

IN RE: **DEVELOPMENT PLAN HEARING  
& PETITION FOR SPECIAL HEARING**  
S/Side of Ridge Road, 290' W of c/line of  
Long Ridge Road  
14<sup>th</sup> Election District  
6<sup>th</sup> Councilmanic District  
(Shadow Knoll Property)

**Amro Development, LLC**  
*Applicant/Developer*

BEFORE THE  
OFFICE OF  
ADMINISTRATIVE HEARINGS  
FOR BALTIMORE COUNTY

**HOH Case No. 14-482 and  
Zoning Case No. 2011-0274-SPH**

\* \* \* \* \*

**HEARING OFFICER'S COMBINED ZONING RELIEF AND  
DEVELOPMENT PLAN OPINION & ORDER**

This matter comes before this Hearing Officer/Administrative Law Judge for a hearing pursuant to Section 32-4-227 of the Baltimore County Code (B.C.C.). In accordance with the development regulations codified in B.C.C. Article 32, Title 4, thereof, the Owner/Developer seeks approval of a Development Plan (the "Plan") prepared by Little & Associates, Inc., for 29 single family dwellings and two existing single-family dwellings zoned D.R.3.5 -- (the "subject property").

The Developer is also requesting certain zoning relief and has filed a Petition for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure on a parcel of land that does not contain a principle structure. The proposed subdivision is more particularly described on the Plan submitted into evidence and marked as Developer's Exhibit 1.

As to the history of this project through the development review process, a concept plan was prepared and a Concept Plan Conference (CPC) held on June 29, 2010. The concept plan is a schematic representation of the proposed subdivision and is reviewed by and between representatives of the Developer and the reviewing County agencies at the CPC. Thereafter, as

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required, a Community Input Meeting (CIM) is scheduled during evening hours at a location near the property to provide residents of the area an opportunity to review and comment on the plan. In this case, the CIM was held on July 28, 2010 at the White Marsh Public Library. Subsequently, a Development Plan is prepared in accordance with B.C.C. Section 32-4-221 and submitted for further review and approval. A Development Plan Conference (DPC) is held between the Developer's consultants and various Baltimore County agencies with responsibility over certain aspects of the development proposal. In this case, the DPC was held on April 20, 2011. At the DPC, the Baltimore County agencies responsible for the review of the Development Plan submit written comments regarding the compliance of the Development Plan with the various Baltimore County regulations governing land development in the County. Thereafter, the Developer may revise the Development Plan in accordance with the DPC comments. In this case the Hearing Officer's Hearing was held before me on May 12, 2011.

Appearing at the public hearing on behalf of the Developer were G. Dwight Little, Jr., Professional Engineer with Little & Associates, Inc., the consultants who prepared the Development Plan; and Howard L. Alderman, Jr., Esquire who entered his appearance as counsel for the Developer. Also present were Steven Rosen, Aaron Kensinger and Paul Amirault, whose information appears on the Developer/Applicant Sign-In Sheet.

Also appearing were numerous members of the surrounding communities. These individuals are too numerous to mention and specifically identified herein. However, all have signed in on the Citizen's Sign-In Sheet. Reference is made to the sign-in sheets which are contained within the Hearing Officer's file.

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Representatives of the various Baltimore County agencies who reviewed the plan attended the hearing, including the following individuals: Colleen Kelly, Project Manager, Aaron Tsui, representative of the Office of Zoning Review; Dennis A. Kennedy, Development Plans Review (DPR); Bruce Gill, Department of Recreation and Parks (R&P)/Development Plans Review (DPR) section; Brad Knatz, Land Acquisition; David Lykens, Department of Environmental Protection and Sustainability (DEPS), and Curtis Murray, Office of Planning (OP).

Section 32-4-228 of the Baltimore County Code (B.C.C.) sets forth the standards the Hearing Officer must follow when considering a development plan. At the public hearing, the Hearing Officer is required to determine what, if any, open issues or agency comments remain unresolved. Testimony and evidence revealed that all issues raised by the various County reviewing agencies other than the Office of Planning, had been resolved and incorporated within the Development Plan and that the Plan complies with all County regulations. Curtis Murray, on behalf of Planning, noted that the Pattern Book for the proposed Development (Developer's Exhibit 5) was satisfactory and that only one open issue remained. It was their recommendation that a bike path (Developer's Exhibit 6) be constructed between the Shadow Knoll and Perry Ridge Development, beginning between Lots 19 and 20 of Shadow Knoll, traversing Parcel "A" which is to be retained by William and Betty Gohlinghorst, Petitioners in the accompanying Special Hearing request in this matter, and ending at Tucker Drive in the Perry Ridge Two Development. Planning envisioned a 10 foot public access easement, upon which a proposed 8 foot wide macadam path would be constructed. The proposed path would be constructed through the area set aside for drainage, utility, storm water and forest buffer easements.

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The Developer offered as an alternative suggestion a similar bike path located on Homeowners' Association (HOA) property along the rear of the Development, and to connect it with an extended bike path on Perry Hall Boulevard to be constructed by the Developer as part of the basis for the granting of a Local Open Space (LOS) waiver for the project. Mr. Murray noted that Planning took exception to this alternate suggestion on the basis that the route proposed by the Developer was not 8 foot wide in its entire length, as it ran between the storm water pond and retaining wall being constructed as part of the Development Plan. Planning does not believe that it will properly interconnect the two communities. The Developer believes that its formulation of the bike path is preferable as it does not interfere or affect in any way the various easements and forest buffer that would be disturbed under Planning's suggested route. Moreover, the Developer questions the appropriateness of requiring construction of a public use easement on private property, rather than one constructed entirely on HOA ground, connecting to a public right-of-way.

Other than this issue, Mr. Murray noted that the Office of Planning was satisfied with the Development Plan; and had no objection to the proposed special hearing request.

This development is subject to Section 32-6-103 of the B.C.C., Adequate Public Facilities. A School Impact Analysis was prepared and dated March 10, 2011 and it should be noted that the Office of Planning favorably recommended the School Impact Analysis for the proposed development. It was received and marked as Developer's Exhibit 4.

Local Open Space (LOS) is required for this development. Both Council Bill 110-99 and the Local Open Space Manual provide for a fee to be paid instead of dedicating the land. The Department of Recreation and Parks approved a fee-in-lieu payment to Baltimore County in the amount of \$151,380. The details of the LOS fee-in-lieu agreement, including payment of monies

UNRECORDED - CITY RECORDS

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as well as the completion of construction of the Perry Hall Trail by the Developer, is included in a letter dated January 20, 2011 from Little & Associates, Inc., on behalf of the Developer to the Department of Permits, Approvals and Inspections (PAI) and the Department of Recreation and Parks (R&P), who have noted their approval thereupon and which was admitted as Developer's Exhibit 3.

At the conclusion of the departmental discussions noted above, the formal testimony was received as to the open "bike path" issue as well as regarding the special hearing request. G. Dwight Little, Jr., President of Little & Associates, Inc. was, after voire dire accepted as an expert in planning, land use and development, engineering, and the Baltimore County development and zoning regulations. He related that he had filed the original concept plan for this project, attended the Concept Plan Conference; and as a result of agency comments prepared the redlined plat accompanying the Development Plan, which has been admitted as Developer's Exhibit 1. He presented this plan at the Community Input Meeting and was in all manner and respect responsible for the documentation of the Development Plan. He described the site as rectangular in shape, zoned D.R.3.5 and covering some 9.7 acres. He related that up to 33 units were permitted under the applicable zoning; however, the instant plan calls only for 29. He explained that the wetlands, drainage, utility, storm water and forest conservation easements, as well as the proposed forest buffer serving the project, would be placed on that tract of land to the west side of the proposed development shown as "Parcel A". It is also the location of the existing garage which is the subject of the accompanying special exception request. He noted that the proposed development will be served by public water and sewage. Upon presentation of the "redlined" plat, he pointed out that the changes made therein were primarily providing

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additional numbers and explanations to the already existing document; and that none of the changes altered the basic physical structure of the project.

Turning his attention to the 'bike path' issue, he reiterated that as part of the LOS waiver the Developer was extending the "northeast trail" along Perry Hall Boulevard to Riddle Drive. Therefore, he opined that the Developer's alternative route, namely constructing the requested path from development Lots 15 and 16 along the storm water easement and retaining wall was within the spirit and intent of the Master Plan and appropriately connected the Shadow Knoll and Perry Ridge Developments. In addition, he referred to a letter from the property owners, Mr. and Mrs. Gohlinghorst (Developer's Exhibit 7) in which they objected to the proposed route set out by the Office of Planning; explaining that the proposed route of a public right-of-way on their private property would expose them to inappropriate and potentially open-ended personal liability. The witness agreed and adopted their concerns.

He concluded by offering his opinion that, notwithstanding the special hearing request and the resolution of the bike path issue, the proposed development meets all requirements of the County zoning and development regulations and should be approved.

Finally, he addressed the special hearing request. He pointed out that the Gohlinghorsts will continue to own the property upon which their home remains as well as Parcel "A", upon which the existing garage stands. They will continue to reside in their home and the garage will still be a subordinate use of that residency. He noted that the garage meets all Code requirements and is still subject to the buffers and easements which will exist on Parcel "A". Finally, he detailed his conclusion that the proposed special hearing request satisfies and complies with Subsection 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.). He concluded that for all those above noted reasons, the special hearing should be granted.

The Baltimore County Code is clear regarding the standards that must be applied when the Hearing Officer considers a development plan. The Hearing Officer must approve a plan that satisfies the rules, regulations and policies adopted by Baltimore County regarding development. Based upon the testimony and evidence presented, I find that the Plan as submitted at the hearing and accepted as Developer's Exhibit 1 meets all County rules, regulations and standards for development in Baltimore County. Additionally, I find that the "bike path" can and should be constructed pursuant to the alternative suggested by the Developer; that is from Lots 15 and 16, along the storm water pond and retaining wall, and connect to the bike path extension which will be constructed by the Developer as part of the LOS waiver. I find that the proposal of the Office of Planning inappropriately subjects the Gohlinghorsts to unnecessary liability (which the County will of course not assume on their behalf); while the proposed route offered by the Developer satisfies the spirit of the Master Plan.

As regards the special hearing, I find that the existing garage is truly carrying out an accessory role relative to the continuing residence of the Gohlinghorsts, who own the adjacent lots upon which their principle residence and the garage are located; and in its present form complies with all applicable County regulations, including but not limited to those set forth in Subsection 502.1 of the B.C.Z.R.

Pursuant to the zoning and development regulations of Baltimore County and Article 32, Section 4 of the B.C.C., the Development Plan (Developer's Exhibit 1) shall be APPROVED consistent with the comments contained herein.

THEREFORE, IT IS ORDERED by this Hearing Officer/Administrative Law Judge this 27 day of May, 2011, that the redlined Development Plan for the **SHADOW KNOLL** PROPERTY identified herein as Developer's Exhibit 1, be and is hereby APPROVED;

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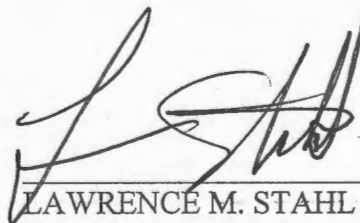
Date

By

IT IS FURTHER ORDERED that the "bike path" be constructed as proposed by the Developer; and

IT IS FURTHER ORDERED that the Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an accessory structure on a parcel of land that does not contain a principle structure, be and is hereby GRANTED;

Any appeal of this Order shall be taken in accordance with Baltimore County Code, Section 32-4-281.



LAWRENCE M. STAHL  
Managing Administrative Law Judge  
for Baltimore County

LMS:dlw

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KEVIN KAMENETZ  
*County Executive*

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

May 27, 2011

Howard Alderman, Jr., Esquire  
Levin & Gann, PA  
Nottingham Centre  
502 Washington Avenue, Suite 800  
Towson, Maryland 21204

Re: DEVELOPMENT PLAN HEARING & PETITION FOR SPECIAL HEARING  
(Shadow Knoll Property)  
HOH Case No. 14-482 and Zoning Case No. 2011-0274-SPH

Dear Mr. Alderman:

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 be "L. Stahl", is written over the word "Sincerely,".

LAWRENCE M. STAHL  
Managing Administrative Law Judge  
for Baltimore County

LMS/dlw  
Enclosure

c: Catherine Yirak Aftanski, 5409 Creston Avenue, Baltimore, MD 21214  
Patricia Precht, 7800 Longridge Road, Nottingham, MD 21236  
Margaret V. Winchester, 5012 Shirleybrook Avenue, Baltimore, MD 21237  
Jordan Green, 7734 Heathers Lane, Nottingham, MD 21236  
Joseph A. & Gloria J. Pente, 7806 Longridge Road, Nottingham, MD 21236  
Barbara Kellam, 7827 Perry Road, Baltimore, MD 21236  
Robert W. Witt, 7906 Hilltop Avenue, Baltimore, MD 21236  
Colleen Kelly, Project Manager, Department of Permits, Approvals and Inspections (PAI)



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at Ridge Road (M 81, P 1276) 4627 1/2 Ridge Rd.  
which is presently zoned DR-3.5

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

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve  
(This box to be completed by planner)

See attached.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

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

### Contract Purchaser/Lessee:

AMRO Development, LLC c/o Steve Rosen  
Name - Type or Print  
Signature Steve D. Rosen  
3722 Birchmere Ct 410-363-3228  
Address Telephone No.  
Owings Mills MD 21117  
City State Zip Code

### Attorney For Petitioner:

Howard Alderman  
Name - Type or Print  
Signature Howard Alderman  
Levin & Gann, P.A.  
Company  
502 Washington Ave, Suite 800 410-321-0600  
Address Telephone No.  
Towson MD 21204  
City State Zip Code

### Legal Owner(s):

William Gohlinghorst  
Name - Type or Print  
Signature William Gohlinghorst  
Betty Gohlinghorst  
Name - Type or Print  
Signature Betty Gohlinghorst  
4637 Ridge Road 443-807-0036  
Address Telephone No.  
Baltimore MD 21236  
City State Zip Code

### Representative to be Contacted:

Little & Associates, Inc. c/o Dwight Little  
Name  
1055 Taylor Ave, Suite 307 410-296-1636  
Address Telephone No.  
Towson MD 21286  
City State Zip Code

### OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

Case No. 2011-0274-SPH  
REV 9/15/98

UNAVAILABLE FOR HEARING  
Reviewed By BH Date 3/17/11

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Date 5-27-11

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Shadow Knoll Property

A Special Hearing with reference to Section 400 BCZR, to permit an accessory structure on a parcel of land that does not contain a principle structure.

ZONING DESCRIPTION FOR A PORTION OF "SHADOW KNOLL"  
TAX MAP 81 PARCEL 1276  
14<sup>th</sup> ELECTION DISTRICT, 6<sup>th</sup> COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning at a point being South 21 degrees 11 minutes 32 seconds West 417.17 from a point on the south side of Ridge Road, which is 60 wide, said point on Ridge Road being at the distance of 410 feet west of the centerline of the nearest improved intersecting street, Longridge Road, which is 50 feet wide. Thence the following courses and distances:

- 1) South 21 degrees 11 minutes 32 seconds West 440.17 feet; thence
- 2) North 70 degrees 24 minutes 28 seconds West 203.32 feet; thence
- 3) North 19 degrees 35 minutes 32 seconds East 440.00 feet; and thence
- 4) South 70 degrees 24 minutes 28 seconds East 215.61 feet to the place of beginning.

Containing 2.115 acres of land, more or less, as recorded in Deed Liber E.H.K., Jr. 5899 folio 294 and located in the fourteenth Election District, 6<sup>th</sup> Councilmanic District.



5/12 10AM  
205

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Lawrence M. Stahl; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability  
(DEPS) - Development Coordination

DATE: April 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-274-SPH  
Address 4627 ½ Ridge Road  
(Gohlinghorst Property)

Zoning Advisory Committee Meeting of March 28, 2011.

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

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

Reviewer: *Paul Dennis; Environmental Impact Review*

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**APR 07 2011**

**OFFICE OF ADMINISTRATIVE HEARINGS**

"Shadow Know"

Case No.: HOH 14-482 + Zoning Case No.

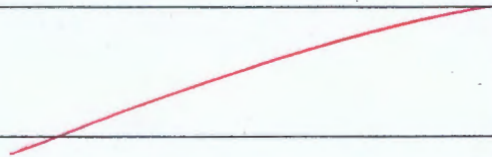
2011-0274-SPH

Exhibit Sheet

Original

Petitioner/Developer

Protestant

|        |                                                                                     |                                                                                    |
|--------|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
| No. 1  | Redlined Develop Plan                                                               | exhibits<br>are in                                                                 |
| No. 2  | Northeast Trail Route                                                               | HOH file,                                                                          |
| No. 3  | Ltr. - Waiver of LOS                                                                |  |
| No. 4  | School Impact Analysis                                                              |                                                                                    |
| No. 5  | Pattern Book                                                                        |                                                                                    |
| No. 6  | Bike Path                                                                           |                                                                                    |
| No. 7  | Ltr. from Gohlinghorst,<br>William + Betty<br>Objections to OP - Pedestrian<br>Path |                                                                                    |
| No. 8  |                                                                                     |                                                                                    |
| No. 9  |                                                                                     |                                                                                    |
| No. 10 |                                                                                     |                                                                                    |
| No. 11 |                                                                                     |                                                                                    |
| No. 12 |                                                                                     |                                                                                    |

SHADOW KNOLL AND  
CASE NAME GOHJ,INGHORST -- COMBINED  
CASE NUMBER PDM 14-482/2011-0274-SPH  
DATE 12 MAY 2011

[illegible]

CASE NAME SHADOW KNOLL  
CASE NUMBER 4-482/2011-0274  
DATE 5/12/11 SPH

[illegible]

CASE NAME SHADOW KNOLL  
CASE NUMBER 14-482/2011-0274  
DATE 5/12/11 SPH

[illegible]

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Account Identifier: District - 14 Account Number - 1700007629

#### Owner Information

**Owner Name:** WARYASZ JACLYN A **Use:** RESIDENTIAL  
**Mailing Address:** 4637 RIDGE RD **Principal Residence:** YES  
BALTIMORE MD 21236-3815 **Deed Reference:** 1)/18710/ 00299  
2)

#### Location & Structure Information

**Premises Address** 4637 RIDGE RD  
0-0000  
**Legal Description** .907 AC SS RIDGE RD  
4637 RIDGE RD  
1200 W HEIDELBERG AV

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:  |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|-----------|
| 0081 | 0012 | 0697   |              | 0000        |         |       |     | 3               | Plat Ref: |

**Special Tax Areas**  
**Town** NONE  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1978                    | 1,344 SF      | 39,508 SF          | 04         |

| Stories  | Basement | Type                | Exterior |
|----------|----------|---------------------|----------|
| 1.000000 | YES      | STANDARD UNIT BRICK |          |

#### Value Information

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2009 | 07/01/2010           | 07/01/2011 |
| <b>Land</b>               | 102,620    | 102,620    |                      |            |
| <b>Improvements:</b>      | 137,580    | 160,140    |                      |            |
| <b>Total:</b>             | 240,200    | 262,760    | 255,240              | 262,760    |
| <b>Preferential Land:</b> | 0          |            |                      | 0          |

#### Transfer Information

| Seller:        | Type:                 | Date:      | Deed1:        | Price:    | Deed2: |
|----------------|-----------------------|------------|---------------|-----------|--------|
| BROCATO ALMA D | ARMS LENGTH IMPROVED  | 09/03/2003 | /18710/ 00299 | \$230,000 |        |
| BROCATO ALMA D | NON-ARMS LENGTH OTHER | 09/14/2000 | /14695/ 00287 | \$0       |        |
| DEIGERT ANNA M | NON-ARMS LENGTH OTHER | 08/13/1976 | /05664/ 00820 | \$0       |        |

#### Exemption Information

| Partial Exempt Assessments | Class | 07/01/2011 | 07/01/2012 |
|----------------------------|-------|------------|------------|
| County                     |       |            | 0.00       |
| State                      |       |            | 0.00       |
| Municipal                  |       |            | 0.00       |

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** \* NONE \*



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Account Identifier: District - 14 Account Number - 1700000597

**Owner Information**

**Owner Name:** GOHLINGHORST WILLIAM E  
GOHLINGHORST BETTY D  
**Use:** RESIDENTIAL  
**Principal Residence:** NO  
**Mailing Address:** 4633 RIDGE RD  
BALTIMORE MD 21236-3815  
**Deed Reference:** 1) /12634/ 00011  
2)

**Location & Structure Information**

**Premises Address**  
4633 RIDGE RD  
0-0000  
**Legal Description**  
6.556 AC SS RIDGE RD  
4633 RIDGE RD  
1332 W HEIDELBERG AV

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:         |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|------------------|
| 0081 | 0018 | 0417   |              | 0000        |         |       |     | 3               |                  |
|      |      |        |              |             |         |       |     |                 | <b>Plat Ref:</b> |

**Special Tax Areas**  
**Town** NONE  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
| 1929                    | 1,120 SF      | 6.5500 AC          | 04         |

| Stories  | Basement | Type                | Exterior |
|----------|----------|---------------------|----------|
| 1.500000 | YES      | STANDARD UNIT FRAME |          |

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2009 | 07/01/2010           | 07/01/2011 |
| <b>Land</b>               | 493,160    | 493,160    |                      |            |
| <b>Improvements:</b>      | 118,560    | 114,050    |                      |            |
| <b>Total:</b>             | 611,720    | 607,210    | 607,210              | 607,210    |
| <b>Preferential Land:</b> | 0          |            |                      | 0          |

**Transfer Information**

| Seller:               | Date:         | Price:    |
|-----------------------|---------------|-----------|
| DEIGERT ANNA M        | 12/11/1995    | \$240,000 |
| Type:                 | Deed1:        | Deed2:    |
| NON-ARMS LENGTH OTHER | /12634/ 00011 |           |
| Seller:               | Date:         | Price:    |
|                       |               |           |
| Type:                 | Deed1:        | Deed2:    |
|                       |               |           |
| Seller:               | Date:         | Price:    |
|                       |               |           |
| Type:                 | Deed1:        | Deed2:    |
|                       |               |           |

**Exemption Information**

| Partial Exempt Assessments | Class | 07/01/2011 | 07/01/2012 |
|----------------------------|-------|------------|------------|
| <b>County</b>              |       |            | 0.00       |
| <b>State</b>               |       |            | 0.00       |
| <b>Municipal</b>           |       |            | 0.00       |

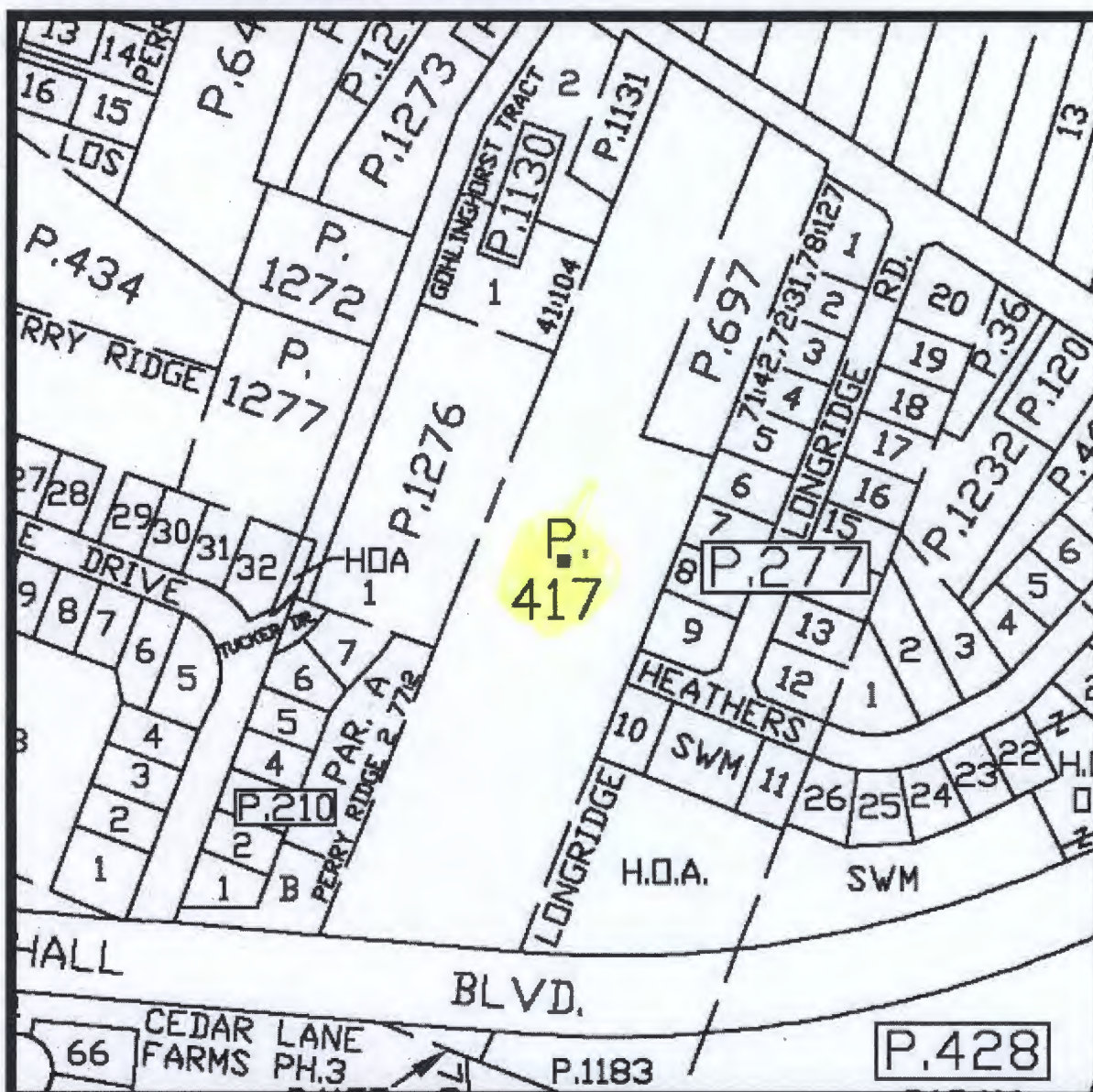
**Tax Exempt:**  
**Exempt Class:**  
**Special Tax Recapture:**  
\* NONE \*



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**BALTIMORE COUNTY**  
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**District - 14** **Account Number - 1700000597**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net).

Property maps provided courtesy of the Maryland Department of Planning ©2009.  
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml)

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**Account Identifier:** District - 14 Account Number - 1402020675

**Owner Information**

**Owner Name:** GOHLINGHORST WILLIAM  
GOHLINGHORST BETTY  
**Use:** RESIDENTIAL  
**Mailing Address:** 4627 1/2 RIDGE RD  
BALTIMORE MD 21236-3815  
**Principal Residence:** NO  
**Deed Reference:** 1) /05899/ 00294  
2)

**Location & Structure Information**

**Premises Address**  
RIDGE RD  
0-0000  
**Legal Description**  
2.11AC SW REAR 430  
UNREC HACK TRACT

| Map  | Grid | Parcel | Sub District | Subdivision | Section | Block | Lot | Assessment Area | Plat No:         | 324 |
|------|------|--------|--------------|-------------|---------|-------|-----|-----------------|------------------|-----|
| 0081 | 0012 | 1276   |              | 0000        |         |       | 0   | 3               | <b>Plat Ref:</b> |     |

**Special Tax Areas**  
**Town** NONE  
**Ad Valorem**  
**Tax Class**

| Primary Structure Built | Enclosed Area | Property Land Area | County Use |
|-------------------------|---------------|--------------------|------------|
|                         |               | 2.1100 AC          | 04         |

**Stories** **Basement** **Type** **Exterior**

**Value Information**

|                           | Base Value | Value      | Phase-in Assessments |            |
|---------------------------|------------|------------|----------------------|------------|
|                           |            | As Of      | As Of                | As Of      |
|                           |            | 01/01/2009 | 07/01/2010           | 07/01/2011 |
| <b>Land</b>               | 156,650    | 156,650    |                      |            |
| <b>Improvements:</b>      | 0          | 0          |                      |            |
| <b>Total:</b>             | 156,650    | 156,650    | 156,650              | 156,650    |
| <b>Preferential Land:</b> | 0          |            |                      | 0          |

**Transfer Information**

|                                   |                             |                       |
|-----------------------------------|-----------------------------|-----------------------|
| <b>Seller:</b> BETZ KATHERINE B   | <b>Date:</b> 06/19/1978     | <b>Price:</b> \$1,600 |
| <b>Type:</b> ARMS LENGTH IMPROVED | <b>Deed1:</b> /05899/ 00294 | <b>Deed2:</b>         |
| <b>Seller:</b>                    | <b>Date:</b>                | <b>Price:</b>         |
| <b>Type:</b>                      | <b>Deed1:</b>               | <b>Deed2:</b>         |
| <b>Seller:</b>                    | <b>Date:</b>                | <b>Price:</b>         |
| <b>Type:</b>                      | <b>Deed1:</b>               | <b>Deed2:</b>         |

**Exemption Information**

| Partial Exempt Assessments | Class                         | 07/01/2011 | 07/01/2012 |
|----------------------------|-------------------------------|------------|------------|
| <b>County</b>              |                               |            | 0.00       |
| <b>State</b>               |                               |            | 0.00       |
| <b>Municipal</b>           |                               |            | 0.00       |
| <b>Tax Exempt:</b>         | <b>Special Tax Recapture:</b> |            |            |
| <b>Exempt Class:</b>       | * NONE *                      |            |            |



**Other Anticipated Actions and Additional Review Items:**

|                                            |                                                     |                                              |
|--------------------------------------------|-----------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Special Hearing | <input type="checkbox"/> PUD                 |
| <input type="checkbox"/> Variance          | <input type="checkbox"/> Compatibility              | <input type="checkbox"/> Design Review Panel |
| <input checked="" type="checkbox"/> Waiver | <input type="checkbox"/> Scenic Route               | <input type="checkbox"/> Other               |
| <input type="checkbox"/> RTA Modification  | <input type="checkbox"/> Referral to Planning Board |                                              |

**MEETINGS:**

|                             |                 |                           |                 |
|-----------------------------|-----------------|---------------------------|-----------------|
| Concept Plan Conference     | <u>06/29/10</u> | Community Input Meeting   | <u>07/28/10</u> |
| Development Plan Conference | <u>04/20/11</u> | Hearing Officer's Hearing | <u>05/12/11</u> |
| Planning Board              |                 |                           |                 |

**MASTER PLAN:**

The *Master Plan 2020* Land Management Area Plan designation for the subject area is "White Marsh Growth Area". The proposed use as indicated on the Proposed Land Use Map of Baltimore County is "Single Family Detached". The Office of Planning finds that the proposed land use is appropriate and does not undermine the purposes of the Master Plan. The subject proposal is also within the boundaries of the *South Perry Hall/White Marsh Area Plan* Adopted by The Baltimore County Council May 7, Transportation:

The *Master Plan 2020* recommends that land development be such that it "plan for interconnecting streets and provide for multiple vehicular access pointing to communities to avoid concentrating traffic onto the collector system."

The Office of Planning is discussing the feasibility of a road connection between the existing Heathers Lane to Tucker Drive with Public Works. If not feasible a pedestrian/ bike connection will be required. This connection can be made in the vicinity of proposed lots 19 and 20. It appears that this connection was the intention when the neighboring subdivisions were designed.

**ZONING ADVISORY COMMITTEE:**

**Case:** 11-274      **Petition For:** Special Hearing

The Office of Planning has reviewed the petitioner's request to permit an accessory structure on a parcel of land that does not contain a principle structure. The Office of Planning does not oppose the request provided the recommendations and conditions contained in this report are addressed.

**SCHOOL IMPACT ANALYSIS:**

This development is subject to section 32-6-103 of the Baltimore County Code, Adequate Public Facilities. A school impact analysis was prepared and dated March 10, 2011. The Office of Planning reviewed the applicants analysis and offers the following comments:

- On Form 1, the official filing date was March 14, 2011.

- On Form 1, there are no committed seats in the elementary, middle, and high schools associated with this development project.
- On Form 1, the state rated capacity for Parkville Middle School is 1,089 instead of 1,098.
- On Form 3, pupil yields from approved development ought to be 2, 4, and 18 for the elementary, middle, and high schools respectively. Visit the Office's of Planning's Public facilities website for summary school reports.

The proposal is within the boundaries of the following schools:

|           |                   |
|-----------|-------------------|
| Fullerton | Elementary School |
| Parkville | Middle School     |
| Overlea   | High School       |

**Revise and resubmit the subject school impact analysis for review and approval.**

#### **RESIDENTIAL PERFORMANCE STANDARDS:**

Be advised that this development is subject to Bill 58-01 titled "Residential Performance Standards." Section 260 of the Baltimore County Zoning Regulations requires the Director of the Office of Planning to make a finding to the Hearing Officer for all residential development of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line.

**The Office of Planning has reviewed the applicant's pattern book dated March 10, 2011. At this time a positive finding for compliance with Section 260 of the BCZR cannot be made. The recommendations listed below that pertain to elevations and site designs have impacts on Section 260 guidelines and therefore should be addressed. Once the recommendations have been addressed the Office of Planning will review the revisions and make a finding to the Hearing Officer.**

#### **RECOMMENDATION**

The Office of Planning has reviewed the Development Plan for conformance with Concept Plan comments of June 29, 2010. The following comments shall be addressed prior to the Hearing Officers Hearing before any approval of the subject development plan can be recommended:

1. Provide building elevations that show all facades. The information provided, does not fully depict the dwellings proposed for this subdivision. Units that are being offered that have a side elevation abutting the public right-of-way should have an elevation drawing that shows the additional articulation (as described in recommendation 2).
2. Lots 10 and 11 are corner lots that have a side elevation that faces a public right-of- way and are therefore required (per Section 260.6 of the BCZR) to have architectural features and treatments that are similar to those found on the front facade. Lots bordering the suggested road connection will also be subject to this standard. It appears that this will be lots 19 and 21 (subject to change after drafting). The following should be used as a guide for the façade treatments:

*Any side facade that faces a public or private road right-of-way shall incorporate various architectural features so as not to be left as blank walls.*

*To ensure walls will not be left blank, any side facade facing a public or private road right-of-way shall be subject to the following number of elements based on the unit's side square footage:*

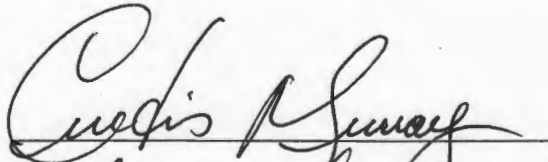
|                          |                   |
|--------------------------|-------------------|
| <i>400SF or less</i>     | <i>3 elements</i> |
| <i>401SF to 750SF</i>    | <i>4 elements</i> |
| <i>751SF to 1000SF</i>   | <i>5 elements</i> |
| <i>1001SF or greater</i> | <i>6 elements</i> |

*A window pattern that is uniform and well organized shall be required on the front facade and side elevations facing a public or private right-of-way. Windows on the side elevations shall be provided on multiple floors and the window configuration shall be aligned in a uniform pattern unless a floor plan demonstrates that this is not possible.*

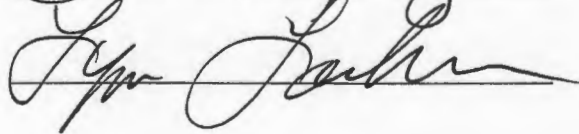
*Additionally, any interior side facing facade shall incorporate architectural features so as to not be left as blank walls.*

3. Note that garages may not constitute more than 45% of the total building frontage. It appears that some of the proposed elevations may have garages that constitute more than 45% of the building frontage. A calculation included in the pattern book may confirm that this condition is or is not present.
4. Revise elevations and/or model types in the pattern book to show partial or full porches, to comply with Section 260 Residential performance Standards and the general note on page 8 of the pattern book.
5. Elevations should depict windows in garage doors unless garage door is divided or set back.

Prepared By:



Division Chief:



CM:kma

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**DEVELOPMENT PLAN CONFERENCE**

**TO:** Arnold Jablon, Director - Department of Permits, Approvals and Inspections

**FROM:** Jeff Mayhew, Acting Director - Office of Planning

**DATE:** April 20, 2011

**PROJECT NAME:** Shadow Knoll

**PROJECT NUMBER:** XIV-482

**PROJECT PLANNER:** Curtis Murray

**GENERAL INFORMATION:**

**Applicant Name:** AMRO Development, LLC  
3722 Birchmere Court  
Owings Mills, MD 21117

**Location:** 4637 Ridge Road

**Councilmanic District:** 6<sup>th</sup>

**Growth Management Area:** White Marsh Growth Area

**Zoning:** DR 3.5

**Acres:** 9.70± acres

**Surrounding Zoning and Land Use:**

|               |            |                                                   |
|---------------|------------|---------------------------------------------------|
| <b>North:</b> | DR 3.5     | Single Family Detached, Fullerton Reservoir       |
| <b>South:</b> | DR 3.5     | Single Family Detached Housing                    |
| <b>East:</b>  | DR 3.5     | Single Family Detached                            |
| <b>West:</b>  | DR 3.5, ML | ML Single Family Detached Housing, Printing Plant |

**Project Proposal:**

The applicant proposes a development of 27 Single Family Detached units and the retention of 2 existing Single Family Detached units on 9.7+/- acres of land zoned DR 3.5. The site is located on existing Ridge Road in White Marsh. Although the site is mostly wooded, as previously stated there are two existing dwellings and 1 garage that will remain with the development of this project.

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

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

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

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

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

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**For Newspaper Advertising:**

Item Number or Case Number: 2011-0274-SPH  
Petitioner: AMRO Development, LLC  
Address or Location: 4633 + 4637 RIDGE RD

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: AMRO Development, LLC  
Address: 3722 Birchmere Ct  
Owings Mills, MD 21117  
Telephone Number: 410-363-3228



KEVIN KAMENETZ  
County Executive

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

May 4, 2011

Mr. & Mrs. Gohlinghorst  
4637 Ridge Road  
Baltimore, MD 21236

RE: Case Number 2011-0274 SPH, 4627 ½ Ridge Road, Baltimore, MD 21236

Dear Mr. & Mrs. Gohlinghorst,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 17, 2011. 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." in a cursive style.

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel  
Little Assoc., Inc., c/o Dwight Little, 1055 Taylor Ave., Ste. 307, Towson, MD 21286  
Howard Alderman, Levin & Gann, P.A., 502 Washington Ave., Ste. 800, Towson, MD 21204

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits, Approvals  
And Inspections

**DATE:** March 31, 2011

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 1, 2011  
Item Nos. 2011- 272, 274, 275, 277,  
278, 279, 282 and 241

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-04012011 -NO COMMENTS.doc



KEVIN KAMENETZ  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

March 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **March 28, 2011**

Item No.:

**Administrative Variance:** 2011-0272A, 2011-0275A, 2011-0277A-0278A, 2011-0281A

**Special Hearing:** 2011-0274-SPH, 2011-0279-SPHX, 2011-0280-SPHA, 2011-0282-SPHX

**Special Exception:** 2011-0279-SPHX, 2011-0282-SPHX

**Variance:** 2011-0276A, 2011-0280-SPHA

**Comments:**

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector  
Baltimore County Fire Marshal's Office  
700 E. Joppa Road, 3<sup>RD</sup> Floor  
Towson, Maryland 21286  
Office: 410-887-4880  
dmuddiman@baltimorecountymd.gov  
cc: File



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

State Highway  
Administration

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

Maryland Department of Transportation

Date: March 31, 2011

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

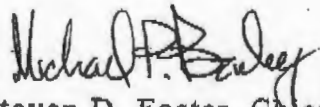
RE: Baltimore County  
Item No 2011-0274-SPH  
4627-1/2 RIDGE ROAD  
GIDHLINGHAST PROPERTY  
SPECIAL HEARING

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2011-0274-SPH.

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

Very truly yours,

  
For Steven D. Foster, Chief  
Access Management Division

SDF/mb



KEVIN KAMENETZ  
County Executive

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

April 1, 2011

## NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0274-SPH**

4627 ½ Ridge Road

S/side of Ridge Road, 290 feet west of centerline of Long Ridge Road

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

Legal Owners: William and Betty Gohlinghurst

Special Hearing to permit an accessory structure on a parcel of land that does not contain a principal structure.

Hearing: Thursday, May 12, 2011 at 10:00 a.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: Howard Alderman, Jr., 502 Washington Ave., Ste. 800, Towson 21204  
Mr. & Mrs. Gohlinghurst, 4637 Ridge Road, Baltimore 21236  
Steve Rosen, 3722 Birchmere Court, Owings Mills 2117  
Dwight Little, 1055 Taylor Avenue, Ste. 307, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, APRIL 27, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, April 26, 2011 Issue - Jeffersonian

Please forward billing to:  
Amro Development, LLC  
3722 Birchmere Court  
Owings Mills, MD 21117

410-363-3722

---

## NOTICE OF ZONING HEARING

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**CASE NUMBER: 2011-0274-SPH**

4627 ½ Ridge Road

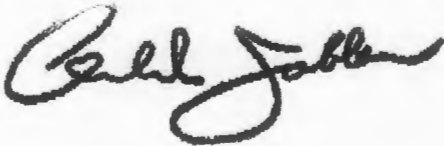
S/side of Ridge Road, 290 feet west of centerline of Long Ridge Road

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105 West Chesapeake Avenue, Towson 21204



Arnold Jablon  
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**NOTICE OF ZONING  
HEARING**

The Administrative Law Judge 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: # 2011-0274-SPH  
4627 1/2 Ridge Road  
S/side of Ridge Road, 290  
feet west of centerline of  
Long Ridge Road  
14th Election District  
6th Councilmanic District  
Legal Owner(s): William and  
Betty Gohlinghurst

**Special Hearing** to permit  
an accessory structure on a  
parcel of land that does not  
contain a principal structure.

**Hearing:** Thursday, May  
12, 2011, at 10:00 a.m. in  
Room 205, Jefferson  
Building, 105 West Chesapeake  
Avenue, Towson  
21204.

ARNOLD JABLON, DIRECTOR  
OF PERMITS, APPROVALS  
AND INSPECTIONS FOR  
BALTIMORE COUNTY

NOTES: (1) Hearings are  
Handicapped Accessible;  
for special accommodations  
Please Contact the  
Administrative Hearings Office  
at (410) 887-3868.

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

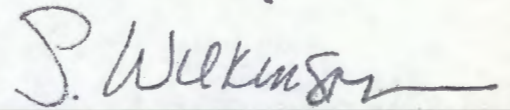
JT 04/698-April 26 273582

## CERTIFICATE OF PUBLICATION

4/28/, 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 4/26/, 2011.

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



LEGAL ADVERTISING

## CERTIFICATE OF POSTING

Date: 4-24-11

Hearing 5/12/11

RE: Case Number: 2011-0274-SPH

Petitioner/Developer: AMRO Development LLC

Date of Hearing/Closing: May 12, 2011 10AM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4627 Ridge Rd

The signs(s) were posted on 4-24-11  
(Month, Day, Year)

# ZONING NOTICE

CASE # 2011-0274-SPH

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

JEFFERSON BUILDING-FRANCE  
PLACE: 105W. CHESAPEAKE AVE. TOWSON 21204

DATE AND TIME: THURS. MAY 12, 2011 10AM

REQUEST: SPECIAL HEARING TO PERMIT

AN ACCESSORY STRUCTURE ON A PARCEL

OF LAND THAT DOES NOT CONTAIN A

PRINCIPAL STRUCTURE

CONDITIONS ARE SOMETIMES NECESSARY.  
- 1391 -

RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
4627-1/2 Ridge Road; S/side of Ridge Road \*  
290 ft. West of centerline Long Ridge Road \* ZONING COMMISSIONER  
14<sup>th</sup> Election & 6<sup>th</sup> Councilmanic District \*  
Legal Owners: William & Betty \* FOR  
Gohlinghorst \*  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2011-0274-SPH

\* \* \* \* \*

**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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 25th day of March, 2011, a copy of the foregoing Entry of Appearance was mailed to Howard Alderman, Levin & Gann, P.A., 502 Washington Avenue, Suite 800, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*

PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



#20791



Plan Sheet: 081C2

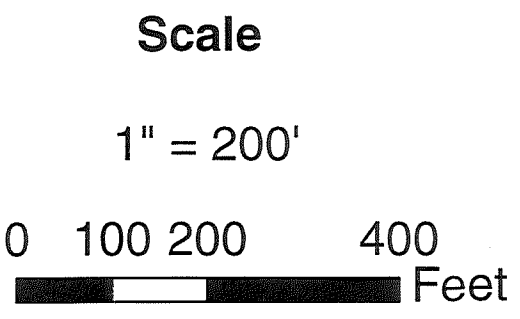
Note:  
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

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

Baltimore County  
Office of Planning and Zoning  
Official Zoning Map

|       |       |       |       |       |
|-------|-------|-------|-------|-------|
| 081A1 | 081B1 | 081C1 | 082A1 | 082B1 |
|       | 081B2 | 081C2 | 082A2 | 082B2 |
|       | 081B3 | 081C3 | 082A3 | 082B3 |



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