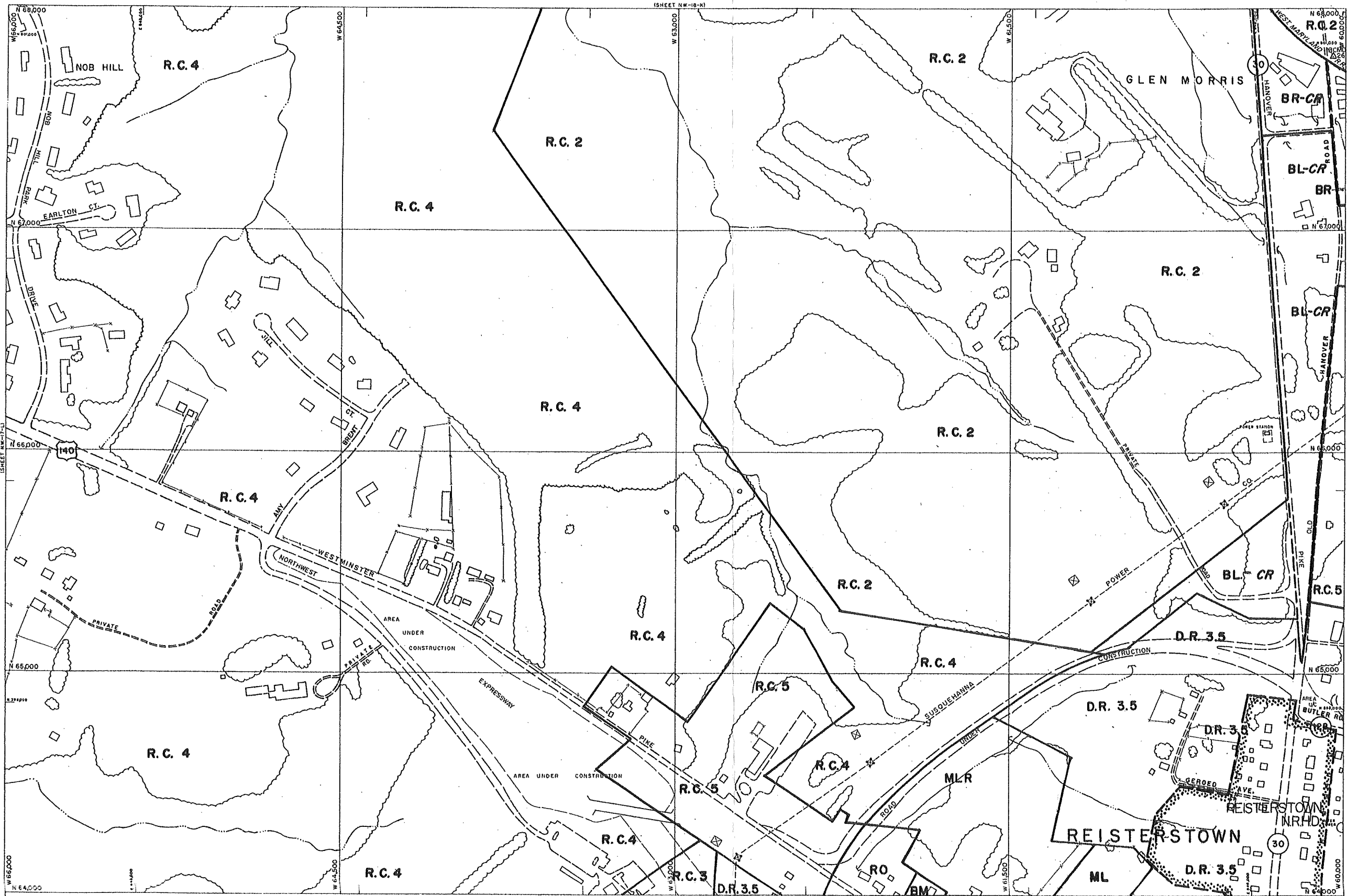
N 65,000

98-156-SPA

AREA
U/C
N 598,000

(SHEET NW-17-1)





2000

NW 17 K

X - SE

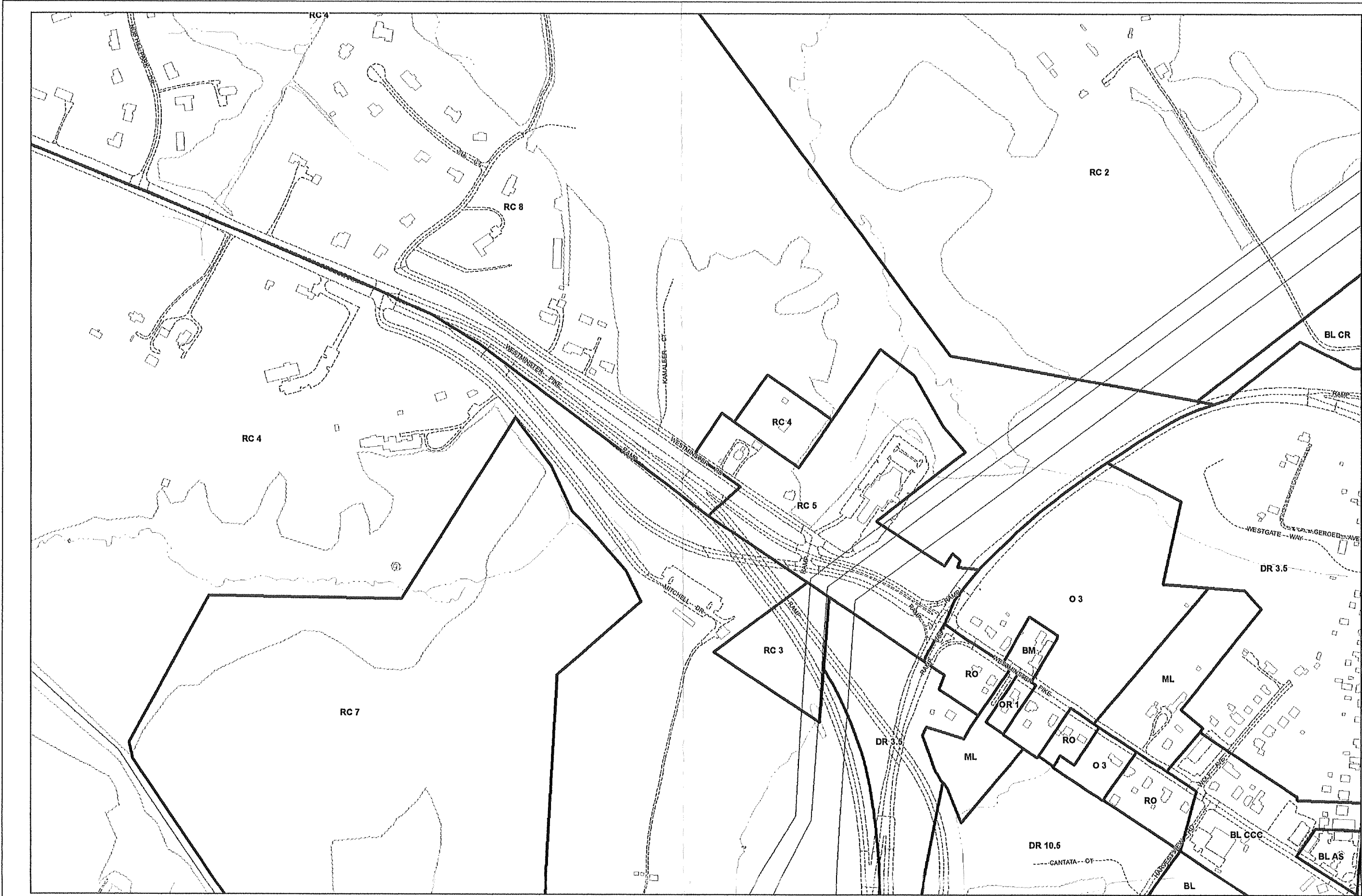
2000 COMPREHENSIVE ZONING MAP
ADOPTED BY
THE BALTIMORE COUNTY COUNCIL
OCTOBER 10, 2000
B.C. Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00.

John R. Battaglia
Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION REISTERSTOWN GLEN MORRIS	SHEET N. W. 17-K
DATE OF PHOTOGRAPHY JANUARY 1986		



2004

Plan Sheet: 048B1

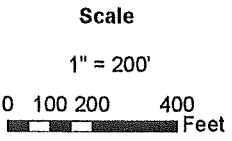
Note:
The zoning depicted in this application incorporates the actions associated with County Council Bills 82-04, 83-04, 84-04, 85-04, 86-04, 87-04, 88-04, and 89-04 adopted by the County Council on August 31, 2004. The action associated with County Council Bill 130-04 adopted on December 6, 2004 is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

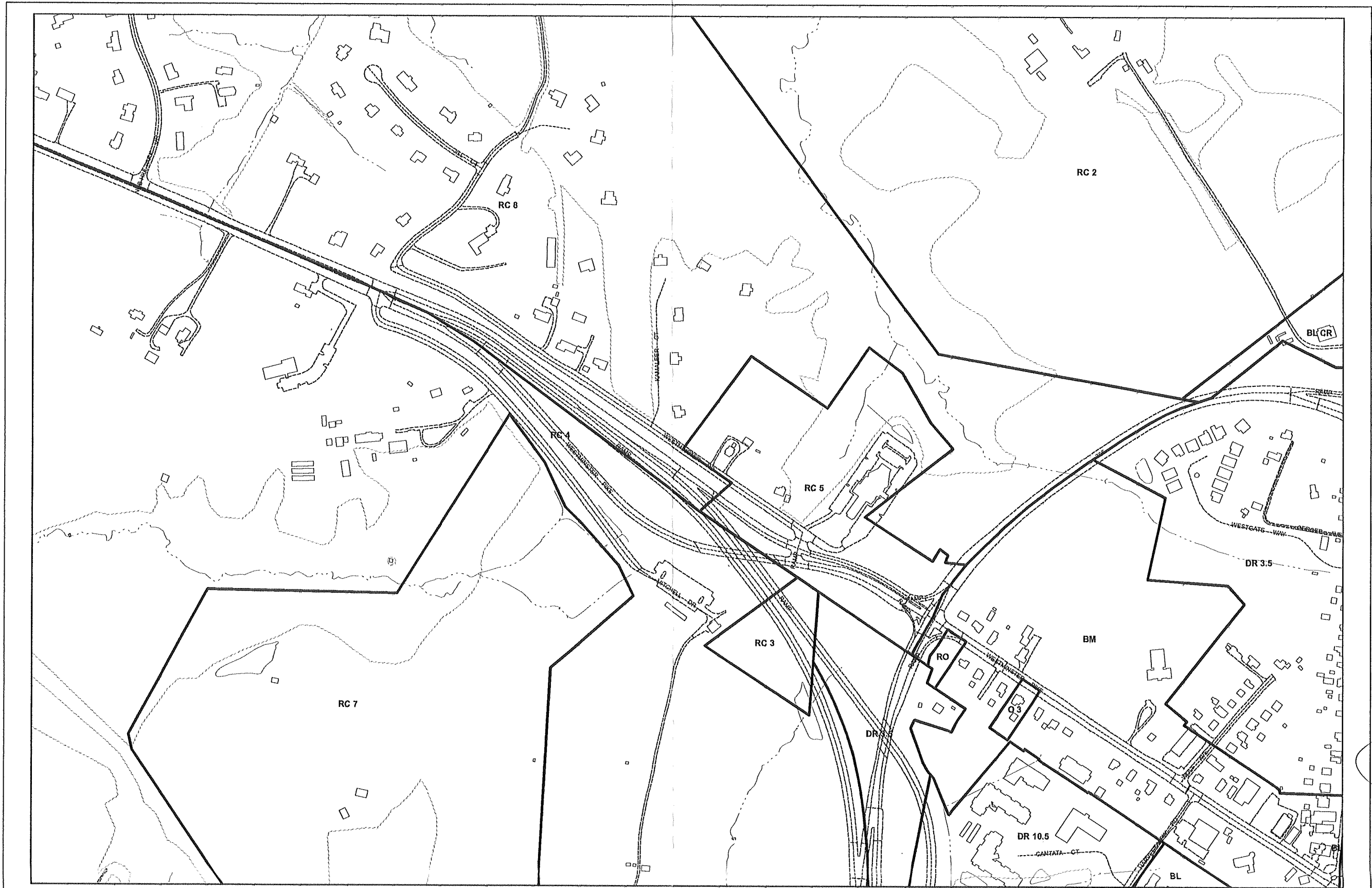
- Buildings
- Streams
- Vegetation
- Zoning
- Roads
- Rail Lines

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

038C3	038A3	039B3	039C3	040A3
047C1	048A1	048B1	048C1	049A1
047C2	048A2	048B2	048C2	049A2



Data Sources:
Planometric Data - Baltimore County
DTGIS Services Unit
1:2400, from 1995/98 photography
Zoning - Baltimore County Office of Planning
1:2400, 2004



2008

Plan Sheet: 048B1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

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

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

038C3	039A3	039B3	039C3	040A3
047C1	048A1	048B1	048C1	049A1
047C2	048A2	048B2	048C2	049A2

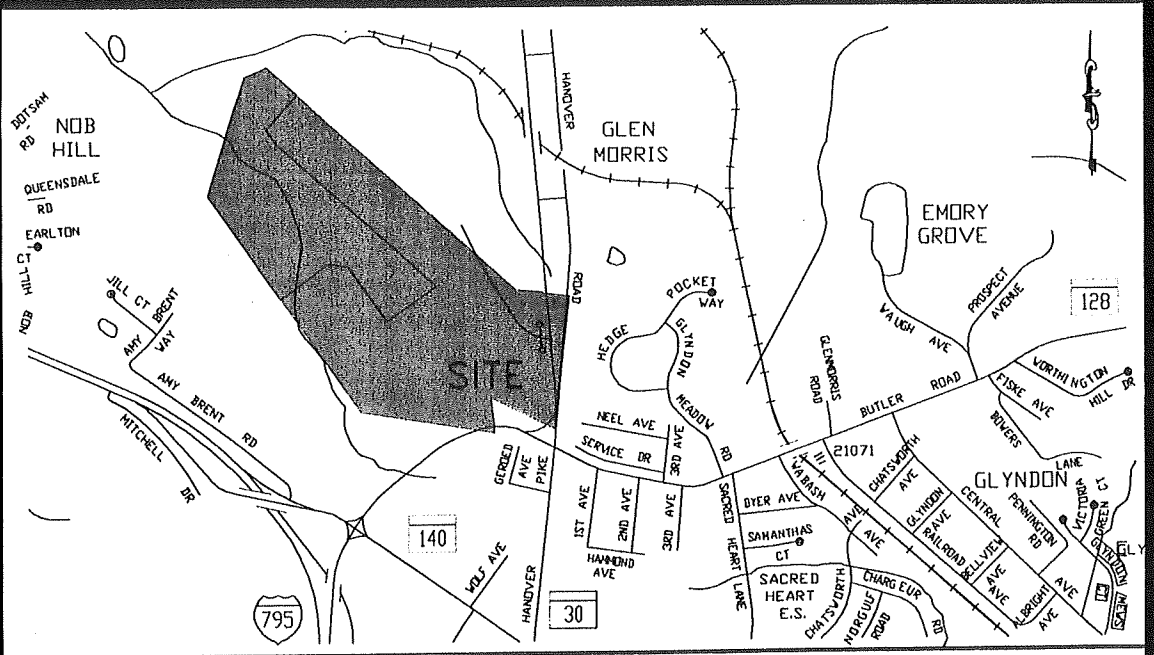
Scale

1" = 200'

0 100 200 400 Feet



Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/98 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008



VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/1 DATUM AND ARE BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 97	658913.2900	1380547.8600	715.17
BALT. CO. GIS - 97-AZ	658925.2600	1380644.0800	658.44

GENERAL NOTES

- OWNER/DEVELOPER:
PARCEL 1118
BUSH MEADOWS LLC
12910 HANOVER ROAD
REISTERSTOWN, MD. 21136

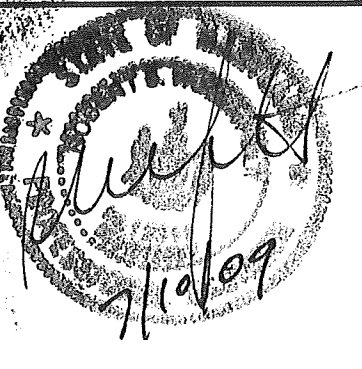
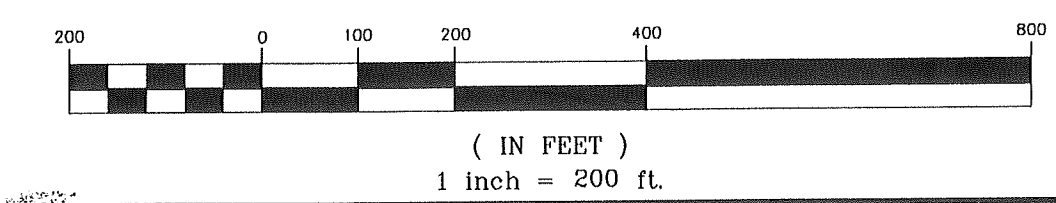
PARCEL 319
SPRINGLAKE FARMS, INC.
12910 HANOVER ROAD
REISTERSTOWN, MD. 21238
- SITE DATA:
MAP 48, PARCEL 1118
DEED REFERENCE: 12963/159
TAX ACCOUNT NO. 2200011999
SITE AREA: 53.0877 ACRES

MAP 48, PARCEL 319
DEED REFERENCE: 2492/336
TAX ACCOUNT NO.: 041906428
SITE AREA: 81.1805 ACRES
TOTAL SITE AREA: 141.2782 ACRES
- ZONING DATA:
ZONED RC-2, RC-8, RC-4, RC-5, BL-CR, AND DR-3.5
ZONING MAP NO. 39B3, 48B1 AND 48C1
- EXISTING AND PROPOSED USE: CONTRACTOR'S EQUIPMENT STORAGE YARD
TOTAL FLOOR AREA: 11,980 SQ. FT.
- THIS PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA, THERE IS NO FLOODPLAIN THAT AFFECTS THE SUBJECT AREA OF THE HEARING.
- THIS PROPERTY HAS NO HISTORIC BUILDINGS OR SITES.
- THERE IS NO ZONING HISTORY FOR THIS PROPERTY.

PETITIONER'S
EXHIBIT NO. 1A

2010-0015 SRA

PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
BOSLEY CONSTRUCTION
12910 HANOVER ROAD
LIBER 12963 FOLIO 159 AND LIBER 2492 FOLIO 336
TAX MAP 48 - GRID 4 - PARCELS 1118 AND 319
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE



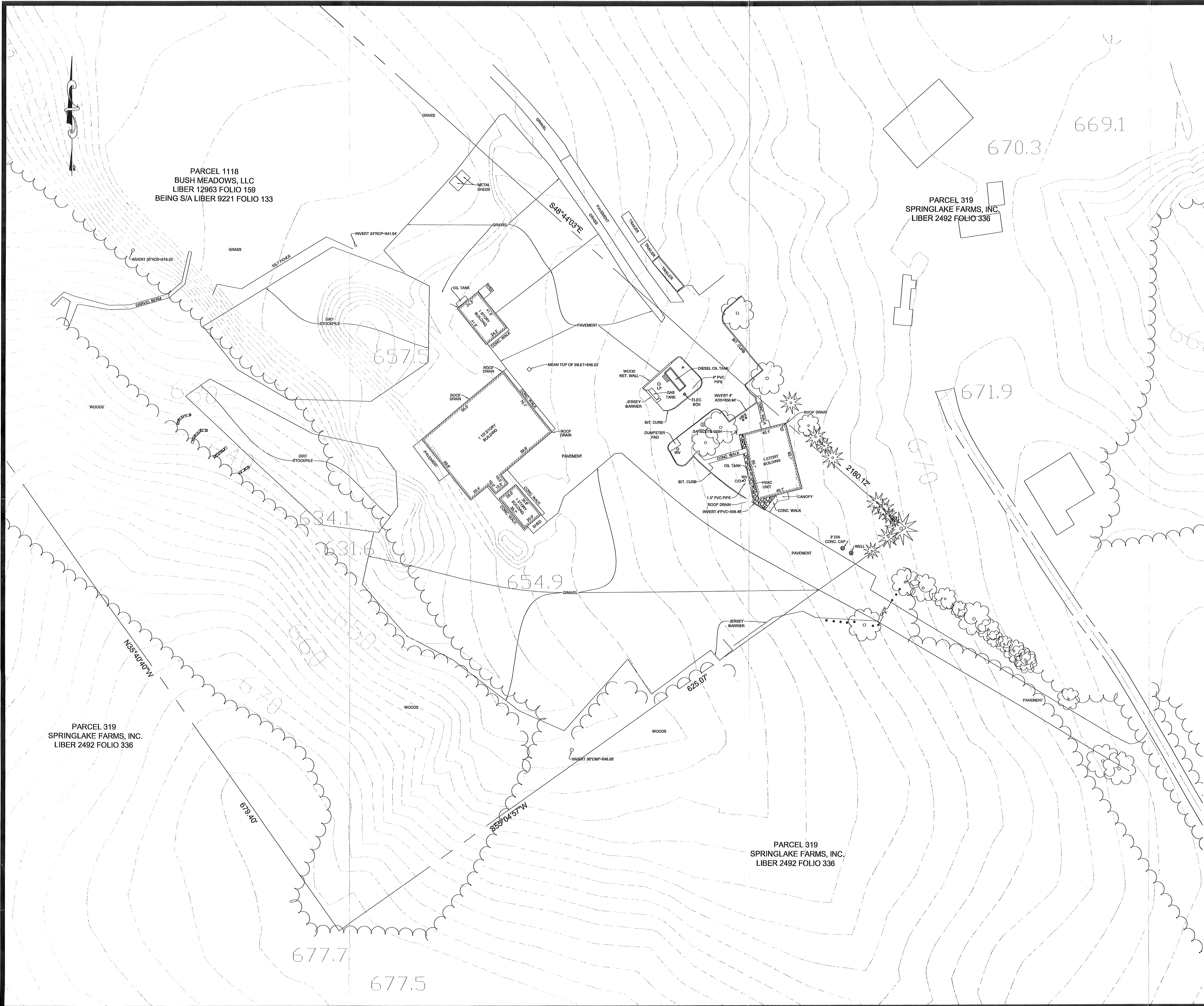
Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

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.		SCALE: 1"= 200' DATE: JULY 8, 2008 JOB NO.: 2008-187	
License No. 12311	Expiration Date: 02-09-11	DRAWN: AKC	CHECKED: CMR
		FILE: 2008187 ZONING.dwg	DRAWING NUMBER: SPH-1
NO.	DATE	REVISIONS:	BY
			SHEET 1 OF 2

BENCHMARK DATA
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO
THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE
BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 97	658913.2800	1360547.0600	715.17
BALT. CO. GIS - 97-AZ	658925.2800	1360644.0600	688.44



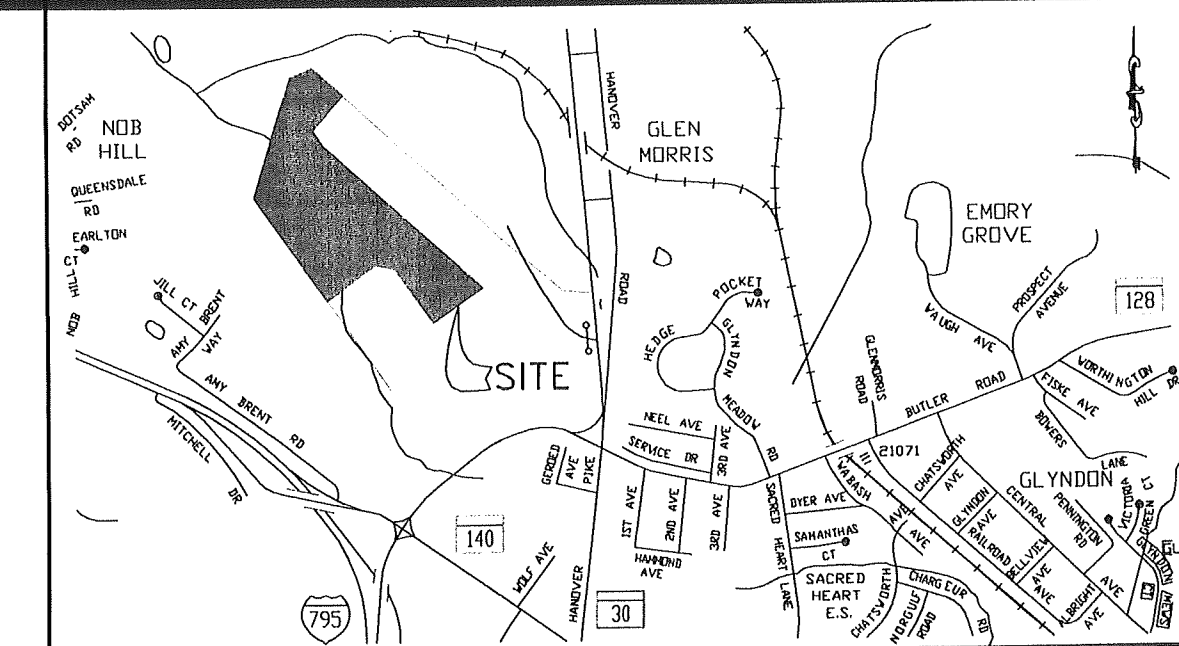
PLAN TO ACCOMPANY PETITION FOR SPECIAL HEARING
BOSLEY CONSTRUCTION
12910 HANOVER ROAD
LIBER 12963 FOLIO 159
TAX MAP 48 - GRID 4 - PARCELS 1118 AND 319
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE
0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



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

Professional 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.		SCALE: 1" = 40' DATE: JULY 8, 2008 JOB NO.: 2008-187 DESIGNED: DRAWN: AKC CHECKED: CMR FILE: 2008187_ZONING.dwg DRAWING NUMBER: SPH-2	
License No. 12311	Expiration Date: 02-09-11	NO.	DATE
		REVISIONS:	BY
		SHEET 2	OF 2

Item #0015



VICINITY MAP
SCALE: 1"=2000'

BENCHMARK DATA
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 97	658913.2800	1300547.8600	715.17
BALT. CO. GIS - 97-AZ	658925.2600	1300544.0600	698.44

GENERAL NOTES

- OWNER/DEVELOPER:
BUSH MEADOWS LLC
12910 HANOVER ROAD
REISTERSTOWN, MD. 21136
- SITE DATA:
MAP 48, PARCEL 1118
DEED REFERENCE: 12063/159
TAX ACCOUNT NO. 2203011999
SITE AREA: 53.0977 ACRES
- ZONING DATA:
ZONED RC-2, RC-8, AND RC-4
ZONING MAP NO. 39B3 AND 48B1
- EXISTING AND PROPOSED USE: CONTRACTOR'S EQUIPMENT STORAGE YARD
TOTAL FLOOR AREA: 11,980 SQ. FT.
- THIS PROPERTY IS NOT IN THE CHESAPEAKE BAY CRITICAL AREA. THERE IS NO FLOODPLAIN THAT AFFECTS THE SUBJECT AREA OF THE HEARING.
- THIS PROPERTY HAS NO HISTORIC BUILDINGS OR SITES.
- THERE IS NO ZONING HISTORY FOR THIS PROPERTY.

PETITIONER'S
EXHIBIT NO. 16

RD #2010-0015-SPHA

PLAN TO ACCOMPANY PETITION FOR VARIANCE
BOSLEY CONSTRUCTION
12910 HANOVER ROAD
LIBER 12963 FOLIO 159
TAX MAP 48 - GRID 4 - PARCELS 1118 AND 319
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE

200 0 100 200 400 600 800
(IN FEET)
1 inch = 200 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 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.

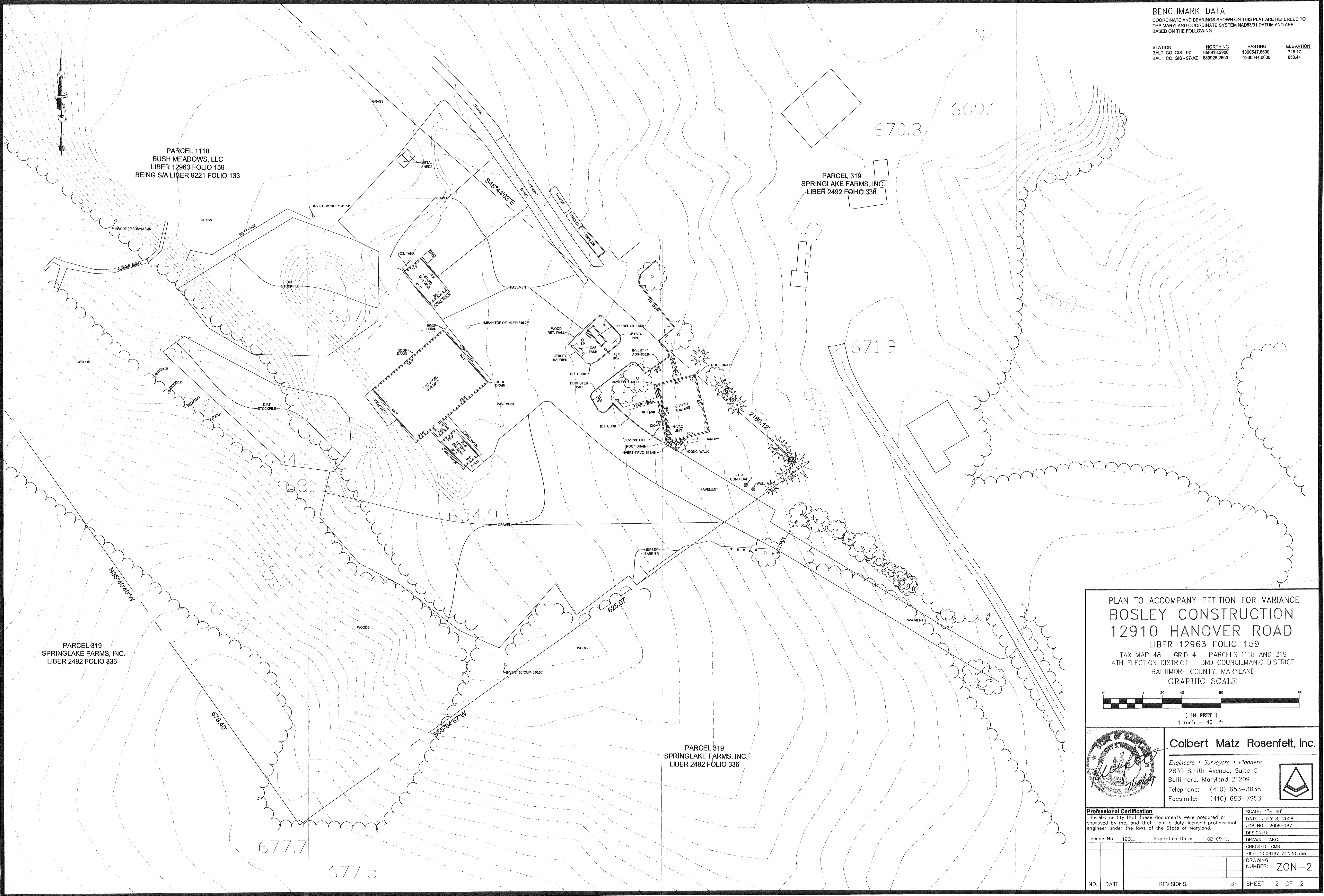
License No.	Expiration Date	Scale
12311	02-09-11	1"=200'

DATE: JULY 8, 2008
JOB NO.: 2008-187
DESIGNED: AKC
CHECKED: GMR
FILE: 2008187 ZONING.dwg
DRAWING NUMBER: ZON-1

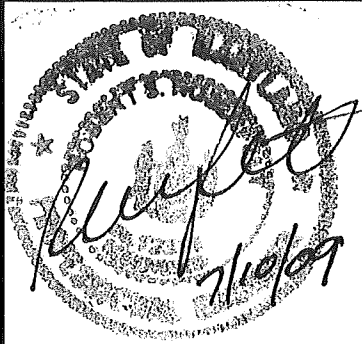
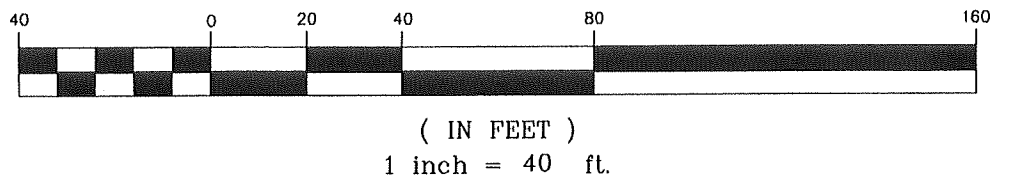
NO.	DATE	REVISIONS:	BY	SHEET
				1 OF 2

BENCHMARK DATA
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO
THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE
BASED ON THE FOLLOWING

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. GIS - 97	658913.2800	1360547.8800	716.17
BALT. CO. GIS - 97-AZ	658925.2800	1360644.0800	668.44

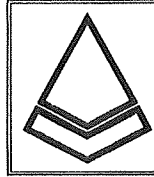


PLAN TO ACCOMPANY PETITION FOR VARIANCE
BOSLEY CONSTRUCTION
12910 HANOVER ROAD
LIBER 12963 FOLIO 159
TAX MAP 48 - GRID 4 - PARCELS 1118 AND 319
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE



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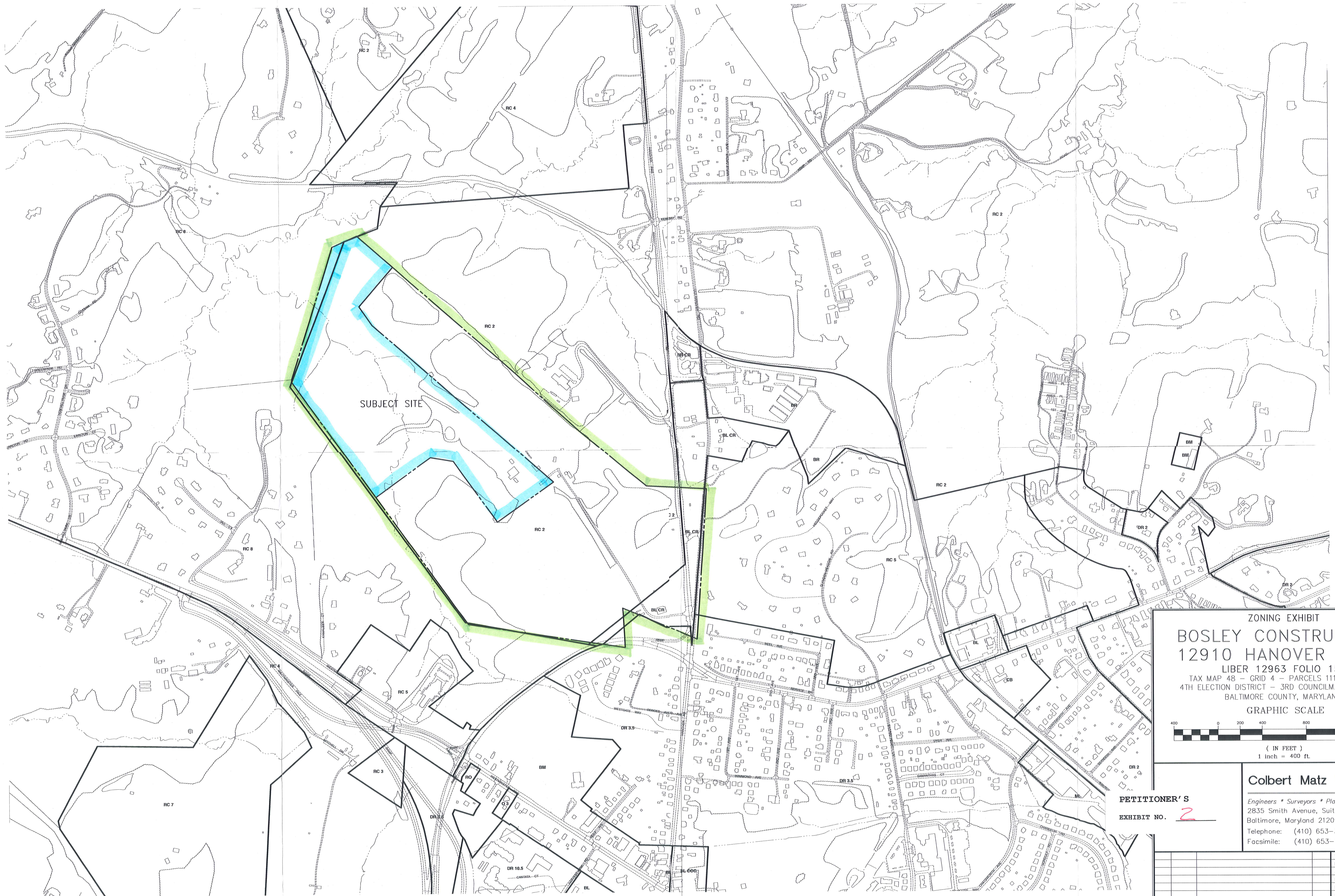
Professional Certification
I hereby certify that these documents were prepared or
approved by me, and that I am a duly licensed professional
engineer under the laws of the State of Maryland.

License No. 12311 Expiration Date: 02-09-11

CHECKED: CMR
FILE: 2008187 ZONING.dwg
DRAWING
NUMBER: ZON-2

NO. DATE REVISIONS: BY SHEET 2 OF 2

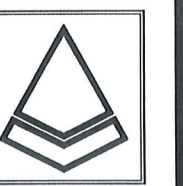
Item #0015



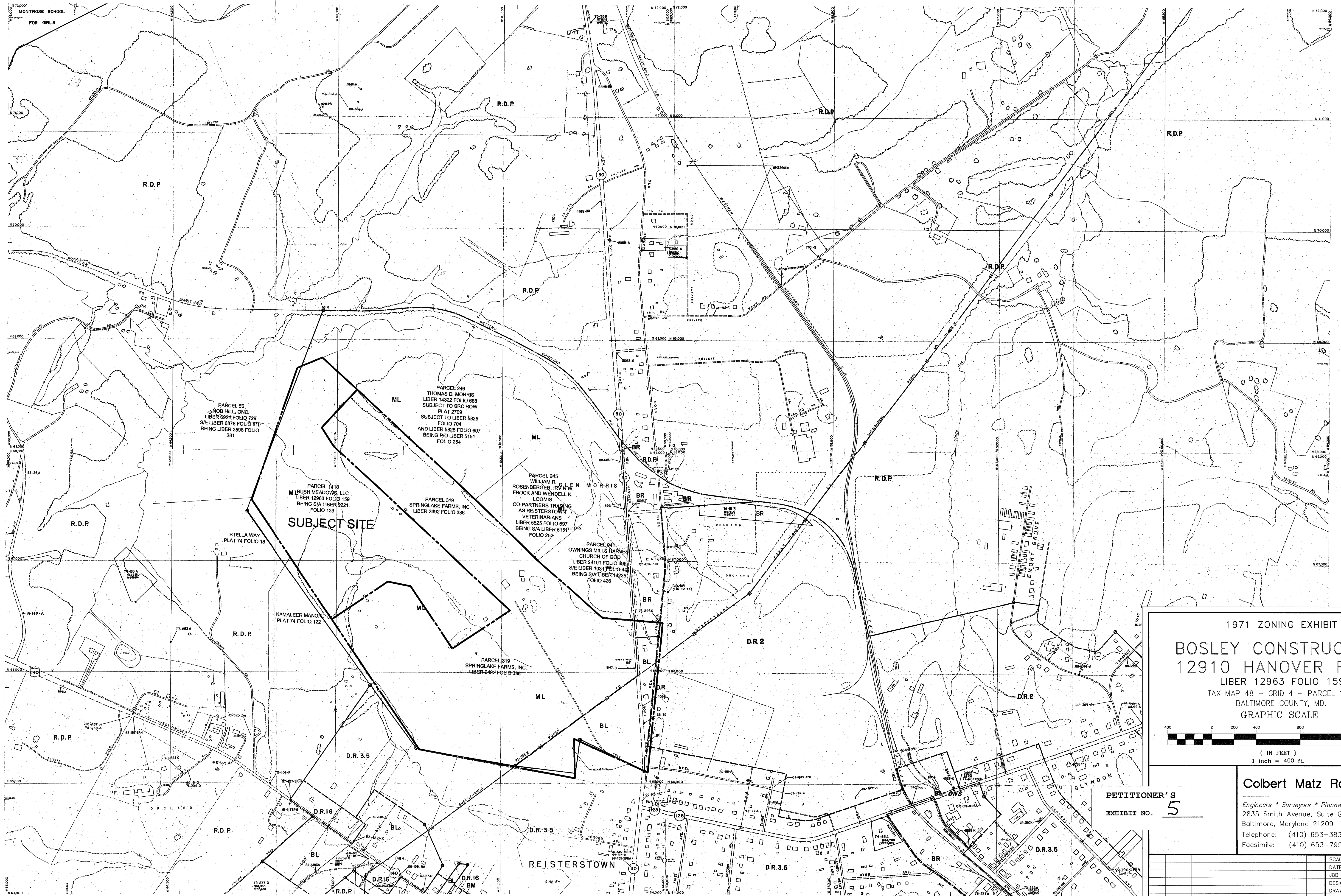
ZONING EXHIBIT
BOSLEY CONSTRUCTION
12910 HANOVER ROAD
LIBER 12963 FOLIO 159
TAX MAP 48 - GRID 4 - PARCELS 1118 AND 319
4TH ELECTION DISTRICT - 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
GRAPHIC SCALE
400 0 200 400 800 1600
(IN FEET)
1 inch = 400 ft.

PETITIONER'S
EXHIBIT NO. 2

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Baltimore, Maryland 21209
Telephone: (410) 653-3838
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		SCALE: 1"= 400'	
		DATE: 09/22/09	
		JOB NO.: 2008-187	
		DESIGNED:	
		DRAWN: AKC	
		CHECKED: CMR	
		FILE: 2008187 ZONING MAPS EXHIBIT.dwg	
		DRAWING NUMBER: ZM-1	
NO.	DATE	REVISIONS:	BY SHEET 1 OF 1



1971 ZONING EXHIBIT

BOSLEY CONSTRUCTION
12910 HANOVER ROAD
LIBER 12963 FOLIO 159
TAX MAP 48 - GRID 4 - PARCEL 1118
BALTIMORE COUNTY, MD.

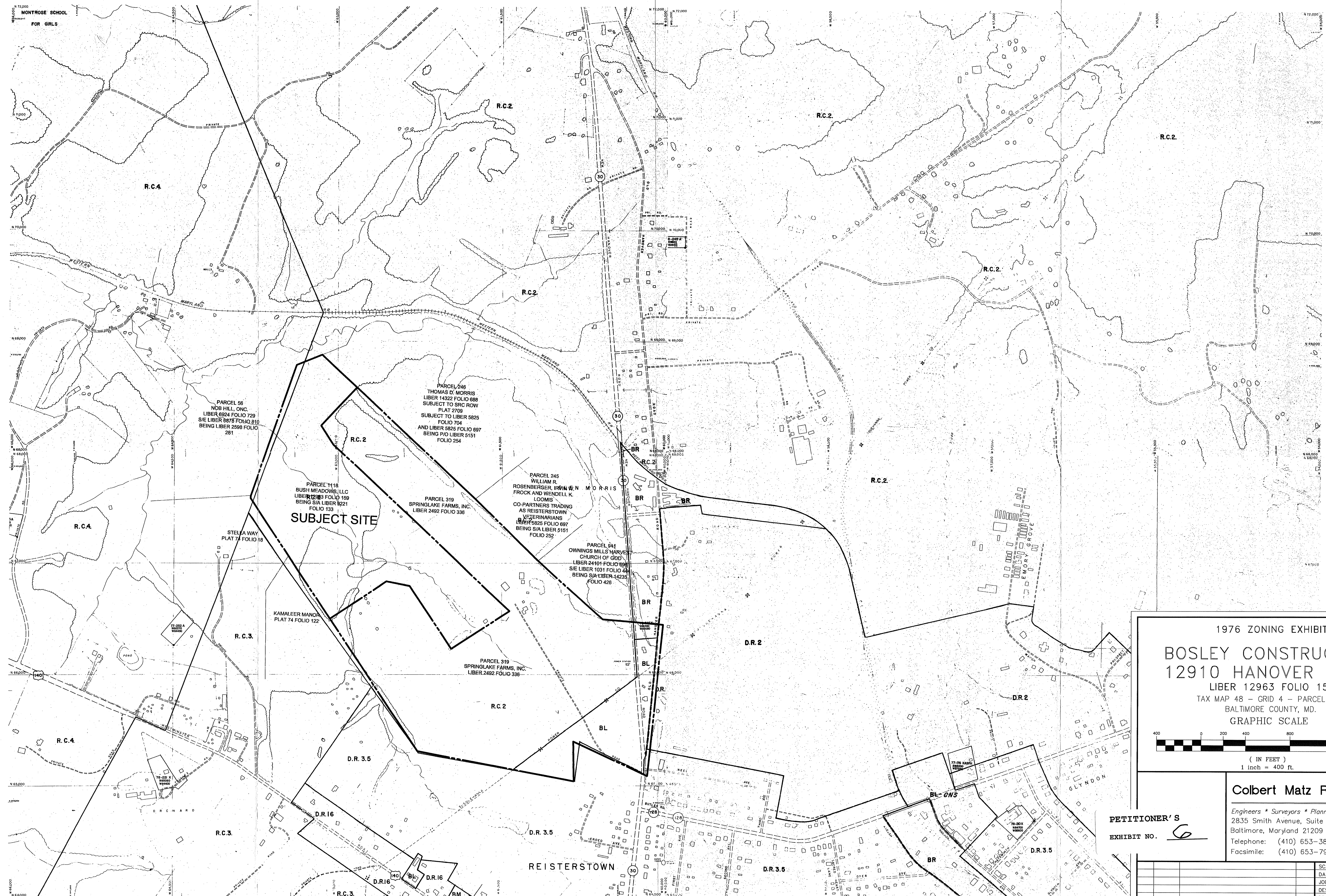
GRAPHIC SCALE
1 inch = 400 ft.

PETITIONER'S
EXHIBIT NO. **5**

Colbert Matz Rosenfelt, Inc.
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NO.		DATE	REVISIONS:	BY	SHEET	OF

SCALE: 1" = 400'
DATE: 05/07/09
JOB NO.: 2008-187
DESIGNED: AKC
DRAWN: CMR
CHECKED: CMR
FILE: 1971 ZONING EXHIBIT.dwg
DRAWING NUMBER:



1976 ZONING EXHIBIT

BOSLEY CONSTRUCTION
12910 HANOVER ROAD

LIBER 12963 FOLIO 159
TAX MAP 48 - GRID 4 - PARCEL 1118
BALTIMORE COUNTY, MD.

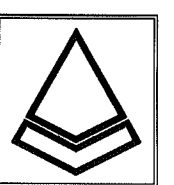
GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

Colbert Matz Rosenfelt, Inc.

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PETITIONER'S
EXHIBIT NO. 6

		SCALE: 1"= 400'	
		DATE: 05/07/09	
		JOB NO.: 2008-187	
		DESIGNED:	
		DRAWN: AKC	
		CHECKED: CMR	
		FILE: 1976 ZONING EXHIBIT.dwg	
		DRAWING	
		NUMBER:	
NO.	DATE	REVISIONS:	BY SHEET OF



Legend

TAXPARCEL

Area_3.sid

RGB

Red: Band_1

Green: Band_2

Blue: Band_3

Produced by Baltimore County GIS Services Unit
Date: September 22, 2009
Date of Imagery: 2008

1 inch = 100 feet

The Cadastral Information on this Plot was compiled from existing deed information. This information is not to be considered authoritative. The Survey information was not field checked and Certified by a licensed land surveyor.

