

IN RE: PETITION FOR VARIANCE

W side of Galloway Road, 765 feet from
the c/l of Cold Spring Road
Election District
Councilmanic District
(3528 Galloway Road)

Albert Cloutier, Jr.
Legal Owner

James and Patricia Rosner
Contract Purchaser

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
*
* CASE NO. 2010-0044-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 Albert Cloutier, Jr., personal representative, on behalf of the legal owner of the subject property, the Estate of Albert Cloutier, Sr., and the contract purchasers, James and Patricia Rosner. Petitioners are requesting Variance relief as follows:

- From Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow side setbacks of 10 feet and 10 feet and a 59 foot setback from the center of a street or road in lieu of the required 50 feet, 50 feet and 75 feet respectively for a new dwelling; and
- From Section 1A04.3.B.3 of the B.C.Z.R. to allow a building coverage of 23.5% in lieu of the permitted 15%; and
- From Section 1A04.3.A of the B.C.Z.R. to allow a building height of 42 feet in lieu of the permitted 35 feet; and
- From Section 301.1.A of the B.C.Z.R. to allow a side yard of 6 feet in lieu of the required 37.5 feet for an open stairway and porch.¹

¹ Petitioners' consultant, Mr. Billingsley, requested to amend this variance request. He indicated that, logistically, a 4 foot wide open stairway and porch (with a 6 foot side yard setback) would not be practical and requested an amendment to reflect that the open stairway and porch would be 7 feet wide in order to accommodate a split level stairway leading to the second level front door and porch area. This would necessitate a side yard setback of 3 feet in lieu of the required 37.5 feet. The undersigned views this as a minor amendment and, with no opposition to the request, granted the amendment. A revised redlined site plan reflecting the amendment was marked and accepted into evidence as Petitioner's Exhibit 1A.

11-9-09

pm

The subject property and requested relief are more fully described on the site plan which was marked and accepted into evidence as Petitioners' Exhibit 1. A revised site plan was also marked and accepted into evidence as Petitioners' Exhibit 1A.

Appearing at the requisite public hearing in support of the variance requests was Petitioner James Rosner. Also attending was David Billingsley with Central Drafting & Design, Inc., the land use and zoning professional assisting Petitioners in the zoning process. There were no Protestants or other interested citizens in attendance at the hearing.

Testimony and evidence offered revealed that the subject property is rectangular in shape and contains approximately 8,575 square feet or 0.197 acre, more or less, zoned R.C.5. The property is located on the west side of Galloway Road, south of Bowleys Quarters Road, with a water view of Galloway Creek, in the Bowley's Quarters area of the County. The property is presently improved with an existing one-story dwelling, as well as a shed located on the water side of the property. The property has access to public water and sewer services.

As shown on the SDAT real property data search printout that was marked and accepted into evidence as Petitioner's Exhibit 2, the dwelling was constructed in 1958, but according to Mr. Billingsley, likely had a "shore shack" at that location previously. The property also has an existing pier extending from the shoreline. Mr. Billingsley also discussed the ownership history of the property. According to the Deed that was marked and accepted into evidence as Petitioners' Exhibit 3, Albert Cloutier, Sr. and his wife Delores Cloutier acquired the property in 1964. After Mr. Cloutier died, his son, Albert Cloutier, Jr., became personal representative of his estate on June 30, 2008, as evidenced by the State of Maryland Letter of Administration dated June 30, 2008 that was marked and accepted into evidence as Petitioners' Exhibit 4. Mr. Billingsley also referenced the record plat that was marked and accepted into evidence as

Petitioners' Exhibit 5 and depicts the Bowleys Quarters subdivision as platted and recorded on May 27, 1921.

At this juncture, Petitioners James and Patricia Rosner, desire to acquire the property and raze the existing structures and construct a replacement dwelling on the property on substantially the same footprint as the existing dwelling. In order to do so, Petitioners are in need of variance relief from the side yard and centerline to street setbacks for the dwelling, from the building coverage limitation of 15%, from the maximum permitted height of 35 feet, and from the side yard setback for an open stairway and porch.

In support of the variance requests, Mr. Billingsley indicated that the zoning relief is driven primarily by the fact that the subject lot was laid out many years ago, well prior to the adoption of any Zoning Regulations in Baltimore County. In attempting to improve the property with a newer, more up to date dwelling, Petitioners are unable to meet most of the setback, square footage, and height requirements. This is further compounded by the current R.C.5 zoning on the property which makes it even more difficult to meet those requirements. In addition, as to the building coverage issue, Mr. Billingsley pointed out that the property currently has about 25% building coverage on the lot. Petitioners desire to build substantially on the same footprint, but as a result, would still exceed the 15% limitation required in the R.C.5 Zone. In fact, Petitioners propose approximately 23.5% building coverage. Mr. Billingsley argued that this 15% requirement is important in the traditional R.C.5 areas, where newly created lots must be at least 1.5 acres and many are much larger than that. The 15% building coverage on a minimum 1.5 acre lot (65,340 square feet) would allow a building coverage of almost 10,000 square feet. In the instant matter, the proposed replacement dwelling would only be approximately 2,010 square feet.

Finally, Mr. Billingsley indicated that other homes that have been built in the community as replacement dwellings are on similarly small or narrow lots in the R.C.5 Zone, and demonstrate a pattern of development that is consistent with the neighborhood, often with setbacks of less than 10 feet, building coverage in excess of 15%, and heights above 35 feet. Photographs of the subject property and nearby properties were marked and accepted into evidence as Petitioners' Exhibits 7A through 7D. It is also noteworthy that the height variance is driven by the need for the new home to be elevated in order to comply with the base flood and flood protection elevations.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Bureau of Development Plans Review dated August 19, 2009. The comments indicate that the first floor or basement must be at least one foot above the flood plain elevation in all construction, the building should be designed and adequately anchored to prevent flotation or collapse and constructed of materials resistant to flood damage. Flood-resistant construction should be in accordance with the Baltimore County Building Code which adopts the International Building Code. Comments were received from the Department of Environmental Protection and Resource Management dated September 21, 2009 which indicates that development of the property must comply with the Chesapeake Bay Critical Area Regulations. The lot is within a Limited Development Area (LDA) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25% with mitigation required for lot coverage above 25% and the 15% afforestation requirement must be met. In addition, the BMA requirements for development within the 100 foot buffer must be met. Comments were received from the Office of Planning dated September 21, 2009 which indicates that it does not oppose Petitioners' request, provided the construction complies with the current R.C.5 requirements. In order to make this determination, the Office of

Planning will require the submission of additional information, which will be expounded on further in this Order.

This case, as with other properties in the area that are zoned R.C.5, presents an increasingly common set of circumstances before this Commission; namely, waterfront properties in eastern Baltimore County that are zoned R.C.5, but were platted and recorded decades ago -- certainly prior to the adoption of Zoning Regulations in these areas -- and thus do not meet the current zoning requirements for setbacks and building coverage. In addition, because these areas are within the floodplain, the base flood and flood protection elevations also make it increasingly difficult for property owners to replace aged, often dilapidated original structures that were relatively small and intended as summer cottages with new homes of sufficient size that are often used as a primary residences, yet still not exceed the maximum allowable height of 35 feet.

Thus, the task for this Commission is to review the purpose of the R.C.5 Zone and interpret that in the context of these waterfront properties. Section 1A04.1.B states that the R.C.5 zoning classification is established in order to: (1) provide for rural-residential development in suitable areas in which basic services are not anticipated, (2) eliminate scattered and generally disorderly patterns of future rural-residential development, (3) assure that encroachments onto productive or critical natural resource areas will be minimized, and (4) provide a minimum lot size which is sufficient to provide adequate area for the proper functioning of on-lot sewer and water systems.

Turning now to the instant matter, I am persuaded to grant the requested relief. Although the subject property does not meet the height and front and side yard setback limitations, in my view, this lot -- and others like it -- is clearly consistent with the purpose of the R.C.5 zoning classification, and therefore meets the spirit and intent of the Zoning Regulations. As to the

concern over the provision of basic services and adequate area for on-site sewer and water systems, in this case the property does have access to existing public water and sewer services. As to the issue of scattered and generally disorderly patterns of future rural-residential development, that is also not impacted here. This property is a lot of record and has been in existence for almost 90 years. As depicted in the record plat accepted into evidence as Petitioners' Exhibit 5, it was platted and recorded as part of a planned layout of waterfront properties in Bowleys Quarters. Regarding the encroachments onto productive or critical natural resource areas, this property is situated in the Chesapeake Bay Critical Area and is subject to stringent regulations at the State and local level, including afforestation and mitigation in environmentally sensitive areas. DEPRM's careful watch over these issues will minimize the potential impact of this development in those areas. In addition, it is noteworthy that the existing home currently has a building coverage of 25%; however, with the proposed new dwelling, lot coverage will actually be reduced to 23.5%.

I also find the property unique in a zoning sense in that the setback and height constraints cause the subject property to be disproportionately impacted by the Zoning Regulations as compared with other surrounding properties, making it virtually impossible for Petitioner to have any dwelling erected on the property. The property is only 50 feet wide and the setback for each side is 50 feet. Moreover, the base flood and flood protection elevation requirements almost automatically dictate that a proposed dwelling will begin with a 10 or 11 foot height above ground level, leaving perhaps only 25 feet for the enclosed living areas of the dwelling height, including an adequate roof pitch.

Finally, I find that the variance requests can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioners, I find that Petitioners' variance requests should be granted.

THEREFORE, IT IS ORDERED this 9th day of November, 2009 by this Deputy Zoning Commissioner, that Petitioners' request for Variance relief as follows:

- From Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow side setbacks of 10 feet and 10 feet and a 59 foot setback from the center of a street or road in lieu of the required 50 feet, 50 feet and 75 feet respectively for a new dwelling; and
- From Section 1A04.3.B.3 of the B.C.Z.R. to allow a building coverage of 23.5% in lieu of the permitted 15%; and
- From Section 1A04.3.A of the B.C.Z.R. to allow a building height of 42 feet in lieu of the permitted 35 feet; and
- From Section 301.1.A of the B.C.Z.R. to allow a side yard of 3 feet in lieu of the required 37.5 feet for an open stairway and porch

be and are hereby **GRANTED**. The relief granted herein shall be subject to the following:

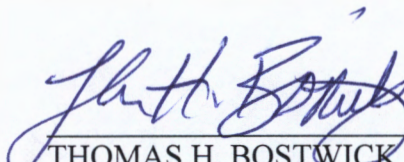
1. Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The base flood elevation for this site is 10.2 feet Baltimore County Datum. The flood protection elevation for this site is 11.2 feet. In conformance with Federal Flood Insurance Requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.
3. The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential (commercial) development.
4. The building engineer shall require a permit for this project. The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage. Flood-resistant construction shall be

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in accordance with the Baltimore County Building Code which adopts, with exceptions, the International Building Code.

5. Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004 and other Sections of the Baltimore County Code).
6. The lot is within a Limited Development Area (LDA) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25% with mitigation required for lot coverage above 25% and the 15% afforestation requirement must be met. In addition, the BMA requirements for development within the 100 foot buffer must be met.
7. Prior to obtaining a building permit, Petitioners shall submit the following information to the Office of Planning for their determination that the proposed structure meets the R.C.5 Performance Standards.
 - a. Submit photographs of existing adjacent dwellings to the Office of Planning.
 - b. Submit building elevations (all sides) of the proposed dwelling to the Office of Planning for review and approval. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) use the same finish materials and architectural details on the front, side and rear elevations. Use of quality material such as brick, stone or cedar is encouraged.
 - c. Design all decks, balconies, windows, dormers, chimneys and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.
 - d. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building, on the site, providing consistency in materials, colors, roof pitch and style.
 - e. Provide landscaping along the public road, if consistent with the existing streetscape.

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


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

11-9-09



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

November 9, 2009

ALBERT CLOUTIER, JR.
3528 GALLOWAY ROAD
BALTIMORE MD 21220

Re: Petition for Variance
Case No. 2010-0044-A
Property: 3528 Galloway Road

Dear Mr. Cloutier:

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "J. H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: James and Patricia Rosner, 4330 Conifer Court, Glen Arm MD 21057
David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 3528 GALLOWAY ROAD
which is presently zoned R.C. 5

Deed Reference: 4317 / 526 Tax Account # 1503371020

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

SEE ATTACHED

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 PRESENTED 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.

Contract Purchaser/Lessee:

JAMES F. ROSNER - PATRICIA A. ROSNER

Name - Type or Print

James F. Rosner - Patricia A. Rosner

Signature

4330 CONIFER CT. (410) 494-3707

Address

Telephone No.

GLEN ARM

MD.

21057

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 2010-0044-A

REV 8/20/07

11-9-09

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.

Legal Owner(s): FOR THE ESTATE OF
ALBERT CLOUTIER
ALBERT CLOUTIER, JR.

Name - Type or Print

Albert Cloutier Jr.

Signature

Name - Type or Print

Signature

3528 GALLOWAY ROAD

Address

Telephone No.

BALTO.

MD.

21220

City

State

Zip Code

Representative to be Contacted:

DAVID BILLINGSLEY
CENTRAL DRAFTING & DESIGN INC.

Name

601 CHARWOOD CT. (410) 679-8719

Address

Telephone No.

EDGEWOOD

MD.

21040

City

State

Zip Code

Office Use Only

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by CF

Date 8/11/09

3528 GALLOWAY ROAD

SECTION 1A04.3.B.2.b TO ALLOW SIDE SETBACKS OF 10 FEET AND 10 FEET AND A 59 FOOT SETBACK FROM THE CENTER OF A STREET OR ROAD IN LIEU OF THE REQUIRED 50 FEET, 50 FEET AND 75 FEET RESPECTIVELY FOR A NEW DWELLING

SECTION 1A04.3.B.3 TO ALLOW A BUILDING COVERAGE OF 23.5 % IN LIEU OF THE PERMITTED 15 %

SECTION 1A04.3.A TO ALLOW A BUILDING HEIGHT OF 42 FEET IN LIEU OF THE PERMITTED 35 FEET

SECTION 301.1.A TO ALLOW A SIDE YARD OF 6 FEET IN LIEU OF THE REQUIRED 37.5 FEET FOR AN OPEN STAIRWAY AND PORCH

ZONING VARIANCE

3528 GALLOWAY ROAD

Beginning at a point on the west side of Galloway Road (30 feet wide) distant 765 feet northerly of it's intersection with the center of Cold Spring Road (30 feet wide), thence being all of Lot 49 as shown on Plat 1, Bowleys Quarters recorded among the plat records of Baltimore County in Plat Book 7 Folio 12.

Containing 8575 square feet or 0.197 acre of land, more or less.

Being known as 3528 Galloway Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Md.

2010-0044-A

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: # 2010-0044-A

3528 Galloway Road

W/side of Galloway Road at a distance of 765 feet from the centerline of Cold Spring Road

15th Election District — 6th Councilmanic District

Legal Owner(s): Albert Cloutier, Jr., for the estate of Albert Cloutier

Contract Purchaser: James & Patricia Rosner

Variance: to allow side setback of 10 feet and 10 feet and a 59-foot setback from the center of a street or road in lieu of the required 50 feet, 50 feet and 75 feet respectively for a new dwelling. To allow a building coverage of 23.5% in lieu of the permitted 15%. To allow a building height of 42 feet in lieu of the permitted 35 feet. To allow a side yard of 6 feet in lieu of the required 37.5 feet for an open stairway and porch.

Hearing: Wednesday, September 23, 2009 at 2:00 p.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT 9/20/09 Sept. 8

212802

CERTIFICATE OF PUBLICATION

9/10, 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 9/8, 2009.

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

J. Wilkinson

LEGAL ADVERTISING

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

No. 43311

Date: 8-11-07

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					65.00

Total: 65.00

Rec From: ALBERT CLOUTIER JR.

For: P-4401 for Variance
3528 GALLEWAY RD
2010-0044-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 8/12/2007 8/11/2007 00:49:41 5
 REC USD3 WALKIN R005 LRB
 >>RECEIPT # 413610 8/11/2007 OFLN
 Dept 5 528 ZONING VERIFICATION
 CR NO. 043311

Recpt Tot \$65.00
 \$65.00 CR 1.00 CR
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

PDM
RE: Case No.: 10044M

Petitioner/Developer: _____

RICHARD SOBBOTT

Date of Hearing/Closing: _____

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 W. Chesapeake Avenue
Towson, MD 21204

Attention:

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 at

21005 KEENEY MILL RD

FREELAND MD 21053

The sign(s) were posted on 11-4-10
(Month/Day/Year)

Sincerely,

B. Leddon
(Signature of Sign Poster/Date)

B. LEDDON
(Printed Name)

SHANNON-BAUM SIGNS INC.
105 COMPETITIVE GOALS DR.
ELDERSBURG, MD. 21784

410-781-4000

**NOTICE OF
PROPOSED MINOR SUBDIVISION
FOR
EICKHOFF PROPERTY**

PDM Number 10044M

Site Acreage 3.0

Number of Proposed Lots 2

Name of Applicant RICHARD SOBBOTT

Information about the proposed
subdivision may be obtained by calling
RICHARD SOBBOTT at 410-300-6530

or by calling the Baltimore County
Department of Permits and Development
Management Division of Project
Management at 410-887-3335

BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT (PDM)
111 W. CHESAPEAKE AVENUE ROOM 123
TOWSON, MD 21204 410-887-3335

CERTIFICATE OF POSTING

RE: Case No 2010-2044-A

Petitioner/Developer DAVE
BRIDGESLEY

Date Of Hearing/Closing: 9/23/09

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property at 3528 GALLOWAY RD

This sign(s) were posted on September 8, 2009
Month, Day, Year
Sincerely,

Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411



09/08/2009



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

August 27, 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: 2010-0044-A

3528 Galloway Road

W/side of Galloway Road at a distance of 765 feet from the centerline of Cold Spring Road

15th Election District – 6th Councilmanic District

Legal Owners: Albert Cloutier, Jr for the estate of Albert Cloutier

Contract Purchaser: James & Patricia Rosner

Variance to allow side setback of 10 feet and 10 feet and a 59-foot setback from the center of a street or road in lieu of the required 50 feet, 50 feet and 75 feet respectively for a new dwelling. To allow a building coverage of 23.5% in lieu of the permitted 15%. To allow a building height of 42 feet in lieu of the permitted 35 feet. To allow a side yard of 6 feet in lieu of the required 37.5 feet for an open stairway and porch.

Hearing: Wednesday, September 23, 2009 at 2:00 p.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Timothy Kotroco
Director

TK:klm

C: Albert Cloutier, Jr., 3528 Galloway Road, Baltimore 21220

Mr. & Mrs. Rosner, 4330 Conifer Court, Glen Arm 21057

David Billingsley, Central Drafting & Design, 601 Charwood Ct., Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 8, 2009.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, September 8, 2009 Issue - Jeffersonian

Please forward billing to:
James Rosner
4330 Conifer Road
Glen Arm, MD 21057

410-668-7595

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: 2010-0044-A

3528 Galloway Road

W/side of Galloway Road at a distance of 765 feet from the centerline of Cold Spring Road

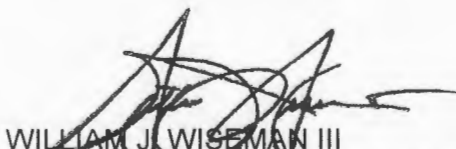
15th Election District – 6th Councilmanic District

Legal Owners: Albert Cloutier, Jr for the estate of Albert Cloutier

Contract Purchaser: James & Patricia Rosner

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Hearing: Wednesday, September 23, 2009 at 2:00 p.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2010-0044-A
Petitioner: JAMES F. & PATRICIA A. ROSNER
Address or Location: 3528 GALLOWAY ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES F. ROSNER
Address: 4330 CONIFER ROAD
GLEN ARM, MD. 21057

Telephone Number: (410) 668-7595

Revised 2/20/98 - SCJ



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

Albert Clotier, Jr.
3528 Galloway Rd.
Baltimore, MD 21220

Dear: Albert Clotier, Jr.

RE: Case Number 2010-0044-A, 3528 Galloway Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 11, 2009. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
David Billingsley; 601 Charwood Ct.; Edgewood, MD 21040
James & Patricia Rosner; 4330 Conifer Ct.; Glen Arm, MD 21057

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 21, 2009

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

SUBJECT: 3528 Galloway Road

INFORMATION:

Item Number: 10-044

Petitioner: The Estate of Albert Cloutier, Jr.

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

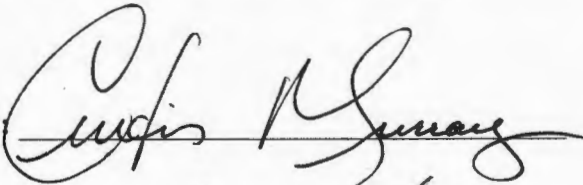
The Office of Planning does not oppose the petitioner's request. However, this office is required to provide a statement of finding to the Zoning Commissioner indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information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

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

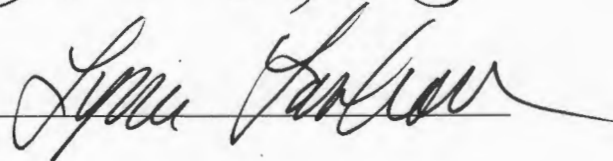
4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
5. Provide landscaping along the public road, if consistent with the existing streetscape.

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

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND**Inter-Office Correspondence**

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: September 21, 2009
SUBJECT: Zoning Item # 10-044-A
Address 3528 Galloway Road
(Rosner Property)

Zoning Advisory Committee Meeting of August 17, 2009

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

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

Additional Comments:

The lot is within a Limited Development Area (LDA) and a Buffer Management Area (BMA) of the Chesapeake Bay Critical Area. Lot coverage is limited to 31.25%, with mitigation required for lot coverage above 25%, and the 15% afforestation requirement must be met. In addition, the BMA requirements for development within the 100-foot buffer must be met.

Reviewer: Regina Esslinger

Date:

Patricia Zook - Case 2010-0044--A - comments needed - Hearing is Wednesday, Sept. 23

From: Patricia Zook
To: Livingston, Jeffrey; Murray, Curtis
Date: 9/21/2009 12:48 PM
Subject: Case 2010-0044--A - comments needed - Hearing is Wednesday, Sept. 23

Gentlemen -

We need comments for the below-described case which is scheduled for a hearing on Wednesday.

CASE NUMBER: 2010-0044--A

3528 Galloway Road

Location: W side of Galloway Road, 765 feet from the c/l of Cold Spring Road.

15th Election District, 6th Councilmanic District

Legal Owner: Albert Cloutier, Jr.

Contract Purchaser: James and Patricia Rosner

VARIANCE 1) To allow side setbacks of 10 feet and 10 feet and a 59 foot setback from the center of a street or road in lieu of the required 50 feet, 50 feet and 75 feet respectively for a new dwelling; 2) To allow a building coverage of 23.5% in lieu of the permitted 15%; 3) To allow a building height of 42 feet in lieu of the permitted 35 feet; 4) To allow a side yard of 6 feet in lieu of the required 37.5 feet for an open stairway and porch.

Hearing: Wednesday, 9/23/2009 at 2:00:00 PM Jefferson Building, 105 West Chesapeake Avenue, Room 104, Towson, MD 21204

Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204
410-887-3868
pzook@baltimorecountymd.gov



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

August 21, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: August 17, 2009

Item Numbers 0041, 0043, 0044, 0045, 0046, 0047

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: August 19, 2009

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

SUBJECT: Zoning Advisory Committee Meeting
For August 17, 2009
Item No. 2010-0044-A

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

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

The flood protection elevation for this site is 11.2 feet.

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

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

The building engineer shall require a permit for this project.

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

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

DAK:CEN:kmt

cc: File

G:\DevPlanRev\ZAC - Comments\ZAC-item no 2010-0044-A-08172009.doc



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 17, 2009

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

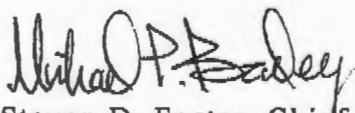
RE: Baltimore County
Item No. 2010-0044-A
3523 GALLOWAY RD
CLONTIER PROPERTY
VARIANCE -

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. 2010-0044-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 ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

RE: PETITION FOR VARIANCE * BEFORE THE
3528 Galloway Road; W/S Galloway Road, * ZONING COMMISSIONER
765' c/line of Cold Spring Road *
15th Election & 6th Councilmanic Districts *
Legal Owner(s): Albert Cloutier, Jr. * FOR
Contract Purchaser(s): James & Patricia Rosner *
Petitioner(s) * BALTIMORE COUNTY
* 10-044-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 27 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 27th day of August, 2009, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NAME 3528 GALLOWAY RD.
CASE NUMBER 2010-0044:A
DATE 9/23/09

[illegible]

NE 2-K 098B1

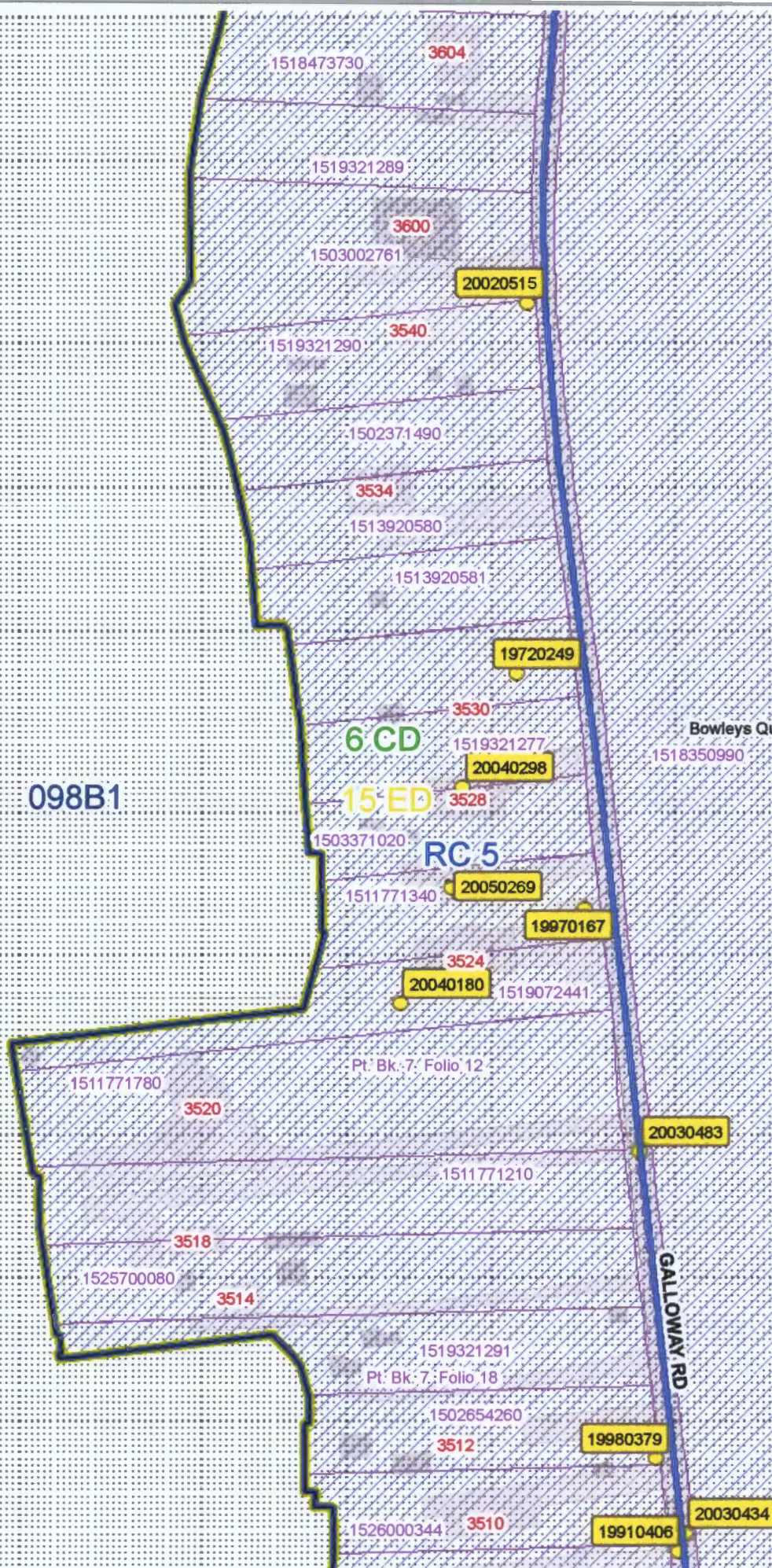
6 CD

15 ED

RC 5

Bowleys Quarters-Back River Neck Area

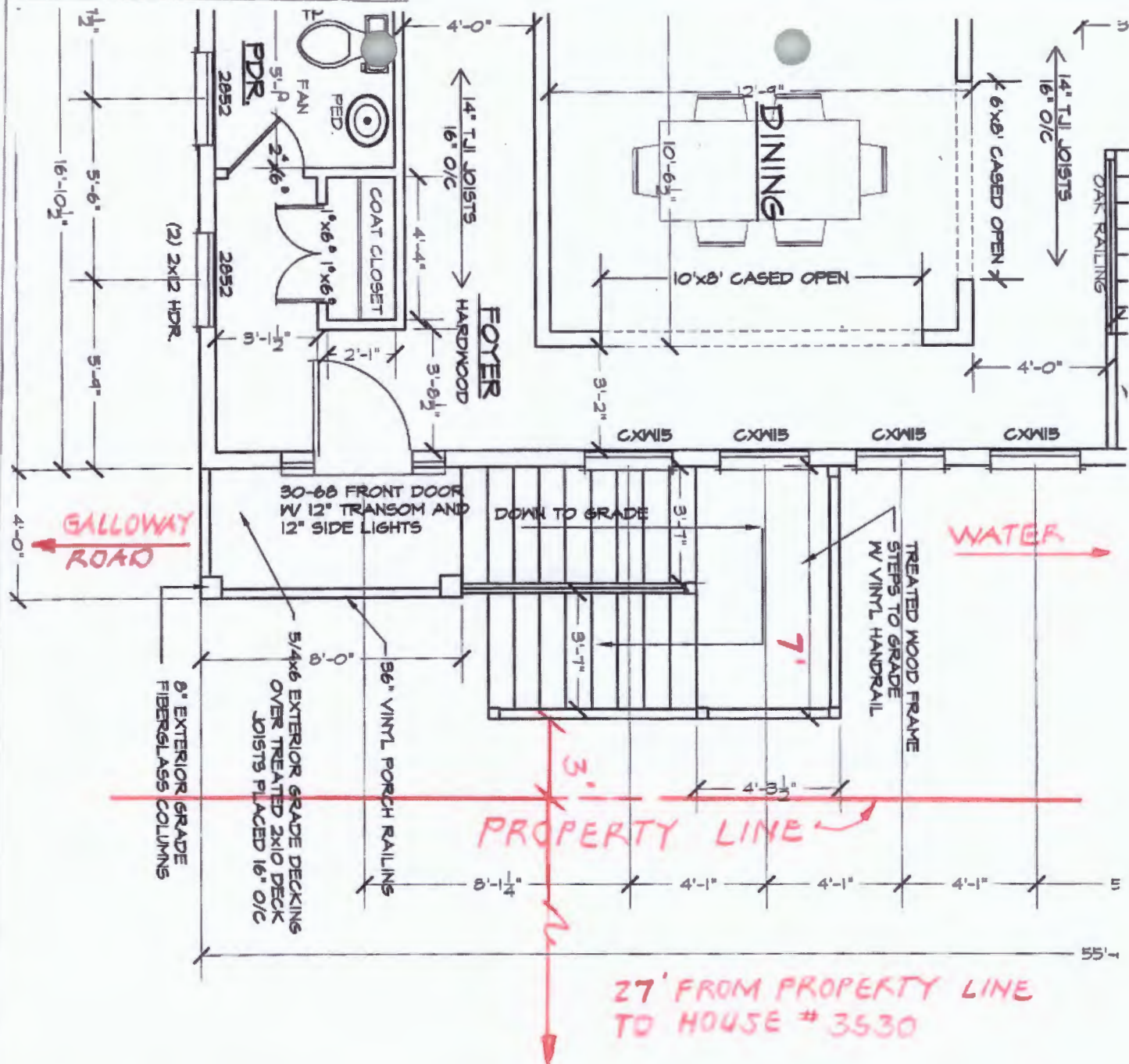
RC 20



PETITIONER'S EXHIBITS

**3528 GALLOWAY ROAD
CASE NO. 2010-0044-A**

- 1. PLAT TO ACCOMPANY PETITION DATED AUGUST 8, 2009 (NO CHANGES)**
- 2. SDAT PROPERTY DATA SEARCH**
- 3. COPY OF DEED OF RECORD LIBER 4317 FOLIO 526**
- 4. LETTERS OF ADMINISTRATION**
- 5. PLAT OF "PLAT ONE, BOWLEYS QUARTERS" P.B. 7 F. 12 (5/27/21)**
- 6. AERIAL PHOTO**
- 7a THRU 7d. PHOTOS**



THE ROSNER RESIDENCE

" = 1'-0"

2009

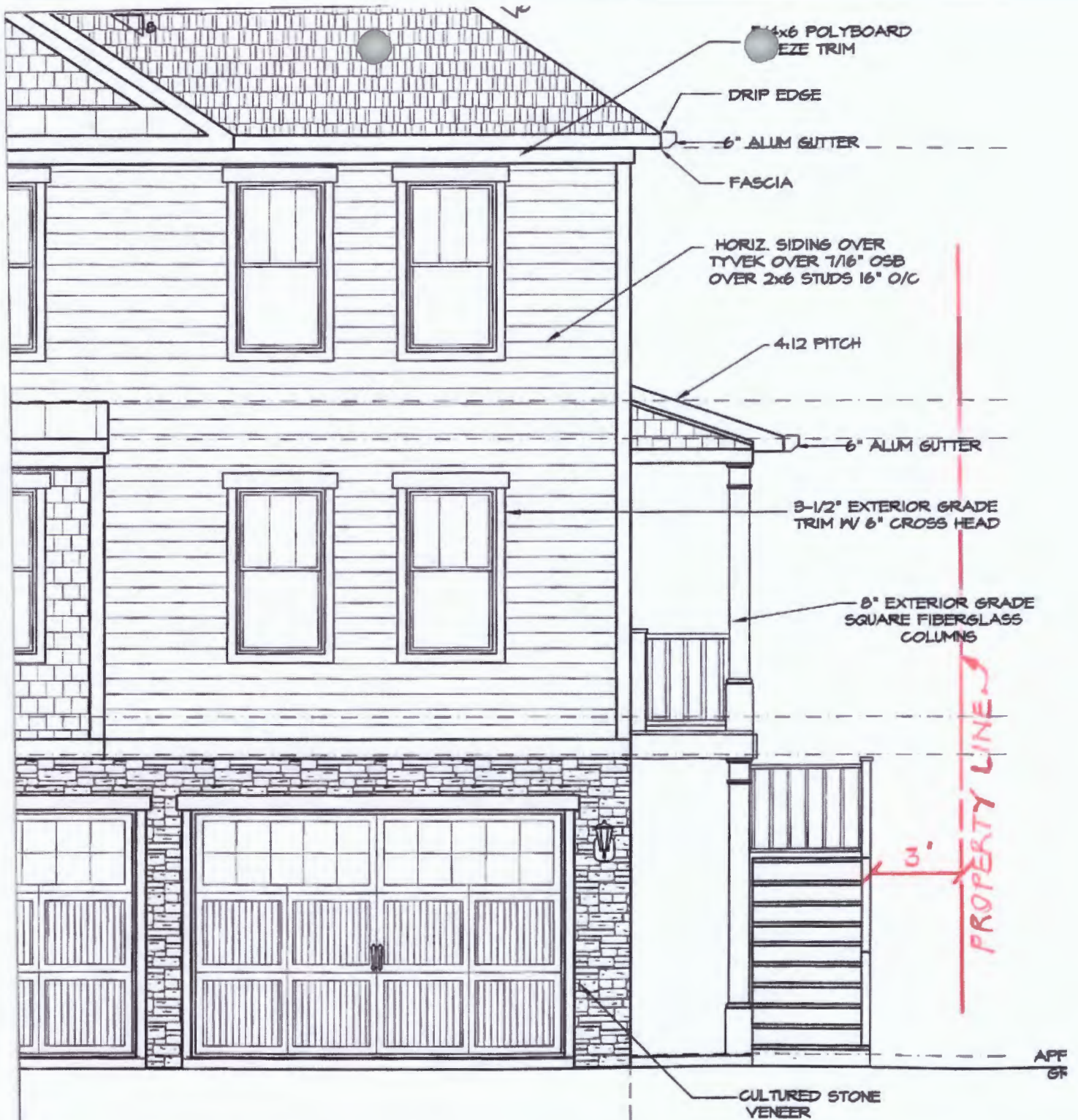
4 OF 6

BL CUSTOM HOME DESIGN INC.

PO BOX 237 FINKSBURG, MD 21048



A5 PROPOSED



NT ELEVATION

SCALE: 1/4"=1'-0"

AS PROPOSED



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

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

Account Identifier: District - 15 Account Number - 1503371020

Owner Information

Owner Name:	CLOUTIER ALBERT CLOUTIER DOLORES J	Use:	RESIDENTIAL
Mailing Address:	3528 GALLOWAY RD BALTIMORE MD 21220-4429	Principal Residence:	YES
		Deed Reference:	1) / 4317/ 526 2)

Location & Structure Information

Premises Address
 3528 GALLOWAY RD

Legal Description

WATERFRONT

BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
98	4	4					49	3	Plat Ref:	7/ 12

Special Tax Areas

Town	
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1958	1,370 SF	9,735.00 SF	34
Stories	Basement	Type	Exterior
1	NO	STANDARD UNIT	FRAME

Value Information

	Base Value	Value	Phase-In Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2008	07/01/2009
Land	159,750	319,500		
Improvements:	84,960	78,150		
Total:	244,710	397,650	244,710	295,690
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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:
 * NONE *

PETITIONER' S

EXHIBIT NO.

2



LIBER 4317 PAGE 526

THIS DEED, Made this 11th day of June in the year 19 64 by and between HENRY BETZEL and MARGARET BETZEL, his wife, of Baltimore County, in the State of Maryland, of the first part; and ALBERT CLOUTIER and DOLORES J. CLOUTIER, his wife, of the said County and State, of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00), and of other good and valuable considerations, the receipt of which is hereby acknowledged,

the said parties of the first part do grant and convey unto the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the survivor's heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in Baltimore County, State of Md. aforesaid, and described as follows, that is to say:

BEING all that lot of ground known and designated as Lot No. 49, Plat No. 1, as shown on the Plat of the Property of Bowley's Quarter Company of Baltimore County, said plat being filed among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 12.

The improvements thereon being known as No. 49 Galloway Road.

BEING the same lot of ground which by deed dated June 14, 1959 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3479, folio 571 wherein the said Henry Betzel and Margaret Betzel, his wife, reserved a life estate with full powers of sale. This deed being made in exercise of said powers of sale.



A-23-44 23 78 • 48626 APD-- 40.00
A-23-48 23 78 • 48626 APD-- 40.00

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or otherwise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them, and the survivor's heirs and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said Grantors.

WITNESS:

Harry J. Ward
HARRY J. WARD

Henry Betzel (SEAL)
Henry Betzel

Margaret Betzel (SEAL)
Margaret Betzel

STATE OF MARYLAND, BALTIMORE CITY

TO WIT:

I HEREBY CERTIFY, That on this 11th day of June 19 64 before me subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared Henry Betzel and Margaret Betzel, his wife,

the grantors named in the above deed, and they acknowledged the foregoing to be their act.

AS WITNESS my hand and Notarial Seal.

Rec'd for record JUN 24 1964 at 11:24

Per Robert R. Gill, Clerk

Mail to

Receipt No. 1153724

Harry J. Ward
Notary Public

PETITIONER'S

EXHIBIT NO. 3



State of Maryland
LETTERS OF ADMINISTRATION

Estate No. 149490

I certify that administration of the Estate of

ALBERT CLOUTIER SR

was granted on the 30th day of JUNE, 2008

to ALBERT CLOUTIER JR

as personal representative(s) and the appointment is in effect

this 30th day of JUNE, 2008

☒ Will probated June 30, 2008
(date)

☐ Intestate estate.

Grace G. Connolly

GRACE G. CONNOLLY

Register of Wills for

Baltimore County

VALID ONLY IF SEALED WITH THE SEAL OF THE COURT OR THE REGISTER

RW 1120

PS-3576

PETITIONER' S

EXHIBIT NO. 4

GALLOWAY

SITE

ROAD

NE 2-K

21220

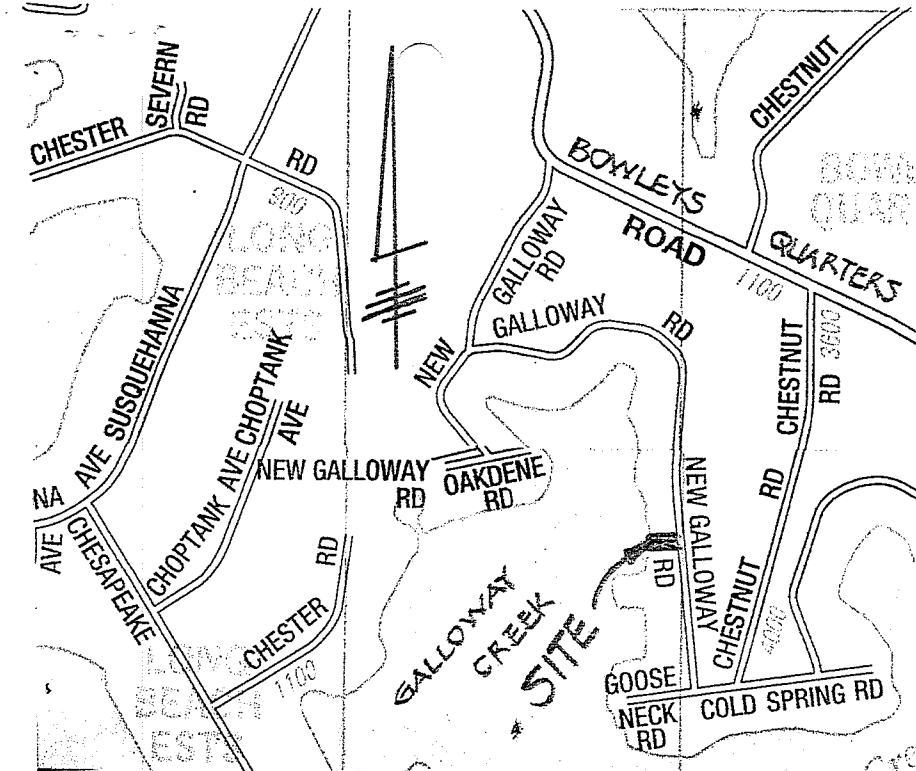
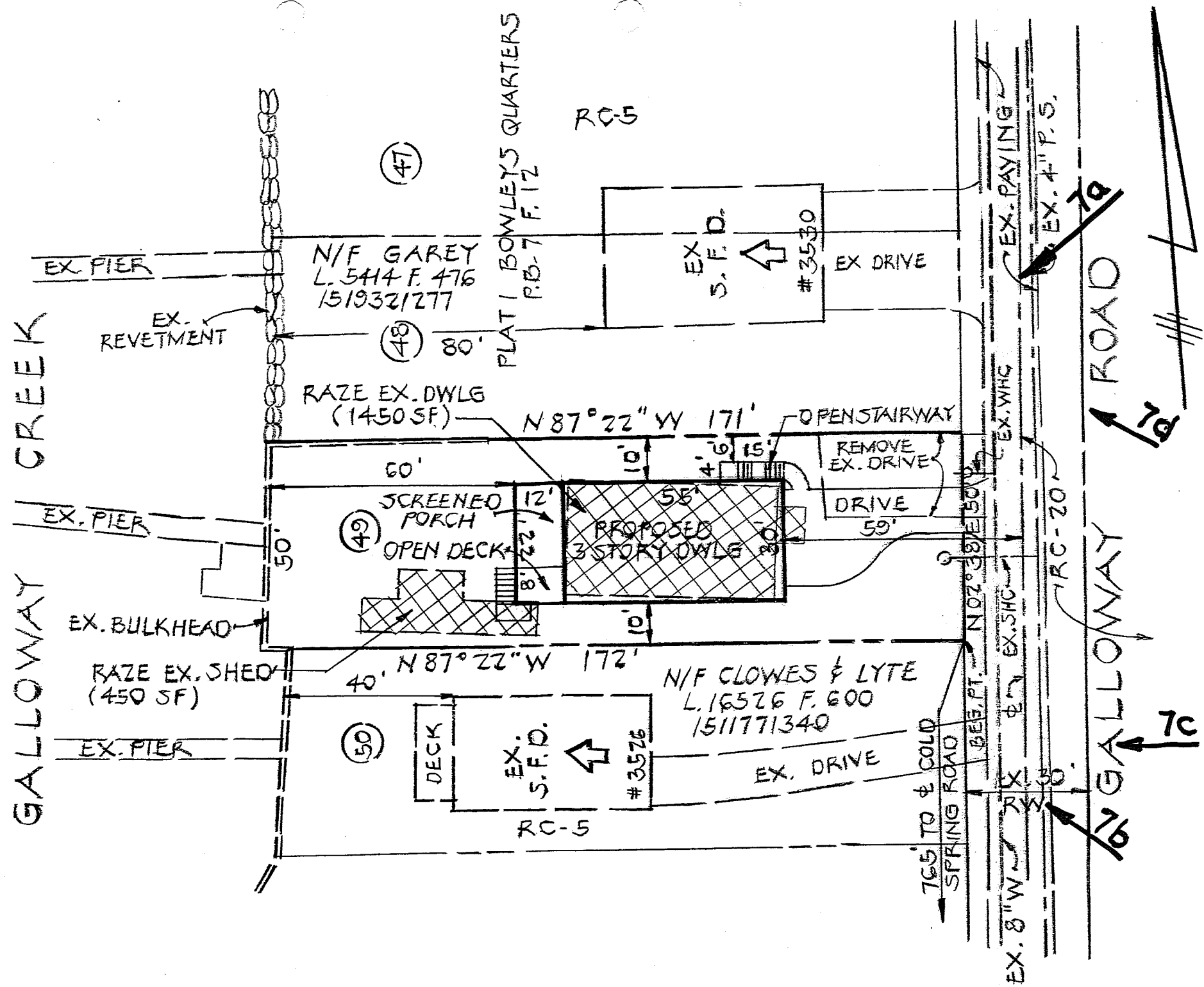
PETITIONER'S

EXHIBIT NO.

6

This Area is Within BMA

50 25 0 50 Feet



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....RC-5 (MAP NO. 098B1)
2. LOT AREA.....8575 S.F. = 0.197 ACRE +/-
3. SITE IS LOCATED IN THE CBCA AND 100 YEAR FLOOD ZONE AE
4. PUBLIC WATER AND SEWER
5. NO PREVIOUS ZONING HISTORY OR VIOLATIONS ARE KNOWN
6. NO HISTORIC STRUCTURES, ARCHEOLOGICAL SITES OR UNDERGROUND FUEL STORAGE TANKS ARE KNOWN TO EXIST
7. BUILDING COVERAGE.....2010 S.F. OR

PETITIONER'S

EXHIBIT NO. 7a-7d

PHOTOS

**PLAT TO ACCOMPANY
PETITION FOR VARIANCE**

3528 GALLOWAY ROAD

LOT 49 PLAT 1 BOWLEYS QUARTERS P.B. 7 F. 12

ELECTION DISTRICT 15C6 BALTO. CO., MD.

SCALE: 1 INCH = 30 FEET AUGUST 8, 2009

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

CONTRACT PURCHASER
JAMES F. & PATRICIA A. ROSNER
4330 CONIFER COURT
GLEN ARM, MD. 21057

OWNER
ALBERT CLOUTIER, JR. P.R FOR THE
ESTATE OF ALBERT CLOUTIER
3528 GALLOWAY ROAD
BALTIMORE, MD. 21220
L. 4317 F. 526
PROP. NO. 1503371020

7a

SITE



7b

SITE



7c

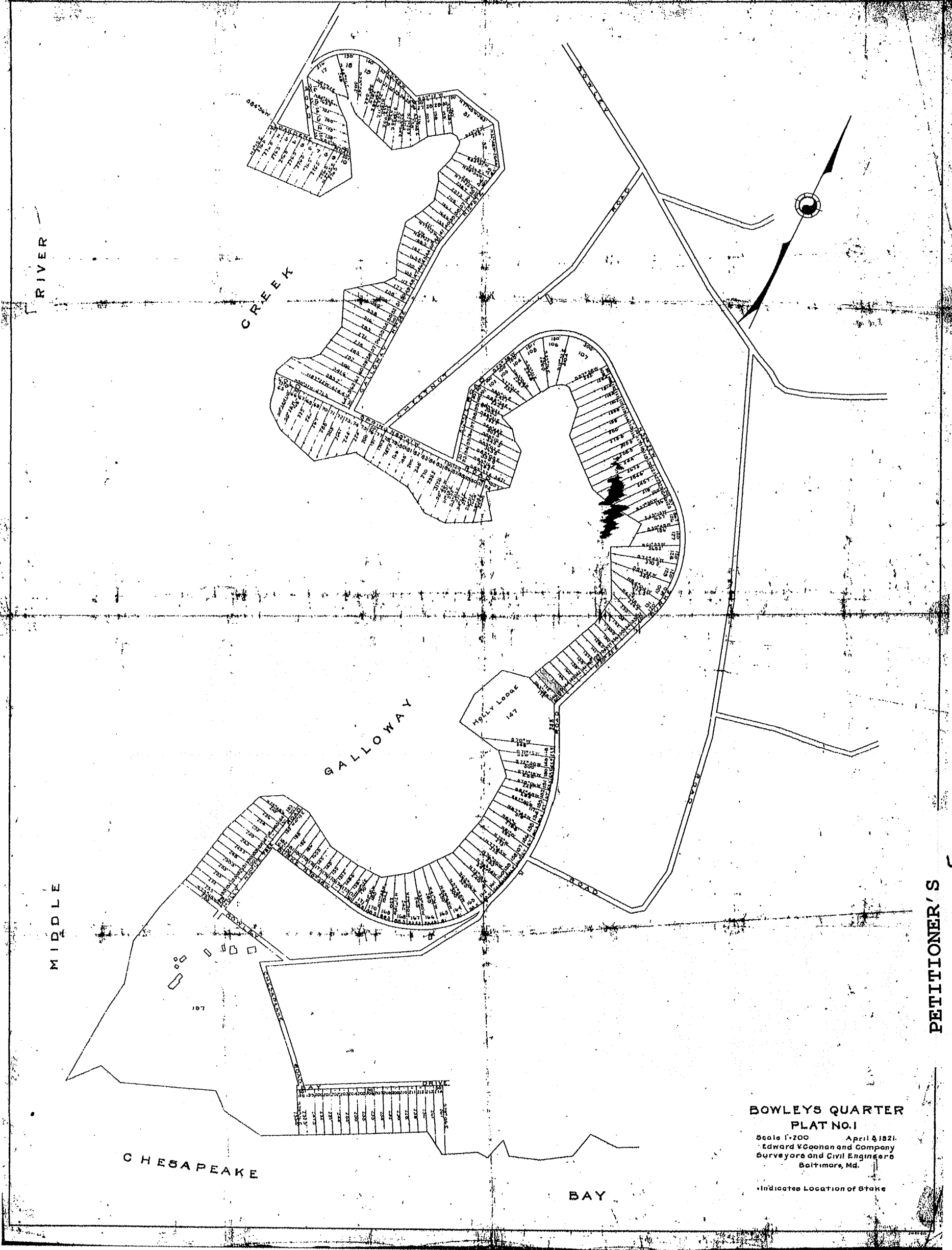
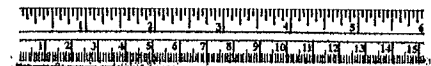
#3526



7d

#3530





PETITIONER'S
EXHIBIT NO. 5

P.B. 7 F.12
RECORDED 5/27/21

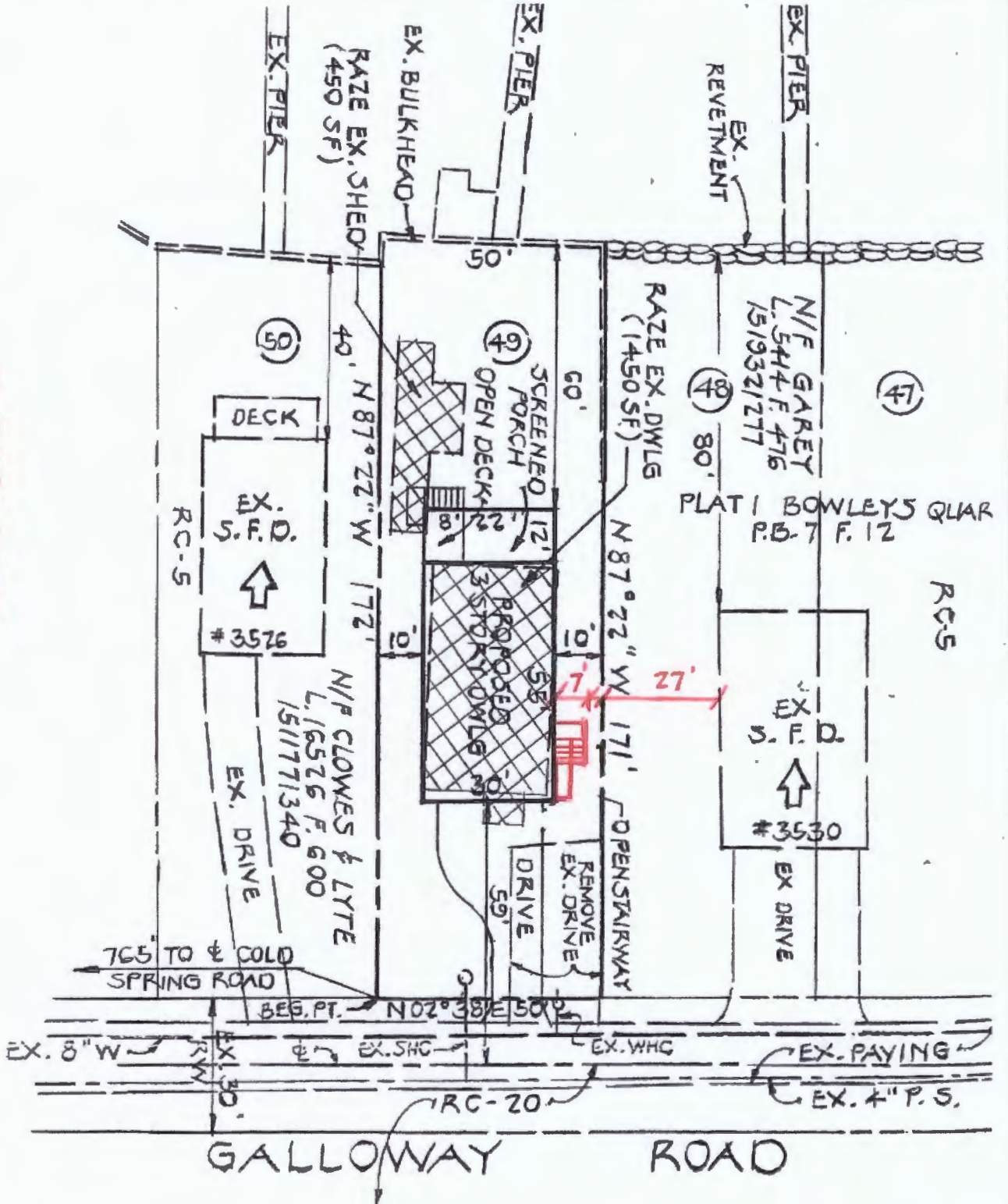
CREEK



AS SHOWN ON PET. EX. 1

- NO.

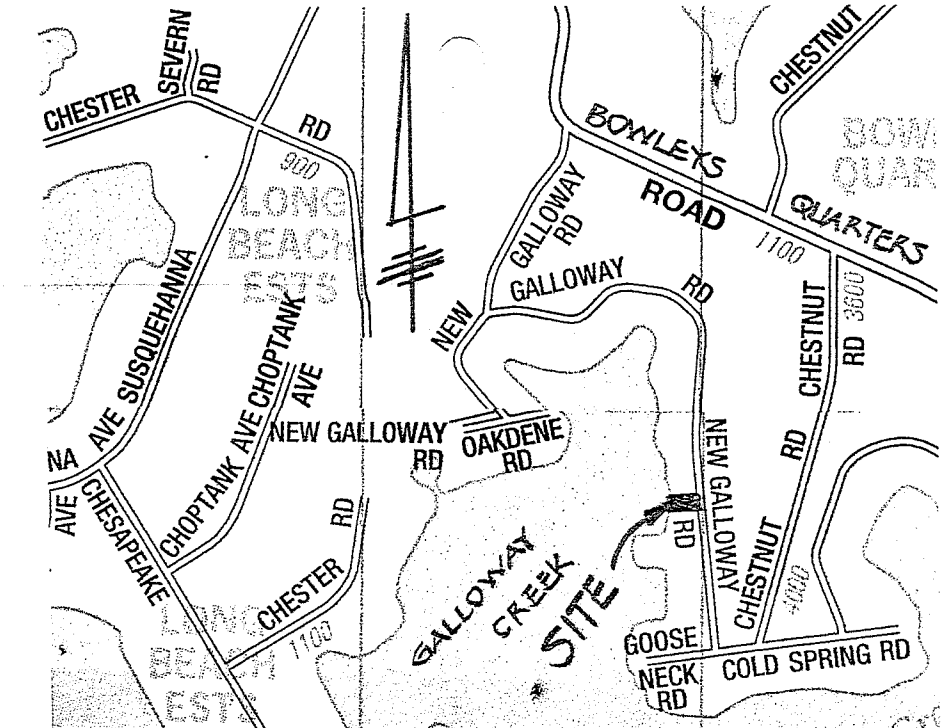
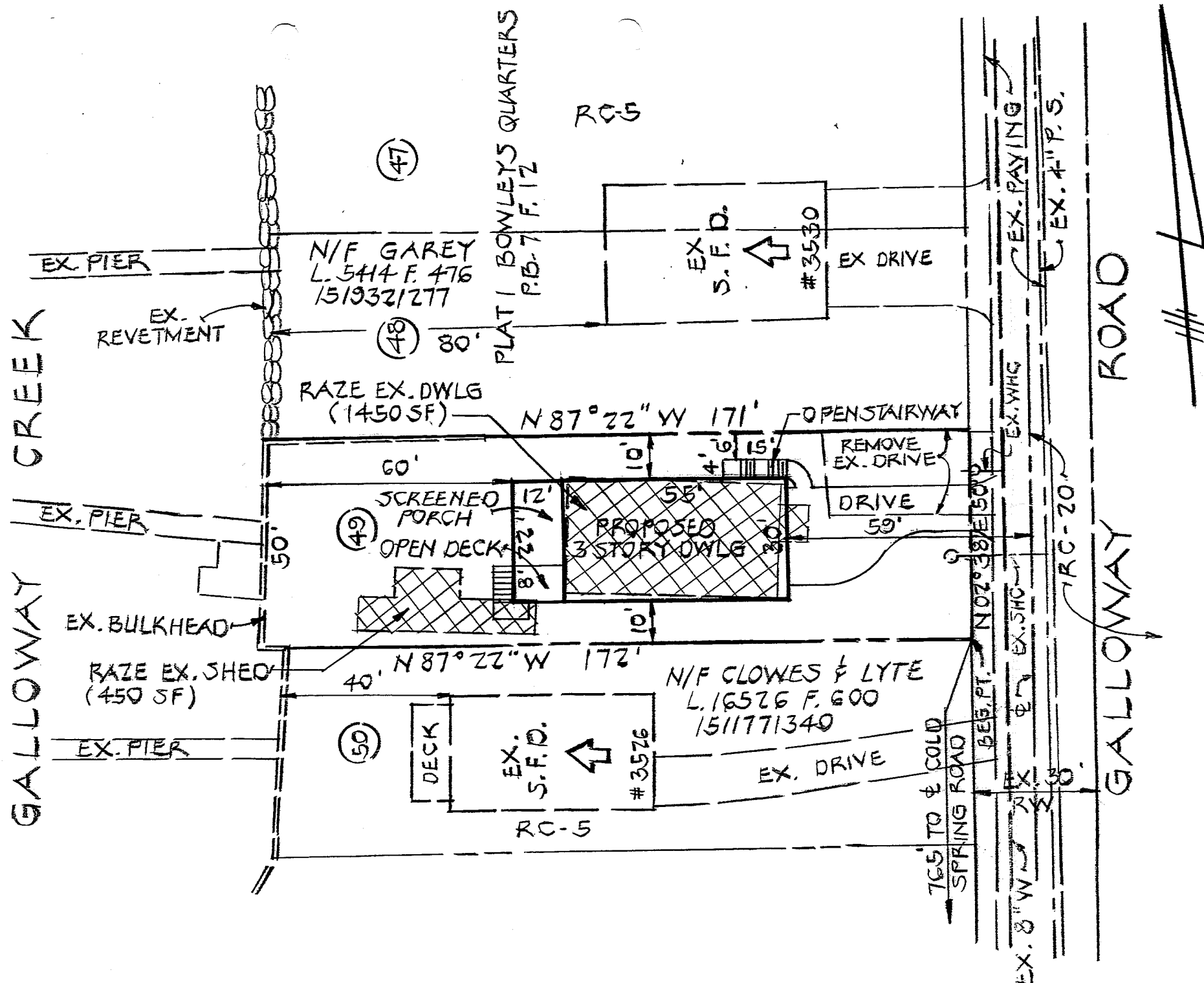
AS PROPOSED



- NOTES
1. ZONING.
 2. LOT ARE.
 3. SITE IS L.
 4. PUBLIC V
 5. NO PREV
 6. NO HISTC
 7. BUILDING

PETITIONER'S

EXHIBIT NO. 1A



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....RC-5 (MAP NO. 098B1)
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7. BUILDING COVERAGE.....2010 S.F. OR 23.5 %

PETITIONER'S

EXHIBIT NO. 1

CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

CONTRACT PURCHASER
JAMES F. & PATRICIA A. ROSNER
4330 CONIFER COURT
GLEN ARM, MD. 21057

OWNER
ALBERT CLOUTIER, JR. P.R FOR THE
ESTATE OF ALBERT CLOUTIER
3528 GALLOWAY ROAD
BALTIMORE, MD. 21220
L. 4317 F. 526
PROP. NO. 1503371020

**PLAT TO ACCOMPANY
PETITION FOR VARIANCE
3528 GALLOWAY ROAD
LOT 49 PLAT 1 BOWLEYS QUARTERS P.B. 7 F. 12
ELECTION DISTRICT 15C6 BALTO. CO., MD.
SCALE: 1 INCH = 30 FEET AUGUST 8, 2009**