

IN RE: PETITION FOR VARIANCE

N side of Pennsylvania Avenue, 100 feet
E of Fairmount Avenue
9th Election District
5th Councilmanic District
(405, 407, 409 East Pennsylvania Avenue)

Estate of Leroy Y. Haile, Jr. and
Leroy Y. Haile, III
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2011-0178-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed on behalf of the Estate of Leroy Y. Haile, Jr. (Leroy Y. Haile, III, personal representative) the legal owner of the subject property. Petitioner is requesting Variance relief as follows:

- 405 East Pennsylvania Avenue: From Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow an existing dwelling to have a side yard setback of 9 feet in lieu of the required 10 feet; and
- 407 East Pennsylvania Avenue: From Section 1B02.3.C.1 of the B.C.Z.R. to allow an existing dwelling to have a side yard setback of 4 feet in lieu of the required 10 feet; and
- 409 East Pennsylvania Avenue: From Section 1B02.3.C.1 of the B.C.Z.R. to allow an existing dwelling to have a side yard setback of 3 feet and 4 feet in lieu of the required 10 feet.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Leroy Y. Haile, III, personal representative, on behalf of the Estate of Leroy Y. Haile, Jr., property owner,

ORDER RECEIVED FOR FILING

Date 1-25-14

By ps

and Bruce E. Doak with Gerhold, Cross & Etzel, Ltd., the professional land surveyor who prepared the site plan and is also assisting the Petitioner in the permitting process. There were no Protestants or other interested citizens in attendance.

Testimony and evidence offered revealed that the properties are rectangular in shape and contain three existing two story frame dwellings. Proposed Lot 1 known as 405 East Pennsylvania Avenue contains 7,681 square feet; proposed Lot 2 known as 407 East Pennsylvania Avenue contains 6,347 square feet; and proposed Lot 3 known as 409 East Pennsylvania Avenue contains 4,706 square feet.

Further evidence revealed that the properties were built in the late 1920s – early 1930s, prior to the imposition of the modern formal zoning requirements and were already in existence when purchased by the late Mr. Haile. It was further noted by Mr. Doak that these properties are presently the subject of a minor subdivision process, which has already been reviewed by the various agencies and, subject to the instant variance request, is moving to a conclusion. The subdivision process must of course be successfully completed by the Petitioner to accomplish his objectives regarding the property. Additional testimony was offered to the effect that these structures have existed and have been utilized by residents for some 80+ years. Further, Mr. Doak observed that without the granting of the needed variances, the uninterrupted use of these properties as residences, which is permitted and encouraged under the present day zoning requirements, would be rendered impossible.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated December 6, 2010 which indicates that the Office supports the requested variance and request to legitimize existing houses on reconfigured lots.

ORDER RECEIVED FOR FILING

Date 1-25-10

2

By MB

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The subject sites are in a unique situation, in that they have existed for many years as residences prior to the imposition of formal zoning requirements in the area, let alone the present day zoning standards. Moreover, I find that strict enforcement of the B.C.Z.R. would cause the Petitioners to suffer practical difficulty and undue hardship, as they would literally be forced to "uncreate" that which existed long before the present regulations. Such an irrational result would fly against common sense and the intent of our Zoning Code. Therefore, I also find that the variances requested can be granted in strict harmony with the spirit and intent of the said regulations, and in such a manner as grant relief without injury to the public health, safety, and general welfare.

Thus, the variances requested meet the requirements of Section 307 of the B.C.Z.R., as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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

THEREFORE, IT IS ORDERED this 25th day of January, 2011 by this Administrative Law Judge that Petitioners' Variance requests as follows:

- 405 East Pennsylvania Avenue: From Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow an existing dwelling to have a side yard setback of 9 feet in lieu of the required 10 feet; and
- 407 East Pennsylvania Avenue: From Section 1B02.3.C.1 of the B.C.Z.R. to allow an existing dwelling to have a side yard setback of 4 feet in lieu of the required 10 feet; and

ORDER RECEIVED FOR FILING

Date 1-25-11

3

By P36

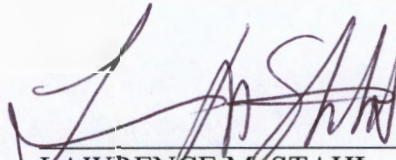
- 409 East Pennsylvania Avenue: From Section 1B02.3.C.1 of the B.C.Z.R. to allow an existing dwelling to have a side yard setback of 3 feet and 4 feet in lieu of the required 10 feet

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.

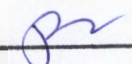
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


LAWRENCE M. STAHL
Administrative Law Judge
for Baltimore County

LMS:pz

ORDER RECEIVED FOR FILING

Date 1-25-14

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

January 25, 2011

LEROY Y. HAILE, III
1511-A PROVIDENCE ROAD
TOWSON MD 21286

Re: Petition for Special Hearing and Variance
Case No. 2011-0178-A
Property: 405, 407, 409 East Pennsylvania Avenue

Dear Mr. Haile:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

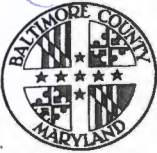
A handwritten signature in black ink, appearing to read "L. Stahl", is written over the typed name and title.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: Bruce E. Doak, Gerhold Cross & Etzel Ltd., 320 Towsontown Blvd. #100, Towson MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 405, 407 & 409 E. Pennsylvania Ave., Towson, MD 21286
which is presently zoned DR 10.5, ROA & RO

Deed Reference: 6742 / 65 Tax Account # 09-08-300550 &
09-08-300551

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)

405 E. Pennsylvania Avenue

To allow an existing dwelling to have a side yard setback of 9 feet in lieu of the required 10 feet

407 E. Pennsylvania Avenue

To allow an existing dwelling to have a side yard setback of 4 feet in lieu of the required 10 feet

409 E. Pennsylvania Avenue

To allow an existing dwelling to have a side yard setback of 3 feet and 4 feet in lieu of the required 10 feet

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.) The dwellings are existing. The owner wishes to create individual lots for each dwelling.

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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Complete Date

Address

By

Telephone No.

City

State

Zip Code

Legal Owner(s): ESTATE OF LEROY Y. HAILE, JR.

Leroy Y. Haile, III (WITH POWER OF ATTORNEY)

Name - Type or Print

Signature

Name - Type or Print

Signature

1511-A Providence Road 410 828-0575

Address

Towson

MD

City

State

Telephone No.

21286

Zip Code

Representative to be Contacted:

Bruce E. Doak
Gerhold, Cross & Etzel, Ltd.

Name

420 E. Towsontown Blvd. #100 410 823-4470

Address

Towson

MD

City

State

Telephone No.

21286

Zip Code

Office Use Only

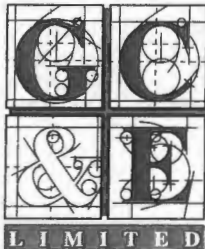
Estimated Length of Hearing
Unavailable For Hearing

Reviewed by

Date

Case No.

2011 0178 A



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

0178

September 28, 2010

ZONING DESCRIPTION

#405, #407 & #409 East Pennsylvania Avenue

Beginning for the same at a point in the center of East Pennsylvania Avenue, said point being Easterly 100 feet more or less from the center of Fairmount Avenue, thence leaving East Pennsylvania Avenue, and running for lines of the subject property, the three following courses and distances, viz:

1) North 14 degrees 11 minutes 49 seconds East 159.68 feet, 2) South 75 degrees 55 minutes 24 seconds East 120.00 feet, 3) South 14 degrees 09 minutes 59 seconds West 153.27 feet, to the center of East Pennsylvania Avenue, thence running in said Avenue, 4) North 78/ degrees 58 minutes 57 seconds West 120.27 feet to the point of beginning.

Containing 0.431 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.



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

No. **61049**

Date: **11/12/10**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 11/12/2010 11/12/2010 13:54:44 2

REG #505 WALKIN DOOL RMD
 >>RECEIPT N 552607 11/12/2010 OFLN

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				195.00

Total: **195.00**

Rec From: Gentle's Care + ET, et
 For: RES VAR FILM- 405, 407 + 409
PENNSYLVANIA AVE.
2011 - 0178 - A

CR NO. 061049

Recpt Tot \$195.00
 \$195.00 CK \$1.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

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: # 2011-0178-A

405, 407 & 409 E. Pennsylvania Avenue
N/side of Pennsylvania Avenue, 100 feet east
of Fairmount Avenue

9th Election District - 5th Councilmanic District
Legal Owner(s): Estate of Leroy Halle, Jr.

Variance: (405 E.) to allow an existing dwelling to have a side yard setback of 9 feet in lieu of the required 10 feet.

Variance: (407 E.) to allow an existing dwelling to have a side yard setback of 4 feet in lieu of the required 10 feet.

Variance: (409 E.) to allow an existing dwelling to have a side yard setback of 3 feet and 4 feet in lieu of the required 10 feet. The dwellings are existing.

Hearing: Monday, January 24, 2011 at 9:00 a.m. in Room 104, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

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

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

JT/1/633 Jan. 11

264590

CERTIFICATE OF PUBLICATION

1/13/ 2011

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 1/11/ 2011.

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

J. Wilkins

LEGAL ADVERTISING



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case#2011-0178-A

PETITIONER: Estate of Leroy Haile,
Jr.

DATE OF HEARING: January 24, 2011

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN 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

(see page 2 for full size photo)

LOCATION:

405, 407 & 409E. Pennsylvania Avenue

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD

SUITE 100

320EAST TOWSONTOWN BLVD

TOWSON, MARYLAND 21286

410-823-4470 PHONE

410-823-4473 FAX

POSTED ON: 1/07/11

CASE #:2011-0178-A

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

PLACE: Room 104 Jefferson Building
TIME & 105 West Chesapeake Avenue, Towson, MD
DATE : 9:00 am Monday January 24,2011

Variance: (405 E.) to allow an existing dwelling to have a side yard setback of 9 feet in lieu of the required 10 feet. Variance: (407E.) to allow an existing dwelling to have a side yard setback of 4 feet in lieu of the required 10 feet. Variance: (409 E.) to allow an existing dwelling to have a side yard setback of 3 feet and 4 feet in lieu of the required 10 feet. The dwellings are existing.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING.
CALL 410-887-3301 THE DAY BEFORE THE SCHEDULED HEARING DATE.

DO NOT REMOVE THIS SIGN AND POST DAY OF HEARING. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE #:2011-0178-A

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

PLACE: Room 104 Jefferson Building
105 West Chesapeake Avenue, Towson, MD
TIME &
DATE : 9:00 am Monday January 24, 2011

Variance: (405 E.) to allow an existing dwelling to have a side yard setback of 9 feet in lieu of the required 10 feet. Variance: (407E.) to allow an existing dwelling to have a side yard setback of 4 feet in lieu of the required 10 feet. Variance: (409 E.) to allow an existing dwelling to have a side yard setback of 3 feet and 4 feet in lieu of the required 10 feet. The dwellings are existing.

POSTAL SERVICE: Due to weather on 1/19/11 3 buildings are closed.
We apologize to our customers.
Call 810-407-1000 for more information.

HEARINGS ARE HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, January 11, 2011 Issue - Jeffersonian

Please forward billing to:
Leroy Haile, III
1511 A. Providence Road
Towson, MD 21286

410-828-0575

NOTICE OF ZONING HEARING

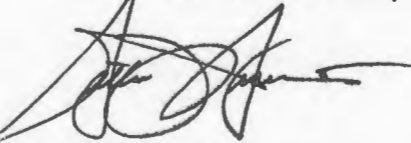
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0178-A

405, 407 & 409 E. Pennsylvania Avenue
N/side of Pennsylvania Avenue, 100 feet east of Fairmount Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Estate of Leroy Haile, Jr.

Variance (405 E.) to allow an existing dwelling to have a side yard setback of 9 feet in lieu of the required 10 feet. Variance (407 E.) to allow an existing dwelling to have a side yard setback of 4 feet in lieu of the required 10 feet. Variance (409 E.) to allow an existing dwelling to have a side yard setback of 3 feet and 4 feet in lieu of the required 10 feet. The dwellings are existing.

Hearing: Monday, January 24, 2011 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, Director
Department of Permits and
December 29, 2010

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: 2011-0178-A

405, 407 & 409 E. Pennsylvania Avenue
N/side of Pennsylvania Avenue, 100 feet east of Fairmount Avenue
9th Election District – 5th Councilmanic District
Legal Owners: Estate of Leroy Haile, Jr.

Variance (405 E.) to allow an existing dwelling to have a side yard setback of 9 feet in lieu of the required 10 feet. Variance (407 E.) to allow an existing dwelling to have a side yard setback of 4 feet in lieu of the required 10 feet. Variance (409 E.) to allow an existing dwelling to have a side yard setback of 3 feet and 4 feet in lieu of the required 10 feet. The dwellings are existing.

Hearing: Monday, January 24, 2011 at 9:00 a.m. in Room 104, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "G. Klunk".

George Klunk
Acting Director

GK:kl

C: Leroy Haile, III, 1511-A Providence Road, Towson 21286
Bruce Doak, GC&E, 320 E. Towsontown Blvd., Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, JANUARY 10, 2011.**
- (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: 2011-0178-A

Petitioner: Leroy Y. Haile, III

Address or Location: 405 - 409 E. Pennsylvania Avenue

PLEASE FORWARD ADVERTISING BILL TO:

Name: Leroy Y. Haile, III

Address: 1511-A Providence Road

Towson, MD 21286

Telephone Number: (410) - 828-0575



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 19, 2011

Leroy Y. Haile III
1511-A Providence Road
Towson, Maryland 21204

Dear Mr. Haile:

RE: Case Number 2011-0178 Address 405, 407, & 409 E. Pennsylvania Ave

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 12, 2010. This letter is not an approval, but only a **NOTIFICATION**.

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

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

Very truly yours,

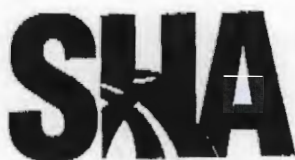
A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is stylized and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: People's Counsel
Bruce E. Doak Gerhold, Cross & Etzel, LTD 320 E. Towsontown Blvd. Ste. 100 Towson
Maryland 21204



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

State Highway
Administration

Beverly K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: Nov. 24, 2010

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

RE: Baltimore County
Item No 2011-0178-A
405 -407- 409 E. PENNSYLVANIA AVE.
HAILE 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. 2011-0178-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
Access Management Division

SDF/mb

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2228 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com

JS 1/24 9am

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: George Klunk, Director
Department of Permits and
Development Management

DATE: December 6, 2010

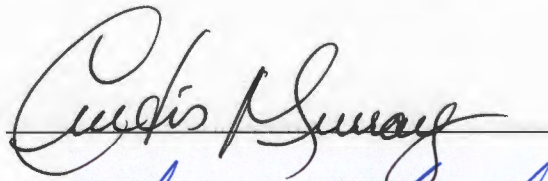
FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-178- Variance**

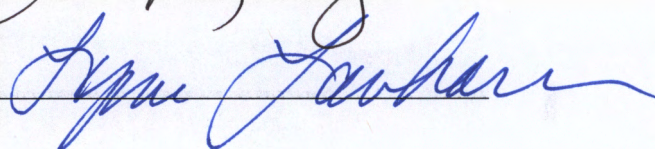
The Office of Planning has reviewed the above referenced case(s) and supports the requested variance and request to legitimize existing houses on reconfigured lots. The applicant should also proceed to the Development Review Committee for determination of the development process.

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



RECEIVED

DEC 08 2010

ZONING COMMISSIONER

LS 1/24
9AM

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

DEC 23 2010

ZONING COMMISSIONER

TO: Zoning Commissioner's Office

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: December 22, 2010

SUBJECT: Zoning Item # 11-178-A
Address 405, 407, 409 East Pennsylvania Avenue
(Estate of Leroy Y. Haile, Jr.)

Zoning Advisory Committee Meeting of November 15, 2010.

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWL Date: 12/22/10

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 29, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For November 29, 2010
Item Nos. 2011- 160, 161, 162, 163,
164, 165, 166, 167, 168, 169, 170,
171, 173, 174, 175, 177, ~~178~~ and 179

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-11292010 -NO COMMENTS.doc

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

November 24, 2010

Dept of PDM
Room 111, County Office Building
111 West Chesapeake Ave.
Towson, MD 21204
MS #1105

Attention Kristen Matthews

The Fire Marshal's office has no comment on the following zoning cases:

2011-0159-A, 2011-0160-A, 2011-0161-A, 2011-0162-A, 2011-0163-A, 2011-0163-A,
2011-0165-A, 2011-0166-A, 2011-0167-A, 2011-0168-SPH, 2011-0169-A, 2011-0170-A
2011-0171-XA, 2011-0172-A, 2011-0173-SPH, 2011-0174-A, 2011-0175-A,
2011-0176-SPH, 2011-0177-A, 2011-0178-A, 2011-0179-A.

Thank you,

A handwritten signature in black ink, appearing to read "Steven Judlick", is written over a horizontal line.

Steven Judlick, Fire Marshal
Baltimore County Fire Department
Office of the Fire Marshal
410-887-4880

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper

RE: PETITION FOR VARIANCE * BEFORE THE
405, 407 & 409 E. Pennsylvania Ave., N/S * ZONING COMMISSIONER
Pennsylvania Ave, 100' E of Fairmount Ave.*
9th Election & 5th Councilmanic Districts *
Legal Owner(s): Estate of Leroy Y. Haile, Jr.* FOR
Petitioner(s) * BALTIMORE COUNTY
* 2011-178-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.

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

RECEIVED

DEC 08 2010

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of December, 2010, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, Gerhold, Cross & Etzel, 320 E Towsontowne Boulevard, Suite 100, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Hearing Files 2011-0178 and 0179

Bruce Doak (applicant) states that the power of attorney verification doc's will be placed in files ASAP 11/12/10 JLL.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1)
BALTIMORE COUNTY

Account Identifier: District - 09 Account Number - 0908300551

Owner Information

Owner Name: HAILE FELICITY F/LEROY Y,3RD
HAILE RACHEL N,ET AL,TRUSTEES
Use: RESIDE
Principal Residence: NO
Mailing Address: 304 W PENNSYLVANIA AVE
TOWSON MD 21204-4424
Deed Reference: 1) /2954/
2)

Location & Structure Information

Premises Address
405 PENNSYLVANIA AVE
Legal Description
NWS PENNSYLVANIA AV
405 PENNSYLVANIA AVE
80 E FAIRMOUNT AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat
70A	16	117						2	Plat

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County U
1923	1,268 SF	9,891.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	ASBESTOS SHINGLE

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	86,220	86,200		
Improvements:	76,650	63,800		
Total:	162,870	150,000	162,870	150,000
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
HAILE LEROY Y,JR	06/08/2010	\$0
Type: NOT ARMS-LENGTH	Deed1: /29546/ 228	Deed2:
Seller: LANGRALL EDWIN E,3RD	Date: 06/29/1984	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6742/ 65	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class: Special Tax Recapture:
* NONE *

Maryland Department of Assessments and Taxation
Real Property Data Search (vw5.1)
BALTIMORE COUNTY

Account Identifier:

District - 09 Account Number - 0908300550

Owner Information

Owner Name: HAILE FELICITY F/LEROY Y,3RD
HAILE RACHEL N,ET AL,TRUSTEES
Use: RESIDE
Principal Residence: NO
Mailing Address: 304 W PENNSYLVANIA AVE
TOWSON MD 21204-4424
Deed Reference: 1) /2954
2)

Location & Structure Information

Premises Address
407 PENNSYLVANIA AVE
Legal Description
NS PENNSYLVANIA AV
407 PENNSYLVANIA AVE
143 E FAIRMOUNT AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat
70A	16	118						2	Plat

Special Tax Areas
Town
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County
1923	1,254 SF	10,050.00 SF	04

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2011	Phase-in Assessments As Of 07/01/2010 As Of 07/01/2011	
Land	86,260	86,200		
Improvements:	148,350	134,400		
Total:	234,610	220,600	234,610	220,600
Preferential Land:	0	0	0	0

Transfer Information

Seller: HAILE LEROY Y,JR	Date: 06/08/2010	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /29546/ 228	Deed2:
Seller: LANGRALL EDWIN E,3RD	Date: 06/29/1984	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: / 6742/ 65	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
* NONE *

CASE NAME HAILE PROPERTY - Penn. Ave.
CASE NUMBER 2011-0178-A
DATE 1/29/11

[illegible]

PETITIONER'S

EXHIBIT NO.

3













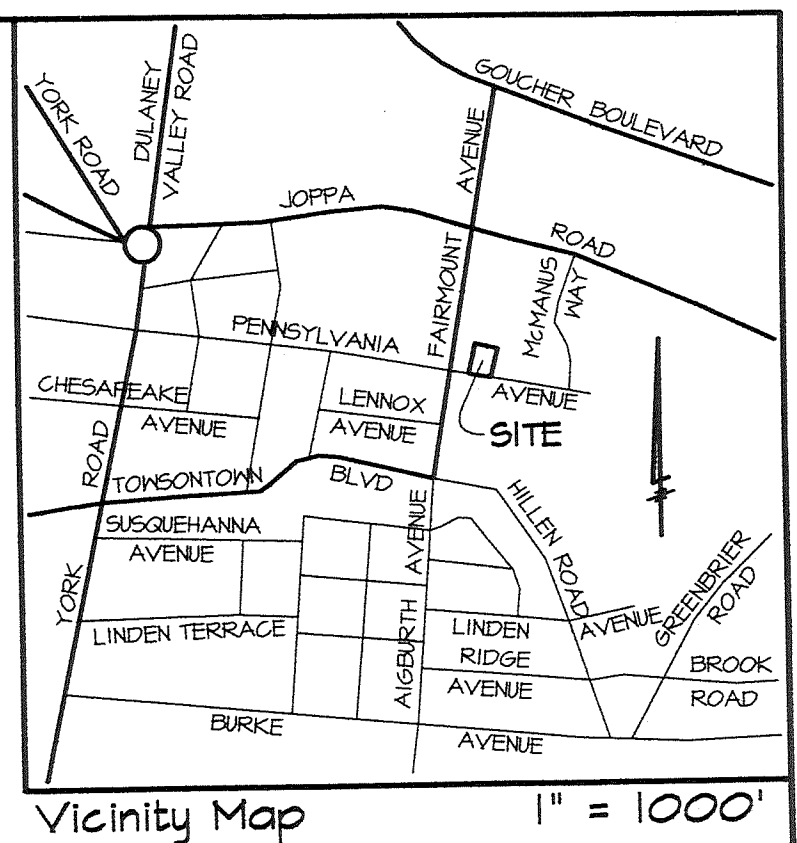






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GENERAL NOTES

- 1. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZEL, LTD.
- 2. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM THE NRCS WEB SOIL SURVEY.
- 3. CENSUS TRACT: 440400 REGIONAL PLANNING DISTRICT: 515 SCHOOL DISTRICT: ELEMENTARY - HAMPTON; MIDDLE - DUMFRIES; HIGH - TOMSON WATERSHED; BACK RIVER A.D.C. MAP & GRID: 21 E-6
- 4. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
- 5. THE SUBJECT PROPERTY IS EAST TOMSON AFRICAN AMERICAN HISTORIC DISTRICT.
- 6. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
- 7. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- 8. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
- 9. ALL LOTS SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY.
- 10. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
- 11. AVERAGE DAILY TRIPS 3 x 12.4 = 37.2
- 12. LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
- 13. HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
- 14. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAT TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT-OF-WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.
- 15. THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTACT SINCE AT LEAST APRIL 17, 1934. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

DENSITY CALCULATIONS

GROSS AREA	0.431 Ac. ± 18,784 SQ.FT.
GROSS AREA ROA	0.032 Ac. ± 1,407 SQ.FT.
GROSS AREA RO	0.020 Ac. ± 885 SQ.FT.
GROSS AREA D.R. 10.5	0.379 Ac. ± 16,491 SQ.FT.
HIGHWAY WIDENING	0 Ac. ±
NET AREA	0.431 Ac. ± 18,784 SQ.FT.
LOTS PERMITTED	0.379 Ac. ± x 10.5 = 3.98 Lots
LOTS PROPOSED	3

OWNER/DEVELOPER
ESTATE OF LEROY Y. HAILE, JR.
c/o LEROY Y. HAILE, JR.
151-A PROVIDENCE ROAD
TOWSON, MARYLAND 21286
410-828-0575

MARYLAND INVENTORY OF HISTORIC PLACES

- 401 E. PENNSYLVANIA AVENUE BA 1055 "HERMAN HOUSE"
- 404 E. PENNSYLVANIA AVENUE BA 1054 "HERMAN HOUSE"
- 411 E. PENNSYLVANIA AVENUE BA 1055

ZONING VARIANCES REQUESTED

- 405 E. PENNSYLVANIA AVENUE SECTION 18023.C.1. TO ALLOW AN EXISTING DWELLING TO HAVE A SIDE YARD SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 10 FEET
- 401 E. PENNSYLVANIA AVENUE SECTION 18023.C.1. TO ALLOW AN EXISTING DWELLING TO HAVE A SIDE YARD SETBACK OF 4 FEET IN LIEU OF THE REQUIRED 10 FEET
- 404 E. PENNSYLVANIA AVENUE SECTION 18023.C.1. TO ALLOW AN EXISTING DWELLING TO HAVE A SIDE YARD SETBACKS OF 3 FEET & 4 FEET IN LIEU OF THE REQUIRED 10 FEET

PLAN TO ACCOMPANY PHOTOGRAPHS

FLAT TO ACCOMPANY PETITION FOR ZONING VARIANCES
HAILE PROPERTY
PENNSYLVANIA AVENUE

405, 407 & 409 EAST PENNSYLVANIA AVENUE
Deed Ref: E.H.K., Jr. No. 6742 folio 65
2nd & 3rd PARCELS
Tax Account Nos.: 09-08-300550 & 09-08-300551
Tax Map 10A; Grid 16; Parcels 117 & 118
Zoned DR-10.5; Map
9th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=20' Date: SEPTEMBER 28, 2010

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Townsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

PETITIONER'S
EXHIBIT NO. 2

D.R. 10.5 BUILDING SETBACKS

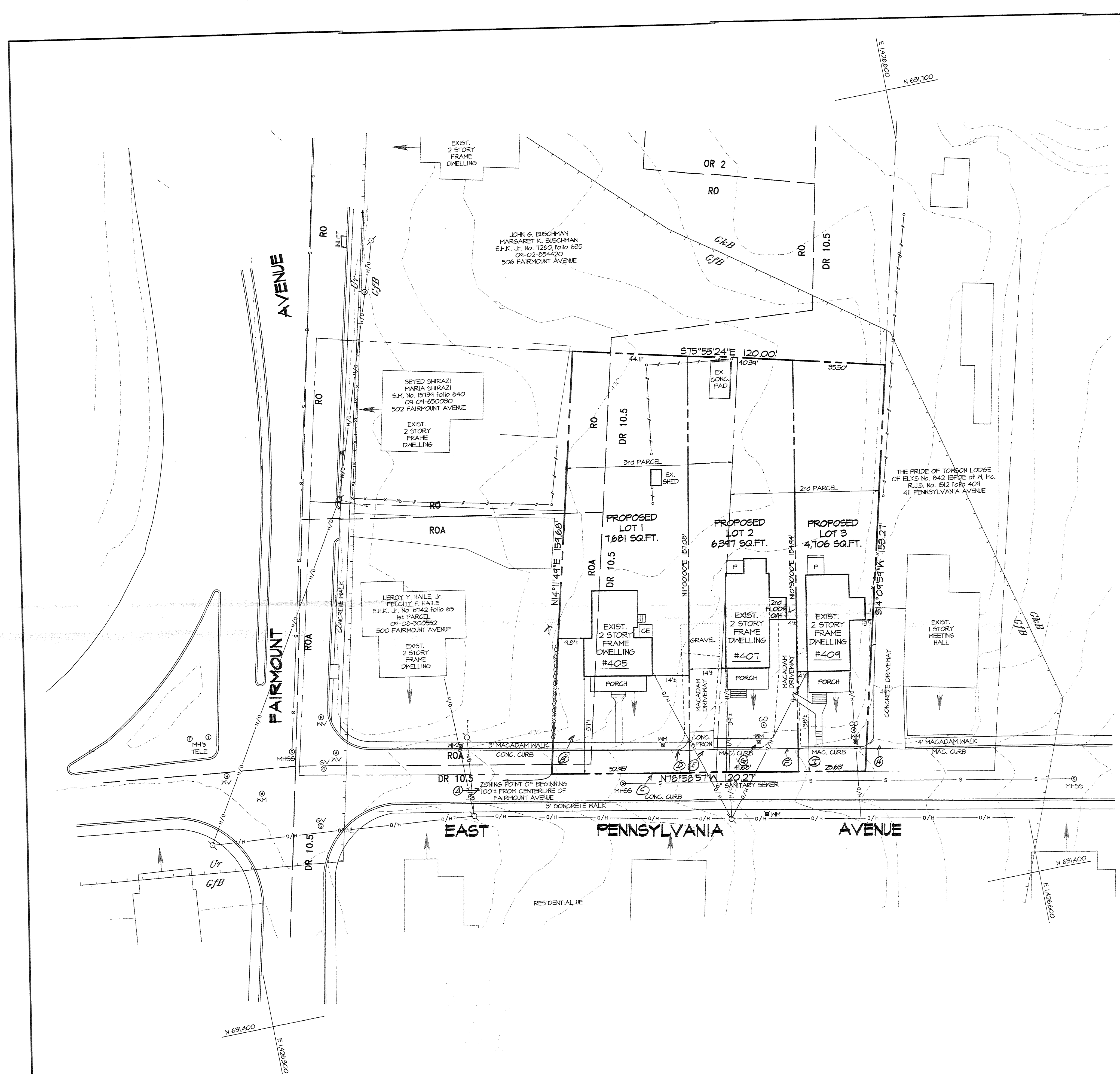
MINIMUM NET LOT AREA PER DWELLING UNIT (sq. ft.)	3,000
MINIMUM LOT WIDTH (feet)	20
MINIMUM FRONT YARD DEPTH (feet)	10
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	10
MINIMUM REAR YARD DEPTH (feet)	30

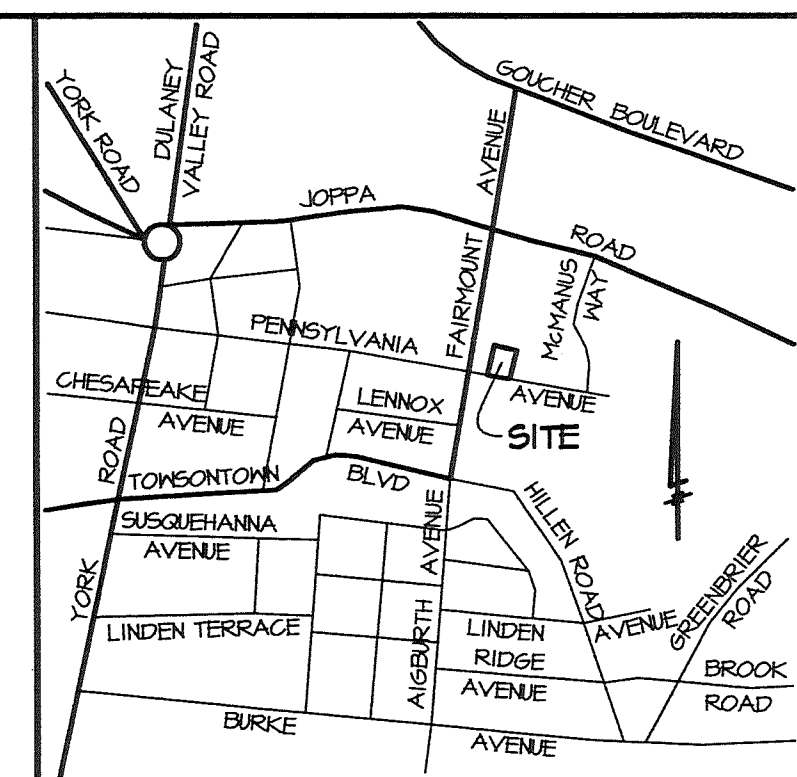
SOIL TYPES & LIMITATIONS

TYPE	SEPTIC TANK ABSORPTION FIELDS	HOMESITES WITH BASEMENTS	LOCAL ROAD & STREETS
GFB	Somewhat Limited; slow water movement (0.68)	Not Limited	Somewhat Limited; low strength (0.18); frost action (0.50)
GKB	Very Limited; depth to cemented pan (1.00); depth to saturated zone (0.46); depth to thin cemented pan (0.46)	Very Limited; depth to cemented pan (0.46); depth to saturated zone (0.46); depth to thin cemented pan (0.46)	Very Limited; frost action (1.00); depth to thick cemented pan (0.46); low strength (1.00); frost action (0.50)
Ur	Not Rated	Not Rated	Not Rated

LEGEND

- EXISTING WATER METER
- EXISTING CLEANOUT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING UTILITY POLE
- EXISTING DWELLING
- SOIL LINE
- ZONING LINE
- PROPERTY LINE
- CONTOURS





Vicinity Map 1" = 1000'

GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS, & ETZEL, LTD.
2. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM THE NRCS WEB SOIL SURVEY.
3. ZONING TRACT: 440400 REGIONAL PLANNING DISTRICT: B15
4. WATER SERVICE AREA: TOWSON FOURTH ZONE SEWER SHED: 55
5. SCHOOL DISTRICT: ELEMENTARY - HAMPTON; MIDDLE - DUMBARTON; HIGH - TOWSON
6. WATERSHED: BACK RIVER A.D.C. MAP # GRID: 21 E-6
7. THERE ARE NO KNOWN PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS EAST TOWSON AFRICAN AMERICAN HISTORIC DISTRICT.
9. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
11. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
12. ALL LOTS SHOWN HEREON ARE SERVED BY PUBLIC WATER AND SEWER.
13. THE ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
14. AVERAGE DAILY TRIPS 3 x 12.4 = 37.2
15. LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
16. HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
17. BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT-OF-WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.
18. THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTACT SINCE AT LEAST APRIL 17, 1891. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

DENSITY CALCULATIONS

GROSS AREA	0.431 Ac. 3/18,784 SQ.FT.
GROSS AREA ROA	0.032 Ac. 1/407 SQ.FT.
GROSS AREA RO	0.020 Ac. 2/885 SQ.FT.
GROSS AREA D.R. 10.5	0.379 Ac. 1/6,491 SQ.FT.
HIGHWAY WIDENING	0 Ac. ±
NET AREA	0.431 Ac. 3/18,784 SQ.FT.
LOTS PERMITTED	0.379 Ac. ± x 10.5 = 3 Lots
LOTS PROPOSED	3

OWNER/DEVELOPER
ESTATE OF LEROY Y. HAILE, JR.
c/o LEROY Y. HAILE, 3rd
1511-A PROVIDENCE ROAD
TOWSON, MARYLAND 21286
410-828-0515

MARYLAND INVENTORY OF HISTORIC PLACES

405 E. PENNSYLVANIA AVENUE	BA 1053 'HERMAN HOUSE'
407 E. PENNSYLVANIA AVENUE	BA 1054 'HERMAN HOUSE'
411 E. PENNSYLVANIA AVENUE	BA 1055

ZONING VARIANCES REQUESTED

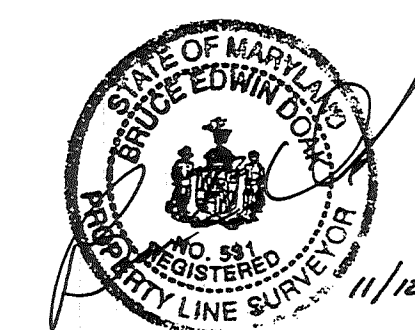
- 405 E. PENNSYLVANIA AVENUE
SECTION 1802.3.C.1. TO ALLOW AN EXISTING DWELLING TO HAVE A SIDE YARD SETBACK OF 9 FEET IN LIEU OF THE REQUIRED 10 FEET
- 407 E. PENNSYLVANIA AVENUE
SECTION 1802.3.C.1. TO ALLOW AN EXISTING DWELLING TO HAVE A SIDE YARD SETBACK OF 4 FEET IN LIEU OF THE REQUIRED 10 FEET
- 409 E. PENNSYLVANIA AVENUE
SECTION 1802.3.C.1. TO ALLOW AN EXISTING DWELLING TO HAVE A SIDE YARD SETBACKS OF 3 FEET & 4 FEET IN LIEU OF THE REQUIRED 10 FEET

ZONING CASE #2011-0178-A
PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCES
HAILE PROPERTY
PENNSYLVANIA AVENUE
405, 407 & 409 EAST PENNSYLVANIA AVENUE
Deed Ref: E.H.K., Jr. No. 6742 folio 65
2nd & 3rd PARCELS
Tax Account Nos.: 09-08-300550 & 09-08-300551
Tax Map TOA; Grid 16; Parcels 117 & 118
Zoned DR-10.5; Map
9th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=20'

Date: SEPTEMBER 28, 2010

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470



D.R. 10.5 BUILDING SETBACKS

MINIMUM NET LOT AREA PER DWELLING UNIT (sq. ft.)	3,000
MINIMUM LOT WIDTH (feet)	20
MINIMUM FRONT YARD DEPTH (feet)	10
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	10
MINIMUM REAR YARD DEPTH (feet)	50

SOIL TYPES & LIMITATIONS

TYPE	SEPTIC TANK ABSORPTION FIELDS	HOMESITES WITH BASEMENTS	LOCAL ROAD & STREETS
GFB	Somewhat Limited; slow water movement (0.68)	Not Limited	Somewhat Limited; low strength (0.78); frost action (0.50)
GKB	Very Limited; depth to cemented pan (1.00); depth to saturated zone (1.00); slow water movement (0.12)	Very Limited; depth to cemented pan (1.00); depth to thick cemented zone (0.99); depth to thin cemented pan (0.46)	Very Limited; frost action (1.00); depth to thick cemented pan (0.46); low strength (1.00); frost action (0.50)
Ur	Not Rated	Not Rated	Not Rated

LEGEND

EXISTING WATER METER	W	EXISTING DWELLING	[Symbol]
EXISTING CLEANOUT	○	SOIL LINE	[Symbol]
EXISTING WATER VALVE	⊙	ZONING LINE	[Symbol]
EXISTING GAS VALVE	⊙	PROPERTY LINE	[Symbol]
EXISTING UTILITY POLE	⊙	CONTOURS	[Symbol]