

IN RE: PETITION FOR VARIANCE

W side of Red Lion Road; 1,500 feet
from the c/l of Stevens Road
Election District
Councilmanic District
(11252 Red Lion Road)

William C. and Barbara A. Brown
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2010-0035-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owners of the subject property, William C. and Barbara A. Brown. Petitioners are requesting Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet from the northwest corner of a proposed dwelling in lieu of the required 30 feet. The subject property and requested relief are more fully described on the site plan as filed that was marked and accepted into evidence as Petitioners' Exhibit 1, and the revised redlined/bluelined site plan that was marked and accepted into evidence as Petitioner's Exhibit 5.

Appearing at the requisite public hearing in support of the variance requests were Petitioners William and Barbara Brown, and Paul Lee, with Century Engineering, Inc., the professional engineer who prepared the site plans. Appearing as interested citizens were nearby neighbors Esther and Deborah Scott of 11248 Red Lion Road. There were no Protestants or other interested citizens in attendance.

Testimony and evidence offered revealed that the subject property is primarily square-shaped and contains approximately 1.15 acres, more or less, zoned D.R.3.5. The property is located approximately 300 feet west of Red Lion Road and north of U.S. Route 40 in the White

10-13-09
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Marsh area of Baltimore County. The property also lies approximately one mile north of the terminus of Bird River. The subject property is known as Lot 2A of the "Couplin Tract" subdivision. A copy of the record plat was marked and accepted into evidence as Petitioners' Exhibit 2 and indicates the plat was recorded on December 20, 1952.

As indicated on the SDAT Real Property Data Search printout that was marked and accepted into evidence as Petitioners' Exhibit 3, an 816 square foot dwelling was constructed on the property in 1953. Access to the property is by way of a driveway leading from Red Lion Road. Petitioners purchased the property in 1998. At some point prior to Petitioners' ownership, the dwelling deteriorated into a state of disrepair. Petitioners razed the dwelling after their acquisition of the property, leaving only the foundation from the previous house. In 2003, Petitioners sought to construct a replacement dwelling and, being aware of the environmental constraints on the property, contacted the Baltimore County Department of Environmental Protection and Resource Management (DEPRM) in order to request an environmental assessment of the property to determine the feasibility of a replacement dwelling. In a letter dated April 3, 2003, which was marked and accepted into evidence as Petitioners' Exhibit 4, DEPRM indicated that "[i]t appears that due to the time elapsed from the demolition of the previous house plus the proposed construction of a larger house and addition of a sewer connection, the lot will no longer be grand-fathered and the property must comply with all of Baltimore County's current regulations." As a result, it was indicated that the property would have to comply with Baltimore County Code provisions concerning the protection of water quality, streams, wetlands, and floodplains, including forest buffer and building setback requirements.

10-13-09

Thereafter, Petitioners engaged Mr. Lee, their consulting engineer, to review and evaluate the property in terms of the environmental and potential zoning issues. Mr. Lee prepared the redlined/bluelined site plan that was accepted into evidence as Petitioners' Exhibit 5. This plan shows the comprehensive steps Mr. Lee has taken to identify and delineate the environmental constraints present on the property, and the analyses that have taken place regarding compliance with DEPRM's issues. Approval was granted in a letter from DEPRM to Mr. Lee dated July 17, 2009, which was marked and accepted into evidence as Petitioners' Exhibit 6A.

Following resolution of DEPRM issues, Petitioner is now in need of the instant zoning relief. As Mr. Lee explained, the proposed dwelling on the subject property is shown on the redlined/bluelined site plan at the northwest corner of the property, sufficiently away from the forest buffer area and floodplain. The variance is necessary because the proposed location of the home is 17 feet from the property line that is adjacent to an existing Baltimore Gas & Electric (BGE) right-of-way. A copy of this recorded right-of-way was marked and accepted into evidence as Petitioners' Exhibit 7. As depicted on the redlined/bluelined site plan, the right-of-way is approximately 150 feet wide and contains existing overhead power lines. A small portion of this right-of-way encroaches into the subject property as shown and cuts off a corner of the subject property. As Mr. Lee indicated, it is this situation, combined with the requirements of the forest buffer, slopes and erodible soils analysis, and alternatives analysis that drives the need for the variance. In short, in order to meet current environmental regulations, there is no other feasible location to place a dwelling on the property; and even with the proposed placement, a variance is still necessary, otherwise the property is rendered unbuildable.

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10-13-09

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

Considering all the testimony and evidence presented, I am persuaded to grant the variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance requests. It is evident that Petitioners were put in a difficult situation because they were unable to build a replacement dwelling on the existing foundation due to the passage of time and the existing environmental constraints on the property. After determining the extent of the environmental impacts and working with DEPRM to resolve those issues, Petitioners are still in need of variance relief from the Zoning Regulations. This is due in part to the environmental requirements that cause the proposed dwelling to be placed in a corner of the property. The variance is also needed as a result of the BGE right-of-way that pinches the corner of the property where the dwelling is proposed. These unusual circumstances cause the subject property to be disproportionately impacted by the rear yard setback regulations as compared with other properties in the District. Hence, I find the property to be unique in a zoning sense. I also find that undue hardship would befall Petitioners if the requested relief were not granted; that is, an existing lot of record since 1952 would be rendered unbuildable for a single-family dwelling that is specifically permitted by the Zoning Regulations.

I further find that the requested variance 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.

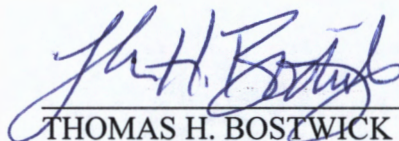
ORDER RECEIVED FOR FILING
10-13-09
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Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered, I find that Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 13th day of October, 2009 by this Deputy Zoning Commissioner, that Petitioners' Variance request from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 17 feet from the northwest corner of a proposed dwelling in lieu of the required 30 feet be and is hereby **GRANTED**, subject to the following:

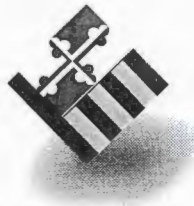
1. Petitioners are advised that they may apply for any required building permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

ORDER PREPARED FOR FILING
10-13-09
pm



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

October 13, 2009

WILLIAM C. AND BARBARA A. BROWN
1206 WEST NORTH AVENUE
BALTIMORE MD 21217

Re: Petition for Variance
Case No. 2010-0035-A
Property: 11252 Red Lion Road

Dear Mr. and Mrs. Brown:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Paul Lee, Century Engineering, Inc., 10710 Gilroy Road, Hunt Valley MD 21031
Esther and Deborah Scott, 11248 Red Lion Road, White Marsh MD 21162



Petition for Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 11252 Red Lion Road
which is presently zoned DR3.5

Deed Reference: 12842 / 25 Tax Account # 1103050050

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1 of the BC2R to permit a rear yard setback of 17' from the northwest corner of a proposed dwelling in lieu of the required 30' (a variance of 13').

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

To be addressed at hearing.

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

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

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

Contract Purchaser/Lessee: ENGINEER:

Paul Lee - Century Engineering, Inc.

Name - Type or Print

Signature

10710 Gilroy Road

443-589-2400

Address

Telephone No.

Hunt Valley

Maryland

21031

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

William C. Brown

Name - Type or Print

Signature

Barbara A. Brown

Name - Type or Print

Signature

1206 W. North Avenue

410-728-8422

Address

Telephone No.

Baltimore

Maryland

21217

City

State

Zip Code

Representative to be Contacted:

Paul Lee - Century Engineering, Inc.

Name

10710 Gilroy Road

443-589-2400

Address

Telephone No.

Hunt Valley

Maryland

21031

City

State

Zip Code

Case No.

2010-0035-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by

JF

Date

7/29/09

REV 8/20/07

10-1307
pm

Description
11252 Red Lion Road
Elect. Dist. 11C5 Balto. Co. MD

2010-0035-A

Beginning for the same at a point at the intersection of the eastern outline of said property with the southern outline and south side of a 16' road easement (private easement use in common) leading to Red Lion Road, said point also being located 1) Running northeasterly 1500'± along Red Lion Road from the center of Stevens Road to the south side of the 16' road then running reversely along the south side of said 16' road 2) South 88° 42' 31" West 330'± to the intersection of the eastern and southern outlines (southeast corner) and place of beginning of subject property; thence running with and binding on said southern outline and south side of 16' road easement,

- 1) South 88° 24' 37" West 198.10'± to the western outline and centerline of 16' road easement thence running with said western outline of said property
- 2) North 01° 35' 23" West 187.08' to the intersection with the east side of a 150' BG&E right-of-way easement, thence running with and binding with said east side of BG&E right-of-way easement
- 3) North 33° 57' 15" East 86.42 to the point of intersection with the northern outline of said property with the south side of an existing 20' drainage and utility easement (Balto. Co. R/W #96-005-1), thence running with and binding on said northern outline,
- 4) North 88° 24' 37" East 204.76' to the intersection with the beginning of the eastern outline and northeast corner of subject property, thence running with said eastern outline and the existing "Jennies Branch Stream" the 8 following courses and distances:
- 5) South 26° 04' 36" West 41.62 feet
- 6) South 34° 41' 37" West 25.50 feet
- 7) South 01° 36' 37" West 27.00 feet
- 8) South 17° 42' 37" West 50.25 feet
- 9) South 13° 33' 37" West 77.33 feet
- 10) South 27° 48' 23" East 24.00 feet
- 11) South 83° 01' 24" East 19.97 feet and
- 12) South 08° 10' 37" West 26.83 feet to the southeast corner of said property and the place of beginning.



Containing 49,882 s.f. (1.15 acres) of land more or less and known as 11252 Red Lion Road.

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

No. 437

Date: _____

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

Total: _____

Rec
From: _____

For: _____

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: 2010-0035-A

Petitioner/Developer:_____

William and Barbara Brown

Date of Hearing/closing: September 21, 2009

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

Attn; Kristin Matthews;

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at, _____
11252 Red Lion Road

The sign(s) were posted on Sept. 5, 2009
(Month, Day, Year)

Sincerely,

Robert Black Sept. 9, 2009

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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: # 2010-0035-A

11252 Red Lion Road

W/side of Red Lion Road, at a distance of 1,500 feet from the centerline of Stevens Road

11th Election District — 5th Councilmanic District

Legal Owner(s): William & Barbara Brown

Variance: to permit a rear yard setback of 17 feet from the northwest corner of a proposed dwelling in lieu of the required 30 feet (a variance of 13 feet).

Hearing: Monday, September 21, 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.
9/04/7 September 3 210605

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

S. Wilkinson

LEGAL ADVERTISING

**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: # 2011-0035-A
610 Cameron Ridge Court
N/east side of Cameron
Ridge Court, 45 feet east of
the centerline of Quiet Val-
ley Court
7th Election District
3rd Councilmanic District
Legal Owner(s):

Variance: to permit a pro-
posed detached accessory
structure (garage) to be lo-
cated in the side yard of the
dwelling in lieu of the re-
quired rear; and to amend
the Final Development Plan
of Cameron Mill, Section 2,
lot 52 only.

Hearing: Thursday, Sep-
tember 2, 2010 at 2:00
p.m. in Room 106, County
Office Building, 111 West
Chesapeake Avenue,
Towson 21204.

WILLIAM J. WISEMAN, III
Zoning Commissioner for
Baltimore County

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

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

JT/8/887-Aug. 24 251855

CERTIFICATE OF PUBLICATION

8/26/, 2010

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 8/24/, 2010.

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

J. Wilkinson

LEGAL ADVERTISING

ZONING NOTICE

CASE: 2010-0035-A

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

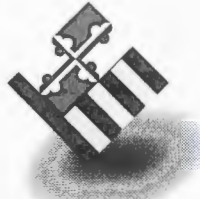
PLACE: Room 104, JEFFERSON BUILDING
105 WEST CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: MONDAY, SEPTEMBER 21, 2009 AT 11:00 ^{P.M.}

REQUEST: VARIANCE TO PERMIT A REAR YARD SETBACK OF
17 FEET FROM THE NORTHWEST CORNER OF A PROPOSED DWELLING
IN LIEU OF THE REQUIRED 30 FEET (A VARIANCE OF 13 FEET)

POSTED HEREIN 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

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

August 19, 2009

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: 2010-0035-A

11252 Red Lion Road

W/side of Red Lion Road, at a distance of 1,500 feet from the centerline of Stevens Road

11th Election District – 5th Councilmanic District

Legal Owners: William & Barbara Brown

Variance to permit a rear yard setback of 17 feet from the northwest corner of a proposed dwelling in lieu of the required 30 feet (a variance of 13 feet).

Hearing: Monday, September 21, 2009 at 11:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Timothy Kotroco
Director

TK:klm

C: Paul Lee, Century Engineering, 10710 Gilroy Road, Hunt Valley 21031
Mr. & Mrs. Brown, 1206 W. North Avenue, Baltimore 21217

- 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.

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 2010-0035-A

Petitioner: WILLIAM C. BROWN

Address or Location: 11252 RED LION ROAD

PLEASE FORWARD ADVERTISING BILL TO

Name: WILLIAM C. BROWN

Address 1206 N. NORTH AVE

BALTIMORE, MD. 21217

Telephone Number: 410-728-8422



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

September 18, 2009

William C. Barbara A. Brown
1206 W. North Ave
Baltimore, MD 21217

Dear: William C. Barbara A. Brown

RE: Case Number 2010-0035-A, 11252 Red Lion 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 29, 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
Paul Lee: Cenntury Engineering, Inc.; 10710 Gilroy Rd.; Hunt Valley, MD 21031

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 13, 2009

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

SIGNED: Dennis A. Kennedy

SUBJECT: Zoning Advisory Committee Meeting
For August 3, 2009
Item Nos. 2009-0326, 2010-002, 012, 027, 028,
029, 030, 031, 033 and 035

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-08132009-NO COMMENTS.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 7, 2009

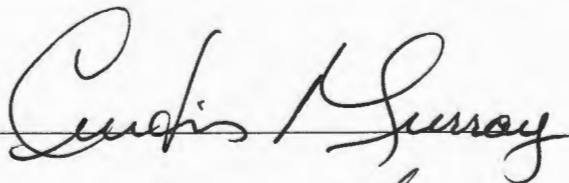
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-035- Variance**

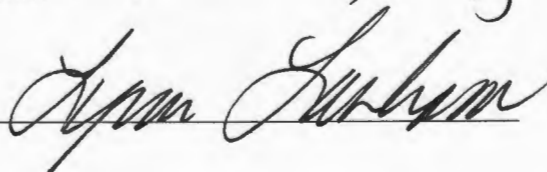
The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

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

Prepared By:



Division Chief:
CM/LL





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

State Highway
Administration

Beverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: AUGUST 4, 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 2010-0035-A
11252 REWD LION RD
BROWN PROPERTY
VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2010-0035-A.

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

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 9, 2010

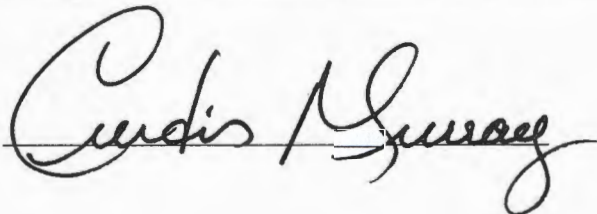
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-035- Administrative 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RE: PETITION FOR VARIANCE * BEFORE THE
11252 Red Lion Road; W/S Red Lion Road, *
1,500' c/line of Stevens Road * ZONING COMMISSIONER
11th Election & 5th Councilmanic Districts *
Legal Owner(s): William & Barbara Brown * FOR
Petitioner(s) *
* BALTIMORE COUNTY
*
* 10-035-A

* * * * *

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 07 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 7th day of August, 2009, a copy of the foregoing Entry of Appearance was mailed to Paul Lee, Century Engineering, Inc, 10710 Gilroy Road, Hunt Valley, MD 21031, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 11252 RED LION RD
CASE NUMBER 2010-0035-A
DATE 9-21-09

[illegible]



PETITIONER'S

EXHIBIT NO.

8

1"=200'

ML

PDM # 111065
180000

1107029520
MH
NE 10-J

1103039050
1103050001
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1102066800
11246
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1120030300
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19890477
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1800000414
11328
1120080100
1113092430
11322
1900000353
11318
11316
2000005362
2200028694
PDM # 110739
11310
11308
2200028695
1103050050
110202225
DR 3.5
5 CD
150'
SUBJECT SITE
EASEMENT
RED LION RD
STEVENS RD
150' to STEVENS RD
073A2
SCALE:
1" = 200'

PDM # 110976
2500004209
Pt. Bk. 78 Folio 356

Pt. Bk. 67 Folio 131

Pt. Bk. 61 Folio 133

ML

ML

ML

073A2"
SCALE:
1"=200'



Case No.:

2010-0035-A

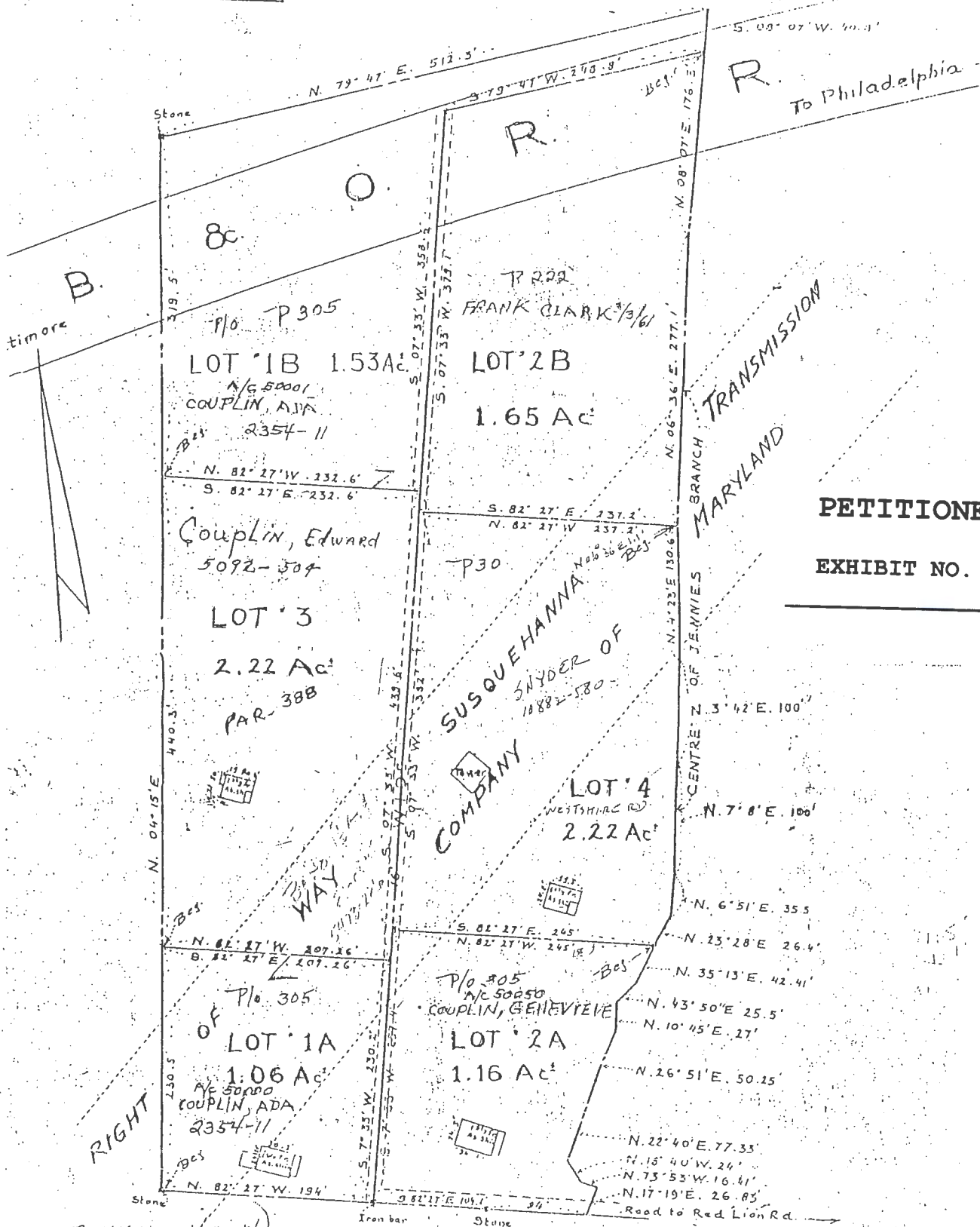
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Site Plan	
No. 2	Record Plat	
No. 3	Revised Site Plan 501C Plat	
No. 4	Letter 4/3/03	
No. 5	Revised Site Plan w/ ASPM variance approvals	
No. 6 A-C	7/17/09 letter and related documents	
No. 7	Plan showing BGE ownership of small tracts - credits need for variance	
No. 8	Zoning Map - also shows BGE's right of way - property	
No. 9		
No. 10		
No. 11		
No. 12		

MAP	BLOCK	PARCEL
73	13	388



PETITIONER'S
EXHIBIT NO. 2

BENJAMIN S. JAMES
Surveyor of Couplin Tract
at Calverton Md.
Scale: 1" = 100'
Date: Dec. 20th 1952
ST. 11

Benjamin S. James
2354/015

 Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vw2.3)	Go Back View Map New Search
--	---

Account Identifier: District - 11 Account Number - 1103050050

Owner Information

Owner Name: BROWN WILLIAM C BROWN BARBARA A Mailing Address: 1206 W NORTH AVE BALTIMORE MD 21217-3533	Use: RESIDENTIAL Principal Residence: NO Deed Reference: 1) /12842/ 25 2)
--	---

Location & Structure Information

Premises Address	Legal Description
RED LION RD	1.16 AC NWR 250 FT RED LION RD 1400FT NE OF STEVENS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
73	13	222					2A	3	
									Plat Ref:

Special Tax Areas

Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1953	816 SF	1.11 AC	04

Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2006	07/01/2008	07/01/2009
Land	96,040	96,040		
Improvements:	15,100	15,100		
Total:	111,140	111,140	111,140	NOT AVAIL
Preferential Land:	0	0	0	NOT AVAIL

Transfer Information

Seller: JACKSON EVELYN A	Date: 05/07/1998	Price: \$40,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12842/ 25	Deed2:

Seller: JACKSON EVELYN A	Date: 05/06/1997	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /12160/ 375	Deed2:

Seller: COUPLIN GENEVIEVE	Date: 08/01/1975	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 5553/ 578	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:
 * NONE *

PETITIONER'S

EXHIBIT NO.

3

**Department of Environmental Protection
Resource Management**

401 Bosley Avenue, Suite 416
Towson, Maryland 21204

David H. Carroll, County Executive
David H. Carroll, Director



Natural Resource Specialist
Environmental Impact Review

Baltimore County
Department of Environmental Protection
& Resource Management
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
410-887-4800 Fax 410-887-4804



April 3, 2003

Mr. William Brown
1206 West North Avenue
Baltimore, Maryland 21217

RE: 11252 Red Lion Road
Preliminary Environmental
Assessment

Dear Mr. Brown:

A preliminary environmental assessment of the above referenced property was performed by Environmental Impact Review (EIR) at your request to determine the general environmental constraints of the lot. Inspection of the property on March 28, 2003 revealed the following:

Currently the lot has an existing concrete foundation from a previous house. Most of the property is forested. Jennies Branch, a Use I stream is located along the whole eastern portion of the property. It appears that due to the time elapsed from the demolition of the previous house, plus the proposed construction of a larger house and addition of a sewer connection, the lot will no longer be grand-fathered and the property must comply with all of Baltimore County's current regulations.

This lot would have to comply with Baltimore County Code Article IX Protection of Water Quality, Streams, Wetlands and Floodplains and Section 26-276 Floodplain and wetland protection. As per the regulations the stream would require a 75 foot Forest Buffer and a 35-foot building setback. Department of Public Works (DPW) will need to be contacted to see if a 100-year floodplain exists on the site that could further limit building on the lot.

Based on the results of this assessment it appears that the above environmental constraints are such that they could preclude some of the proposed development of the site. However you can apply for a variance under Section 14-334(a)(1) of Article IX. You should hire a qualified environmental consultant to delineate any possible wetlands

PETITIONER'S

EXHIBIT NO. 4

Visit the County's Website at www.baltimorecountyon

Mr. William Brown
April 3, 2003
Page 2

and accurately show the forest buffer that would need to be completed in order to pursue your proposed development.

As it appears after this assessment, most of the lot would need to be protected as per the above mentioned regulations and therefore only a variance approval from the director of this department could allow the proposed lot development. Please be aware that this letter only refers to the environmental constraints of the property. Other issues regarding building setbacks and sewer connections need to be discussed with ground water management and the zoning department. I have enclosed a listing of environmental consultants in the area for your use should you wish to continue with the proposed development.

If there are any questions regarding this correspondence, please contact me at (410) 887-3980.

Sincerely,



Brian Lindley
Natural Resource Specialist
Environmental Impact Review

Enclosure



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

JONAS A. JACOBSON, Director
Department of Environmental Protection
and Resource Management

July 17, 2009

Mr. Paul Lee
Century Engineering, Inc.
10710 Gilroy Road
Hunt Valley, MD 21031

RECEIVED

JUL 22 2009

Re: William Brown Property
11252 Red Lion Road

CENTURY ENGINEERING, INC.
10710 GILROY ROAD
HUNT VALLEY, MD 21031

Dear Mr. Lee:

I have reviewed your easement plat and site plan for the above referenced property. The easement is shown correctly. However, the following note from the July 29, 2008 variance approval must be provided on all plans:

"A variance and an alternatives analysis were granted by the Baltimore County Department of Environmental Protection and Resource Management from Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains for a reduced forest buffer for a dwelling and 35-foot primary structure setback and continued use of an existing driveway. The Forest Buffer Easement and building setback shown hereon are reflective of the fact that the variance and alternatives analysis were granted. Conditions were placed on this variance to reduce water quality impacts."

Once this note is added, the plans will be complete. Please contact me at (410) 887-3980 if you have any questions.

Sincerely,

Regina A. Esslinger, Supervisor
Environmental Impact Review

PETITIONER'S

11252 Red Lion Rd 7.17.09.doc/sheir/Regina

EXHIBIT NO.

6A-C

10710 Gilroy Road
Hunt Valley, MD 21031

**11252 RED LION ROAD
FOREST BUFFER EASEMENT**

Beginning for the same at a point located 26.13 feet from the point of beginning of that parcel of land described in a deed dated February 18, 1998 and recorded among the Land Records of Baltimore County in Liber 12842 Folio 25. Thence leaving said point and running through said parcel as now surveyed and referenced to the Maryland Coordinate System (NAD 83/91);

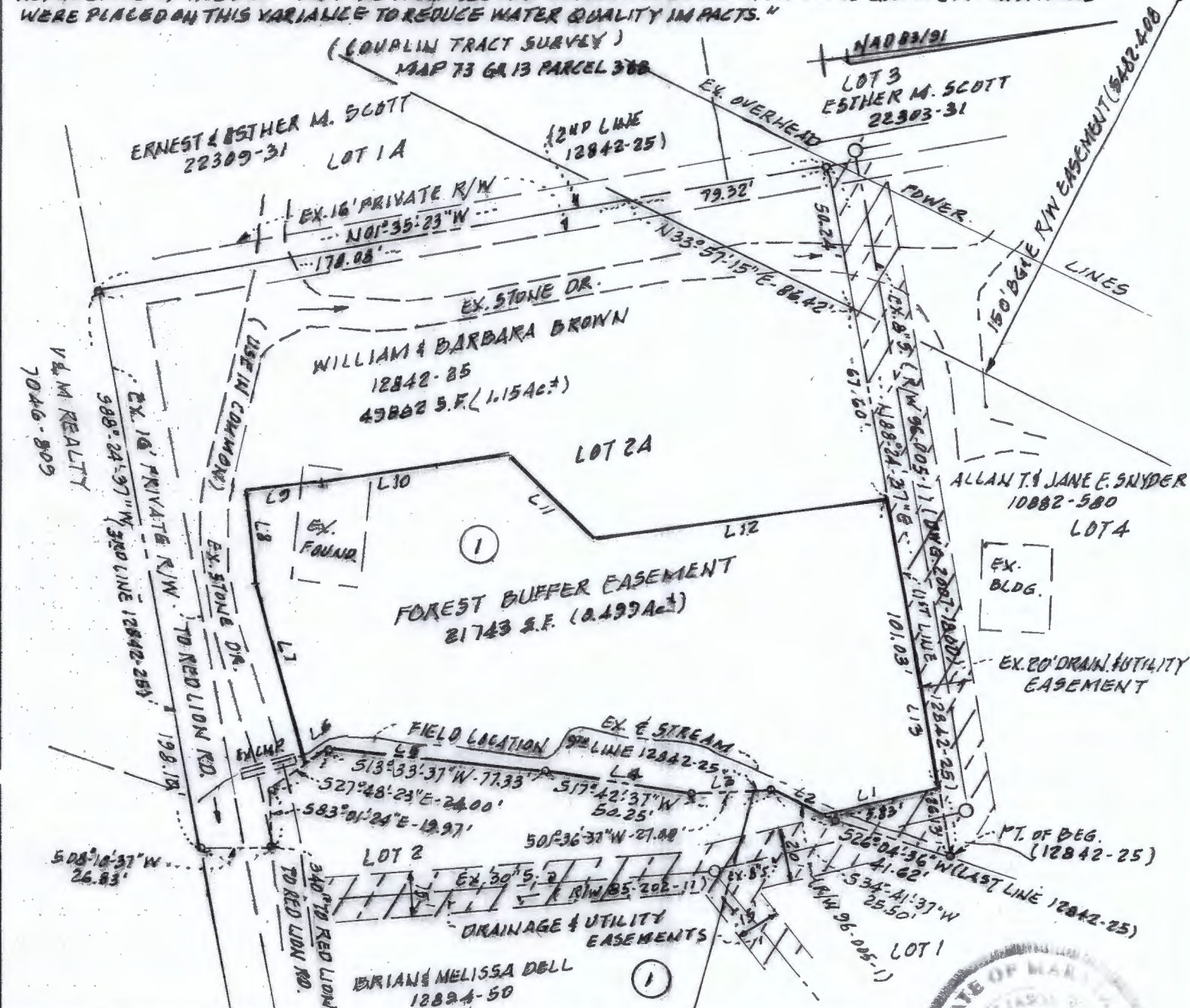
- 1) South 06° 12' 11" East 41.70 feet to a point in the center of an existing stream known as Jennies Branch, thence running with and binding on the center of Jennies Branch the following five courses, viz;
- 2) South 34° 41' 37" West 19.67 feet to a point, thence
- 3) South 01° 36' 37" West 27.00 feet to a point, thence
- 4) South 17° 42' 37" West 50.25 feet to a point, thence
- 5) South 13° 31' 37" West 77.33 feet to a point, thence
- 6) South 27° 48' 23" East 8.00 feet to a point, thence leaving the centerline of said stream and running through the aforementioned parcel of land recorded in Liber 12842 Folio 25 the following six courses and distances;
- 7) South 83° 40' 51" West 65.47 feet to a point, thence
- 8) North 88° 15' 37" West 32.24 feet to a point, thence
- 9) North 02° 30' 28" East 26.69 feet to a point, thence
- 10) North 01° 43' 43" West 65.00 feet to a point, thence
- 11) North 53° 49' 57" East 42.44 feet to a point, thence
- 12) North 00° 02' 38" West 101.49 feet to a point on the first or North 82° 27' West 245 foot line of that parcel of land described in the aforementioned deed, thence running reversely on a portion of said line
- 13) North 88° 24' 37" East 101.03 feet to the place of beginning.

Containing 21,743 square feet or 0.499 acres of land, more or less.

Being a portion of that parcel of land described in a deed to William C. Brown and Barbara A. Brown, dated February 18, 1998 and recorded among the Land Records of Baltimore County in Liber 12842 Folio 25.



"VARIANCE AND AN ALTERNATIVES ANALYSIS WERE GRANTED BY THE BALTO. CO. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATION FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS FOR A REDUCED FOREST BUFFER FOR A DWELLING AND 35' PRIMARY STRUCTURE SETBACK AND CONTINUED USE OF AN EXISTING DRIVEWAY. THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THE VARIANCE AND ALTERNATIVES ANALYSIS WERE GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS."



FOREST BUFFER EASEMENT AREA

LINE DATA

LINE	BEARING	DISTANCE
L2	S34°41'37"W	12.57'
L3	S01°36'37"W	27.00'
L4	S17°42'37"W	50.25'
L5	S13°31'37"W	77.33'
L6	S27°48'23"E	8.00'
L7	S83°40'51"W	65.47'
L8	N88°15'37"W	32.24'
L9	N02°30'28"E	26.69'
L10	N01°43'43"W	65.00'
L11	N42°40'47"E	12.12'

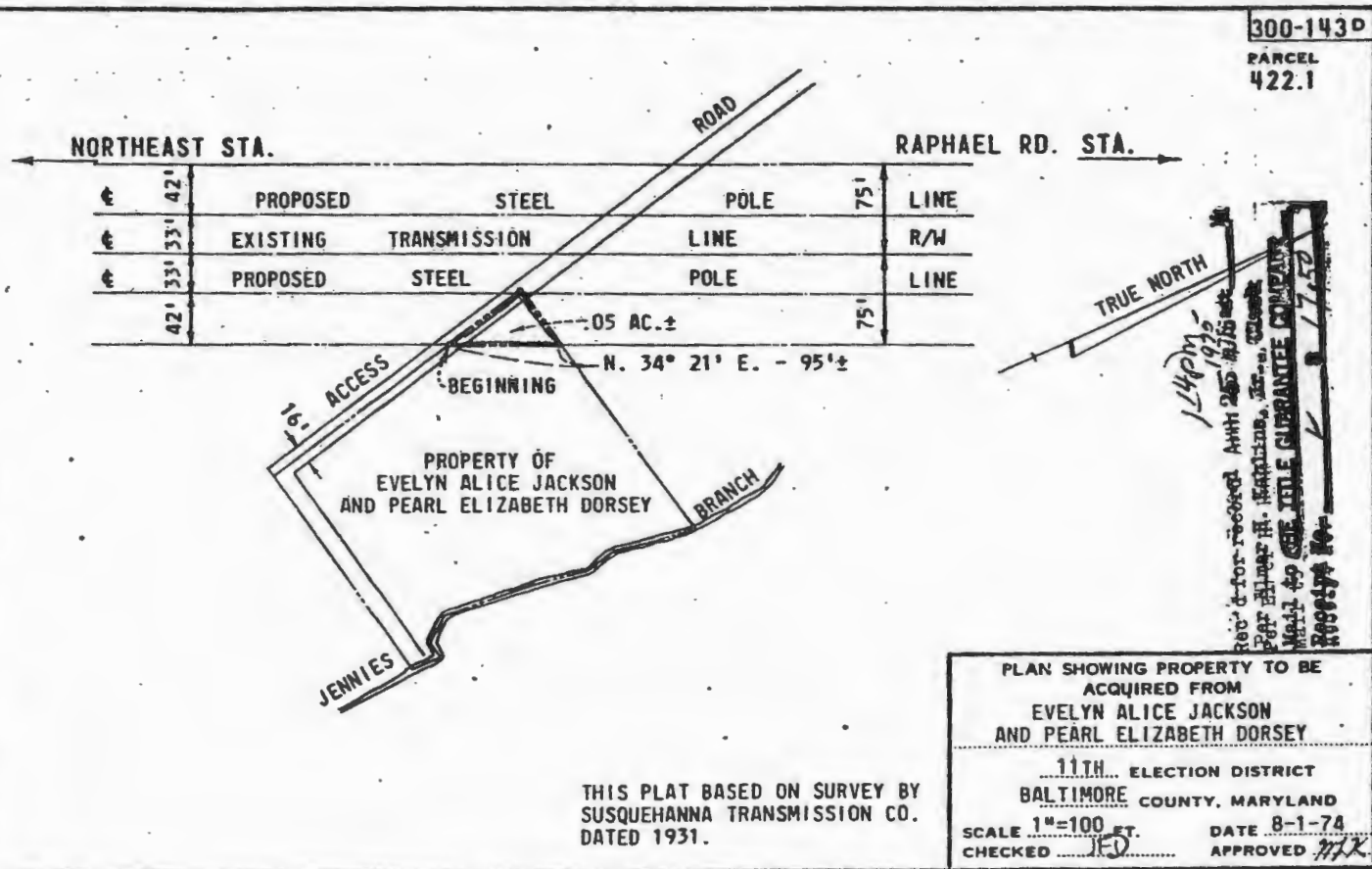
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

THE FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS

LIBER 5523 PAGE 93

PETITIONER'S

EXHIBIT NO. 7



STANDARD NON-DISTURBANCE NOTE:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

PROTECTIVE COVENANTS NOTE:

ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICTS DISTURBANCE AND USE OF THESE AREAS.

ERNEST COUPLIN
ESTHER M. SCOTT
22309-31

ESTHER M. SCOTT
22309-31
LOT 3

"COUPLIN TRACT SURVEY"
MAP 73 GR. 13 PARCEL 388

EX. DWLG.
#11250

ALLAN T. & JOAN E. SNYDER
10882-580
(2.22 AC.±)
LOT 4

LOCATION PLAN
SCALE: 1"=500'

PETITIONER'S
EXHIBIT NO. 5

GENERAL NOTES:

1. AREA OF PROPERTY = 1.16 AC.±
2. EXISTING ZONING OF PROPERTY = "DR 3.5"
3. EXISTING USE OF PROPERTY = "VACANT"
4. PROPOSED USE OF PROPERTY = "RESIDENTIAL"
5. OWNERS:
WILLIAM C. & BARBARA A. BROWN
1206 W. NORTH AVENUE
BALTIMORE, MARYLAND 21217-3533
6. TAX ACCT. # 11-03-050050, DEED: 12842-25
7. PROPERTY LOCATED ADC MAP 30, A4B7, NE 9T BCMD MAP
8. PROPERTY KNOWN AS LOT 2A ON PLAT OF "COUPLIN TRACT"
MAP 73, BLOCK 13, PARCEL 388
9. PUBLIC SEWER EXISTING AT SITE (SEE DWG. 2007-1800, 90% COMPLETE)
10. PUBLIC WATER EXIST IN RED LION ROAD (DWG. 1978-0727)
OWNER'S PROPERTY 325'± WEST OF RED LION ROAD
BUT HAS NO IN-FEE ACCESS TO PUBLIC WATER.
11. OWNER IS REQUESTING A VARIANCE TO THE MASTER
WATER & SEWER PLAN TO INSTALL AN INTERIM
INDIVIDUAL WATER SUPPLY SYSTEM (WELL)
12. A PRELIMINARY ENVIRONMENT ASSESSMENT OF
THE PROPERTY WAS MADE BY ENVIRONMENTAL
IMPACT REVIEW IN MARCH OF 2003.
13. OWNER REQUEST VARIANCE TO PERMIT PROP. BLDG. TO ENCRACH INTO
FOREST BUFFER 35' SETBACK. (SEE *VARIANCE NOTE)

PROPERTY PLAT
OF

WILLIAM C. & BARBARA A. BROWN

11252 RED LION ROAD

ELECT. DIST. 1165

BALTO. COUNTY, MD.

SCALE: 1"=50'

JUNE 28, 2007

MAR. 31, 2008

SEPT. 30, 2008

*PROPOSED VARIANCE REQUEST

- FOREST REDUCTION - ~~3000 SF~~ 3,112 SF.
- EXIST. CONTINUED USE OF
DRIVEWAY - ~~3000 SF~~ 2750 SF.
- SEWER CONNECTION

* VARIANCE REQUEST REVISED IN ACCORDANCE
WITH ALTERNATIVES ANALYSIS FOR SHARED
PRIVATE DRIVE BY HUMAN & ROWDE, INC. AND
REVISION TO ORIGINAL FOREST BUFFER EASEMENT
LIMITS AMENDED IN ACCORDANCE WITH DEPDM
APPROVAL 7-29-08

NOTE:

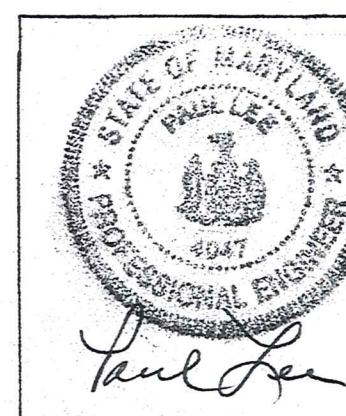
"JENNIES BRANCH" (USE 1 STREAM)
75' BUFFER REQUIRED

LEGEND:

- EXISTING TREE LINE
- FIELD LOCATION NON-TIDAL WETLAND
- 100 YR. FLOOD PLAIN
- "BtB" SOILS TYPE
- FBE - FOREST BUFFER - EXISTING
- L1-L13 INCL PROPOSED FOREST BUFFER EASEMENT

* VARIANCE NOTE

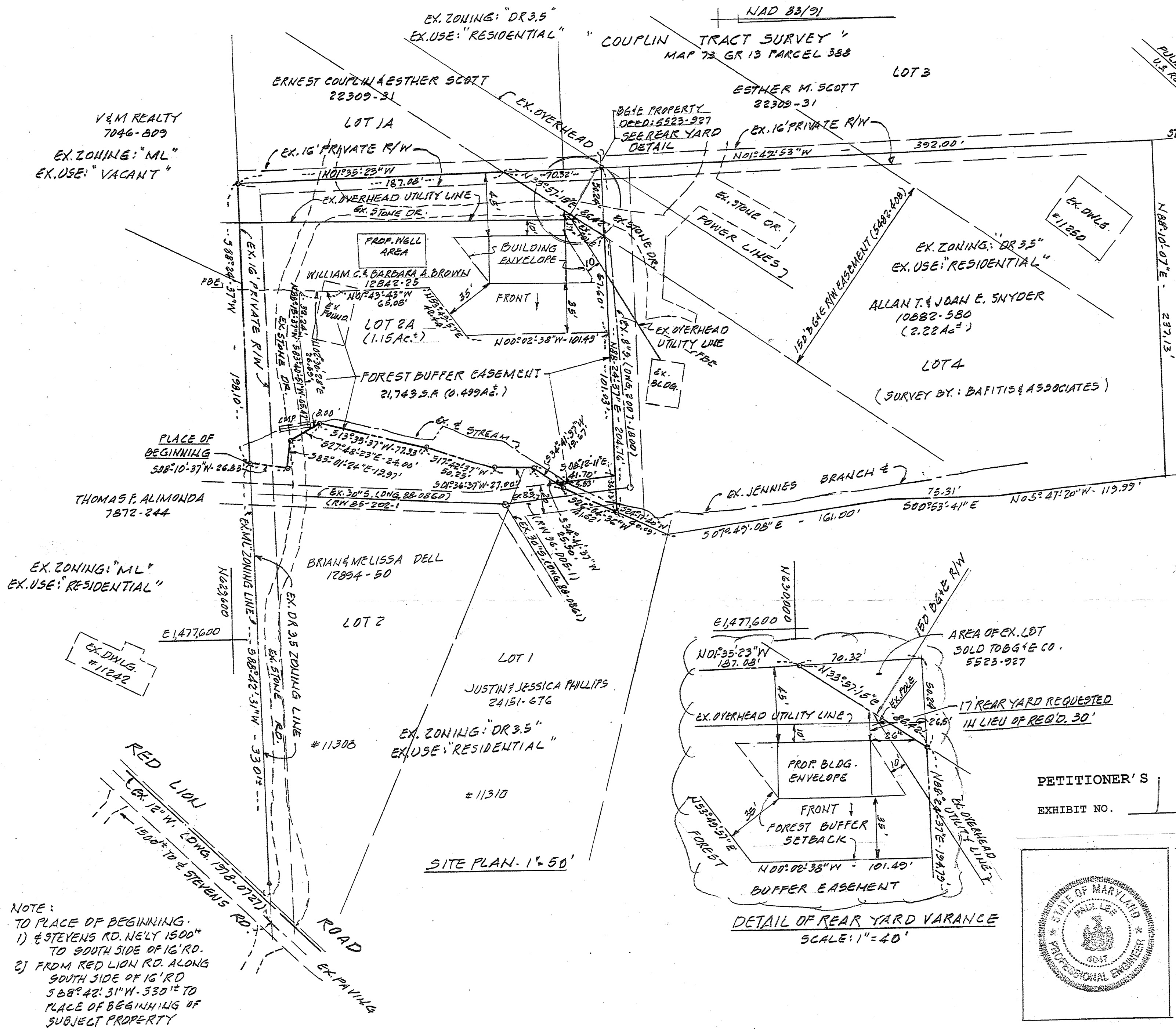
A VARIANCE AND AN ALTERNATIVES ANALYSIS WERE GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS FOR A REDUCED FOREST BUFFER FOR A DWELLING AND 35' PRIMARY STRUCTURE SETBACK AND CONTINUED USE OF AN EXISTING DRIVEWAY. THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THE VARIANCE AND ALTERNATIVES ANALYSIS WERE GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS.



NO.	REVISION DESCRIPTION	DATE
2	ADDED VARIANCE NOTE	7-23-09
1	REVISED LIMITS OF FOREST BUFFER EASEMENT	6-15-09
NO.	REVISION DESCRIPTION	DATE
ENGINEER: M CENTURY ENGINEERING		
10710 GILROY ROAD HUNT VALLEY, MD 21031		
Phone: (410) 823-8070 Fax: (410) 823-2184		

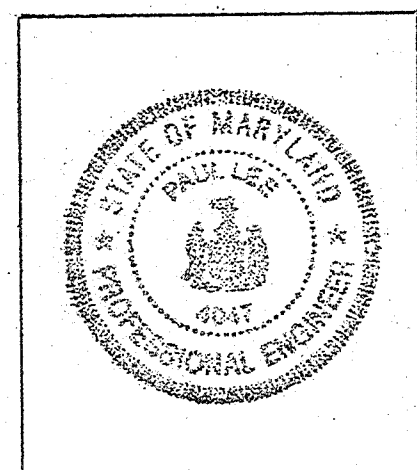
FOREST BUFFER EASEMENT AREA LINE DATA

LINE	BEARING	DISTANCE
L1	S04°18'11"W	41.70'
L2	S34°41'37"W	19.67'
L3	S01°36'37"W	27.00'
L4	S71°42'31"W	50.25'
L5	S13°31'37"W	77.33'
L6	S27°48'23"E	8.00'
L7	S83°40'51"W	65.47'
L8	N08°15'37"W	32.24'
L9	N08°30'28"E	26.64'
L10	N01°43'43"W	65.00'
L11	N13°40'57"E	42.44'
L12	N08°08'38"W	101.44'
L13	N08°24'13"E	101.03'



- GENERAL NOTES**
1. AREA OF PROPERTY = 49,882 S.F. (1.15 AC.)
 2. EXIST. ZONING OF PROPERTY = "DR 3.5"
 3. EXIST. USE OF PROPERTY = VACANT (EX. FOUND.)
 4. PROP. ZONING OF PROPERTY = "DR 3.5"
 5. PROP. USE OF PROPERTY = "RESIDENTIAL"
 6. WETLAND DELINEATION, STEEP SLOPE & ERODIBLE SOILS ANALYSIS PLAN AND REPORT REVIEWED AND APPROVED BY E.I.R.
 7. FOREST BUFFER VARIANCE REQUEST REVIEWED. A REVISED VARIANCE REQUEST AND ALTERNATIVE ANALYSIS FOR A REDUCED FOREST BUFFER FOR A DWELLING AND A 35' PRIMARY STRUCTURE SETBACK WAS GRANTED JULY 29, 2008.
 8. SITE PLAN SHOWING THE LOCATION OF THE APPROVED FOREST BUFFER AREA AND THE EXISTING BGE R/W EASEMENT (150' WIDE), ALONG WITH AN EXISTING OVERHEAD UTILITY LINE INDICATE THE LIMITED AREA REMAINING FOR LOCATION & SIZE FOR A PROPOSED DWELLING.
 9. PETITIONER REQUESTING A VARIANCE TO SECT. 1802.3.C.1 OF THE BCZR TO PERMIT A REAR YARD SETBACK OF 17' FROM THE N.W. CORNER OF A PROP. DWELLING IN LIEU OF THE REQUIRED 30' (A VAR. OF 13') CREATED BY SALE BY PRIOR OWNER THE N.W. CORNER OF THE PROPERTY INCLUDED IN THE B.G.E. R/W EASEMENT.
 10. PROPERTY ACCT. "11-03-050050, DEED: 12842-25"
 11. PROPERTY NOT LOCATED IN CRITICAL AREA
 12. PROPERTY LOCATED BCMD MAP NE 95° 4' 07.32"
 13. PROPERTY HAS PUBLIC SEWER REQUEST FOR WELL
 15. PROPERTY HAS NO ZONING HISTORY.

PETITIONER'S
EXHIBIT NO. _____



ITEM # 2010-0035-A
PLAT TO ACCOMPANY PETITION
FOR
VARIANCE
"11252 RED LION ROAD"

WILLIAM C. & BARBARA A. BROWN PROPERTY
ELECT. DIST. 11C5 BALTO. CO., MD.
SCALE: 1"=50' 41" 40' JULY 29, 2009

FOREST BUFFER EASEMENT REDUCTION VARIANCE
"A VARIANCE AND AN ALTERNATIVES ANALYSIS WERE GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOOD PLAINS FOR A REDUCED FOREST BUFFER FOR A DWELLING AND 35' PRIMARY STRUCTURE SETBACK AND CONTINUED USE OF AN EXISTING DRIVEWAY. THE FOREST BUFFER EASEMENT AND BUILDING SETBACK SHOWN HEREON ARE REFLECTIVE OF THE FACT THAT THE VARIANCE AND ALTERNATIVES ANALYSIS WERE GRANTED. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS."

OWNERS:
WILLIAM C. & BARBARA A. BROWN
1206 W. NORTH AVENUE
BALTIMORE, MARYLAND 21217

CENTURY ENGINEERING
CONSULTING ENGINEERS - PLANNERS
10710 GILROY ROAD
HUNT VALLEY, MD 21031
Phone: 443.589.2400 Fax: 443.589.2401