

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

E side of Hollow Road, 52' NE of c/l of
Glen Avenue
1st Election District
1st Councilmanic District
(724 Hollow Road)

Phillip Martin Enterprise, Inc., *Legal Owner*
Robert Knudsen, *Contract Purchaser*
Petitioners

BEFORE THE
OFFICE OF
ADMINISTRATIVE HEARINGS
FOR BALTIMORE COUNTY

CASE NO. 2011-0314-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for consideration of Petitions for Special Hearing and Variance filed by Donna M.B. King, Esquire on behalf of the legal property owner, Gary Phillip Frey of Phillip Martin Enterprise, Inc. and contract purchaser, Robert Knudsen. The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the construction of a home on an undersized lot of 7,928 feet in lieu of minimum required lot of 10,000 square feet. The Variance, pursuant to Section 1B02.3.C of the B.C.Z.R., is to permit a proposed single family dwelling on a lot width of 53 feet in lieu of the minimum permitted 70 feet. The subject property and requested relief are more fully described 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 Special Hearing and Variance requests were Gary Phillip Frey, legal owner of Phillip Martin Enterprises, Inc., and Robert Knudsen, contract purchaser. Donna M.B. King, Esquire appeared as counsel for the Petitioners. There were no Protestants or other interested persons present at the hearing.

ORDER RECEIVED FOR FILING

Date 7-20-11

By 

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments received from the Office of Planning, received May 19, 2011, recommended denial and a summary of recommendations as follows:

"The subject lot (724 Hollow Road) is undersized with respect to both lot size and lot width. The property owner also owns the adjoining undeveloped lot identified as 728 Hollow Road on the petitioner's plat. That lot is undersized with respect to lot width. Both lots are located in the Oella National Register Historic District, an area with many distinctive older homes. Both lots have steep slopes.

The Office of Planning recommends the petitioner's request be denied. The subject lot and the adjoining lot owned by the petitioner should be combined into a single building lot for the following reasons:

The request doesn't comply with Section 304.1.C of the BCZR because the lot owner owns sufficient adjoining land to conform to the width and area requirements. Hollow Road is a dangerous, substandard road. It is a very narrow road (14 to 15 feet wide) at this location and 728 Hollow Road is located on a blind curve.

There is a sharp rise in the elevation of the land encompassed by the subject lot adjacent to Hollow Road. Currently there is an attractive 2½-foot high stone retaining wall along the road frontage of the property. The petitioner's plat shows the location of the stone retaining wall, but it doesn't show any off-street parking spaces. If the retaining wall remains, it won't be possible to provide off-street parking spaces to serve the proposed dwelling.

In light of the steep topography and the poor road access, one dwelling on two combined lots would be a reasonable use of the petitioner's properties.

New dwellings on undersized lots must be appropriate in the context of the neighborhood in which they are to be located (see Section 304.2.B.1 of the BCZR). The footprint of the proposed dwelling is much larger than the footprints of the existing dwellings shown on the petitioner's plat. It is questionable whether the proposed dwelling will be appropriate with respect to building size.

Notwithstanding the aforementioned, should the Administrative Law Judge grant the petitioner's requests, the application for a building permits should be required to comply with Section 304 of the BCZR (Use of Undersized Single-Family Lots). The building permit applicant should demonstrate that the size and architectural design of the new dwelling would be appropriate in the context of the surrounding neighborhood. Also, given the present topographic condition of the subject lot, the building permit applicant should submit a grading plan showing existing and proposed contours of the lot and the location and details of any retaining walls and the required off-street parking spaces".

There were no other ZAC comments received from any of the County reviewing agencies.

ORDER RECEIVED FOR FILING

Date 7-20-11 2

By [Signature]

Testimony and evidence indicated that the property which is the subject of this special hearing and variance request consists of 0.184 acres, more or less, and is split zoned DR 3.5 and DR 2. The property is located on the southeast side of Hollow Road near its intersection with Glen Avenue in the Oella area of Baltimore County. The subject lot is vacant at this time; however, there did exist at one point in time a single family dwelling on this property. The owner of the property is interested in selling the lot to Mr. Robert Knudsen for the purpose of constructing a home thereon. In order to proceed with the construction of a home, the special hearing request is necessary as well as the variance relief.

While there was no persons present at the hearing opposing the request, as previously mentioned there was strong opposition from the Office of Planning for Baltimore County by way of a written comment dated May 18, 2011. I indicated at the hearing to those in attendance that I would discuss this recommendation of denial from the Planning Office with Curtis Murray, the author of that comment. A subsequent meeting was held with Mr. Murray, who was steadfast in his position and strongly recommends that the special hearing and variance relief be denied. The Office of Planning is concerned with what they believe to be a dangerous intersection at Hollow Road and Glen Avenue, the very steep topography of the lot in question, and the fact that the owner of this lot also owns adjacent property which, if developed together, could provide a much safer and acceptable building lot.

Based on the strong opposition presented by the Planning Office by way of their comment, I find that the Petitioner's request for special hearing should be denied. In addition, the Petitioner's request for variance should also be denied.

ORDER RECEIVED FOR FILING

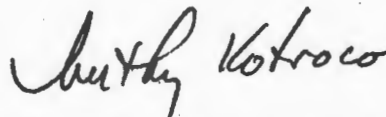
Date 7-20-11

By [Signature]

THEREFORE, IT IS ORDERED this 20th day of July, 2011, by this Administrative Law Judge, that Petitioners' request for Special Hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit the construction of a home on an undersized lot of 7,928 feet in lieu of minimum required lot of 10,000 square feet, be and is hereby DENIED; and

IT IS FURTHER ORDERED that the Variance request pursuant to Section 1B02.3.C of the B.C.Z.R., is to permit a proposed single family dwelling on a lot width of 53 feet in lieu of the minimum permitted 70 feet, be and is hereby DENIED.

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

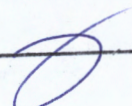


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 7-20-11

By 



KEVIN KAMENETZ
County Executive

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

July 21, 2011

DONNA M.B. KING, ESQUIRE
309 WEST PENNSYLVANIA AVENUE
TOWSON MD 21204

Re: Petition for Special Hearing and Variance
Case No. 2011-0314-SPHA
Property: 724 Hollow Road

Dear Ms. King:

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, Approvals 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 724 Hollow Road, Ellicott City, Maryland 21043
which is presently zoned DR 3.5

Deed Reference: 30536 / 295 Tax Account # 0106571130

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

1B02.3C. TO PERMIT A PROPOSED SINGLE FAMILY DWELLING ON A
LOT WIDTH OF 53-FEET IN LIEU OF THE MINIMUM PERMITTED
70-FEET.

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

Please see attached Declaration.

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:

Robert Knudsen

Name - Type or Print

Signature

3858 Paul Mill Road

443-812-3568

Address

Telephone No.

Ellicott City

Maryland

21042

City

State

Zip Code

Attorney For Petitioner:

Donna M.B. King

Name - Type or Print

Signature

Law Office of Donna M.B. King, LLC

Company

309 W. Pennsylvania Avenue

410-494-1005

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Legal Owner(s):

Phillip Martin Enterprises, Inc.

Name - Type or Print

Signature

Name - Type or Print

Signature

1409 N. Main Street

Address

Telephone No.

Mt. Airy

Maryland

21771

City

State

Zip Code

Representative to be Contacted:

Donna M.B. King

Name

309 W. Pennsylvania Avenue

410-494-1005

Address

Telephone No.

Towson

Maryland

21204

City

State

Zip Code

Office Use Only

Case No. 2011-0314-SPHA

Estimated Length of Hearing
Unavailable For Hearing

Reviewed by D.T.

Date 4/21/11

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 7-21-11

By [Signature]

AFFIDAVIT IN SUPPORT OF PETITION FOR ~~ADMINISTRATIVE~~ VARIANCE

I, Robert Knudsen, being over the age of eighteen and competent to testify, state that the following is true and correct and upon my personal knowledge:

1. I have a contract with the current owner of the property addressed 724 Hollow Road, Ellicott City, Maryland 21043 for the purchase of this property.

2. The front of the property is in a DR 3.5 zone, and very the back of the property may enter a DR 2 zone. The proposed house would be on the DR 3.5 portion of the property.

3. The property is at total of 7,928 square feet rather than 10,000 feet for a DR 3.5 zoned property. The width of the property is 53 feet rather than 70 feet for a DR 3.5 zoned property.

4. There currently is not a house or other structure on this property. Upon belief and understanding from talking to long-time neighbors to the property, John W. MacKenzie at 721 Hollow Road and William Barrett at 732 Hollow Road, there was an old house on this property until approximately June 1992, when it was torn down because of its poor condition. This separate parcel of land is in the land records of Baltimore County as least as far back as 1866. Upon information and belief, there was continuously a house on the property from that time until June 1992.

5. This property is unique in that it is one of a line of parcels on Hollow Road in which each parcel does not meet the current zoning regulations in size, setback, and side yard areas. The other parcels have houses that date from the 1800s. These properties may have been grandfathered in because of the age of the houses. See SDAT Real Property information for 721, 732, 734 and 736 Hollow Road, attached hereto as Exhibit A. A photo of some of

these houses, from Googlemaps, is attached hereto as Exhibit B. There are properties outside of this row of parcels on Hollow Road that do meet the current zoning requirements on size.

6. The parcel at issue here has been intact, and was not part of a larger parcel and has not been subdivided since at least 1866. Attached hereto as Exhibit C are deeds for this property going back to 1866.

7. The house previously on this parcel was grandfathered in at the advent of zoning regulations. Because of the uniqueness of the slightly smaller size, the zoning provisions impact this property more than the surrounding properties.

8. Without a variance, there is no reasonable use of the property.

9. Because this property is historically smaller than the current zoning regulations, is the same size as other grandfathered-in properties immediately adjacent, and is smaller than other properties on Hollow Road, the difficulty or hardship is peculiar to this property in contrast with other properties in this district.

10. The hardship is not the result of Petitioner's actions, but because of a long-ago sale and development of the property in its current size.

11. There is a practical difficulty in strict compliance with the current zoning regulations because a new house to replace the torn down house could not comply with the zoning regulations. This would unreasonably prevent the use of the property, which for over one hundred years was a residence.

12. The granting of this variance would be a substantial justice to Petitioner in that it would be legal to build a house on the property. A lesser relaxation of the zoning regulations would not meet the purpose here, which is to rebuild on this property.

13. The relief requested here would be in the spirit of the zoning regulations and public safety and welfare secured in that the house to be built is a replacement of a house that had been on the property, and it is to be located in a row of houses of similar situation in which there have been no public safety or welfare issues.

14. There would be no increase in residential density if a house is permitted on the property.

15. The relief requested here is in strict harmony with the spirit and intent of height, area, parking and sign regulations, as are the current adjacent homes.

16. There would be no injury to the public health, safety and general welfare.

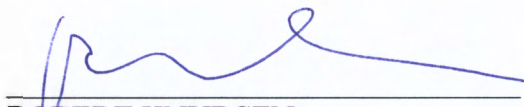
17. The owners of the adjoining properties are supportive of this Petition.

Attached hereto as Exhibit D are signatures of the adjoining property owners attesting to their support.

I declare, under penalty of perjury, that the foregoing is true and correct.

DATE

4-19-11



ROBERT KNUDSEN

McKEE & ASSOCIATES, INC.

*Engineering • Surveying • Environmental Planning
Real Estate Development*



Zoning Description
724 Hollow Road
1st Election District
1st Councilmanic District
Baltimore County, MD

Beginning at a point in the center of Hollow Road, said point being 52 feet Northeast of the center of Glen Avenue, thence running S 57.5 ° E 150.00 feet, N 37.25° E 53.62 feet, N 57.5° W 150.00 feet, and S 37.25° W 53.62 feet to the point of beginning.

Containing 8016 square feet or 0.184 acres of land more or less as recorded in Deed Liber 30536 Folio 295.

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

No. **67403**

Date: 5/1/01

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
000	200	0000		100				50.00

Total: 50.00

Rec

From: DONNA KYLE

For:

100 - 000 - 5000

100 - 000 - 5000

D. THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

**CASHIER'S
 VALIDATION**

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: # 2011-0314-SPHA

724 Hollow Road
E/side of Hollow Road, 52 feet n/east of centerline
of Glen Avenue

1st Election District - 1st Councilmanic District

Legal Owner(s): Philip Martin Enterprises, Inc.

Contract Purchaser: Robert Knudsen

Special Hearing: to permit the construction of home on undersized lot of 7,928 feet in lieu of the minimum required lot of 10,000 square feet. **Variance:** to permit a proposed single family dwelling on a lot width of 53 feet in lieu of the minimum permitted 70 feet.

Hearing: Thursday, June 2, 2011 at 11:00 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/5/705 May 17

276056

CERTIFICATE OF PUBLICATION

5/19/ 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 5/17/ 2011.

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

J Wilkinson
LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0314-SPHA

RE: Case No.: _____

Petitioner/Developer: _____

Robert Knudsen

June 2, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

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: _____

724 Hollow Road

May 17, 2011

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

May 18, 2011


(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

CASE # 2011-0314-SPHA

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

PLACE: Room 205 JEFFERSON BUILDING Towson
105 WEST CHESAPEAKE AVE 21204

DATE AND TIME: THURSDAY, JUNE 2, 2011 AT 11:00 AM

REQUEST: SPECIAL HEARING TO PERMIT THE CONSTRUCTION OF
HOME ON UNDERSIZED LOT OF 7,928 FEET IN LIEU OF THE MINIMUM
REQUIRED LOT OF 10,000 SQUARE FEET. VARIANCE TO PERMIT A
PROPOSED SINGLE FAMILY DWELLING ON A LOT WIDTH OF 33 FEET
IN LIEU OF THE MINIMUM PERMITTED 70 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 17, 2011 Issue - Jeffersonian

Please forward billing to:
Robert Knudsen
3858 Paul Mill Road
Ellicott City, MD 21042

443-812-3568

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: 2011-0314-SPHA

724 Hollow Road

E/side of Hollow Road, 52 feet n/east of centerline of Glen Avenue

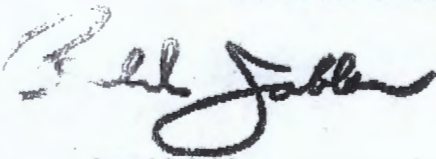
1st Election District – 1st Councilmanic District

Legal Owners: Philip Martin Enterprises, Inc.

Contract Purchaser: Robert Knudsen

Special Hearing to permit the construction of home on undersized lot of 7,928 feet in lieu of the minimum required lot of 10,000 square feet. Variance to permit a proposed single family dwelling on a lot width of 53 feet in lieu of the minimum permitted 70 feet.

Hearing: Thursday, June 2, 2011 at 11:00 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 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.



KEVIN KAMENETZ
County Executive

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

May 11, 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: 2011-0314-SPHA

724 Hollow Road

E/side of Hollow Road, 52 feet n/east of centerline of Glen Avenue

1st Election District – 1st Councilmanic District

Legal Owners: Philip Martin Enterprises, Inc.

Contract Purchaser: Robert Knudsen

Special Hearing to permit the construction of home on undersized lot of 7,928 feet in lieu of the minimum required lot of 10,000 square feet. Variance to permit a proposed single family dwelling on a lot width of 53 feet in lieu of the minimum permitted 70 feet.

Hearing: Thursday, June 2, 2011 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Donna M.B. King, 309 W. Pennsylvania Avenue, Towson 21204
Robert Knudsen, 3858 Paul Mill Road, Ellicott City 21042
Gary Phillip Frey, 1409 N. Main Street, Mt. Airy 21771

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 18, 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.

**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: 2011-0314-SPHA
Petitioner: KNUDSEN
Address or Location: 724 Hollow Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. ROBERT KNUDSEN
Address: 3858 PAUL MILL RD.
ELLICOTT CITY, MD 21042
Telephone Number: 443-812-3568



KEVIN KAMENETZ
County Executive

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

May 20, 2011

Phillip Martin Enterprises, Inc.
Gary Phillip Frey
1409 N. Main Street
Mt. Airy, MD 21771

RE: Case Number 2011-0314-SPHA, 724 Hollow Road, Ellicott City, MD 21043

Dear Mr. Frey,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 21, 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
Donna King, 309 W. Pennsylvania Ave., Towson, MD 21204
Robert Knudsen, 3858 Paul Mill Road, Ellicott City, MD 21042

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov



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: 5-5-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

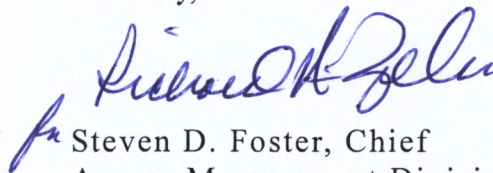
RE: Baltimore County
Item No. 2011-0314-SPHA,
Variance Special Hearing
Gary Phillip / Philip Martin Enterprise, Inc.
724 Hollow Road.

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. 2011-0314-SPHA.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,



for Steven D. Foster, Chief
Access Management Division

SDF/rz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For May 16, 2011
Item Nos. 2011- 309, 311, 312, 313,
314, 315, 317, and 318

DATE: May 11, 2011

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-05162011 -NO COMMENTS.doc

TK 6/2 11 Am

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: June 6, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-314-SPHA
Address 724 Hollow Road
(Phillip Property)

Zoning Advisory Committee Meeting of May 2, 2011.

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

Reviewer: *Jeff Livingston; Development Coordination*

RECEIVED

JUN 06 2011

OFFICE OF ADMINISTRATIVE HEARINGS



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

April 28, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **May 2, 2011**

Item No.:

Administrative Variance: 2011-0312A, 2011-0317A – 0318A

Special Hearing: 2011-0311-SPH, 2011-0313-SPHX, 2011-0314-SPHA – 0316-SPHA

Special Exception: 2011-0313-SPHX

Variance: 2011- 0309A-0310A, 2011-0314-SPHA – 0316-SPHA, 2011-

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, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

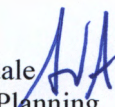
6/2 11am 205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 18, 2011

FROM: Andrea J. Van Arsdale 
Director, Office of Planning

SUBJECT: 724 Hollow Road

INFORMATION:

Item Number: 11-314

Petitioner: Phillip Martin Enterprises, Inc.

Zoning: DR 3.5

Requested Action: Special Hearing and Variance

RECEIVED

MAY 19 2011

OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The subject lot (724 Hollow Road) is undersized with respect to both lot size and lot width. The property owner also owns the adjoining undeveloped lot identified as 728 Hollow Road on the petitioner's plat. That lot is undersized with respect to lot width. Both lots are located in the Oella National Register Historic District, an area with many distinctive older homes. Both lots have steep slopes.

The Office of Planning recommends the petitioner's request be **denied**. The subject lot and the adjoining lot owned by the petitioner should be combined into a single building lot for the following reasons: The request doesn't comply with Section 304.1.C of the BCZR because the lot owner owns sufficient adjoining land to conform to the width and area requirements. Hollow Road is a dangerous, substandard road. It is a very narrow road (14 to 15 feet wide) at this location and 728 Hollow Road is located on a blind curve.

There is a sharp rise in the elevation of the land encompassed by the subject lot adjacent to Hollow Road. Currently there is an attractive 2½-foot high stone retaining wall along the road frontage of the property. The petitioner's plat shows the location of the stone retaining wall, but it doesn't show any off-street parking spaces. If the retaining wall remains, it won't be possible to provide off-street parking spaces to serve the proposed dwelling.

In light of the steep topography and the poor road access, one dwelling on two combined lots would be a reasonable use of the petitioner's properties.

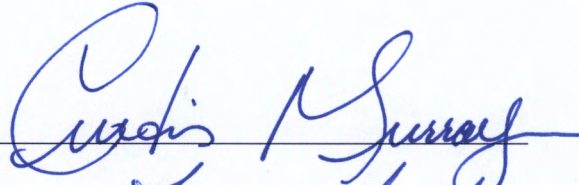
New dwellings on undersized lots must be appropriate in the context of the neighborhood in which they are to be located (see Section 304.2.B.1 of the BCZR). The footprint of the proposed dwelling is much larger than the footprints of the existing dwellings shown on the petitioner's plat. It is questionable whether the proposed dwelling will be appropriate with respect to building size.

Notwithstanding the aforementioned, should the Administrative Law Judge grant the petitioner's requests, the application for a building permits should be required to comply with Section 304 of the BCZR (Use of

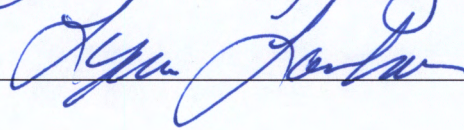
Undersized Single-Family Lots). The building permit applicant should demonstrate that the size and architectural design of the new dwelling would be appropriate in the context of the surrounding neighborhood. Also, given the present topographic condition of the subject lot, the building permit applicant should submit a grading plan showing existing and proposed contours of the lot and the location and details of any retaining walls and the required off-street parking spaces.

For further information concerning the matters stated here in, please contact Dennis Wertz at 410-887-3480.

Prepared by:

A handwritten signature in blue ink, appearing to read "Curtis M. Murray", written over a horizontal line.

Division Chief:
AV/LL: CM

A handwritten signature in blue ink, appearing to read "John K. K...", written over a horizontal line.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE		
724 Hollow Rd.; E/side Hollow Road, 52 ft.	*	ZONING COMMISSIONER
NE of centerline Glen Avenue		
1 st Election & 1 st Councilmanic District	*	FOR
Legal Owner(s): Gary Phillip/Phillip Martin		
Enterprise, Inc	*	BALTIMORE COUNTY
Contract Purchaser: Robert Knudsen		
Petitioner(s)	*	2011-0314-SPHA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.



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 28th day of April, 2011, a copy of the foregoing Entry of Appearance was mailed to Donna M.B. King, Law Office of Donna M.B. King, LLC, 309 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



LAW OFFICE OF
DONNA M.B. KING, LLC

309 W. Pennsylvania Avenue
Towson, Maryland 21204

410-494-1005
f 410-769-8333

dking@dking-law.com
www.dking-law.com

RECEIVED

JUL 11 2011

July 11, 2011

OFFICE OF ADMINISTRATIVE HEARINGS

BY HAND DELIVERY

The Honorable Timothy Kotroco
Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Re: 724 Hollow Road, Ellicott City, Maryland
Case No.: 2011-0314-SPHA

Dear Judge Kotroco:

This letter follows Robert Knudsen's June 2, 2011 hearing in the above-referenced matter, wherein you stated that you would be conferring with the Office of Planning, then issuing your ruling. I understand that as of last week, the Office of Planning had not yet responded. Please let us know if there is anything that either Mr. Knudsen or I can do to assist in the matter. We would be happy to meet with the Office of Planning.

Very truly yours,

Donna M.B. King

Maryland Department of Assessments and Taxation
Real Property Data Search (vw3.1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier:

District - 01 Account Number - 0106571130 ✓

Owner Information

Owner Name: PHILLIP MARTIN ENTERPRISES INC **Use:** RESIDENTIAL
Mailing Address: 1409 N MAIN ST **Principal Residence:** NO
MT AIRY MD 21771-7472 **Deed Reference:** 1) /30536/ 00295
2)

Location & Structure Information

Premises Address **Legal Description**
724 HOLLOW RD TXCS#03C08008581
0-0000 ES DYKES AVE
50 N OF OELLA GLEN RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0009	1028		0000				1	Plat Ref:

Special Tax Areas
Town NONE
Ad
Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		7,950 SF	04

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	59,750	59,800		
Improvements:	0	0		
Total:	59,750	59,800		59,783
Preferential Land:	0			0

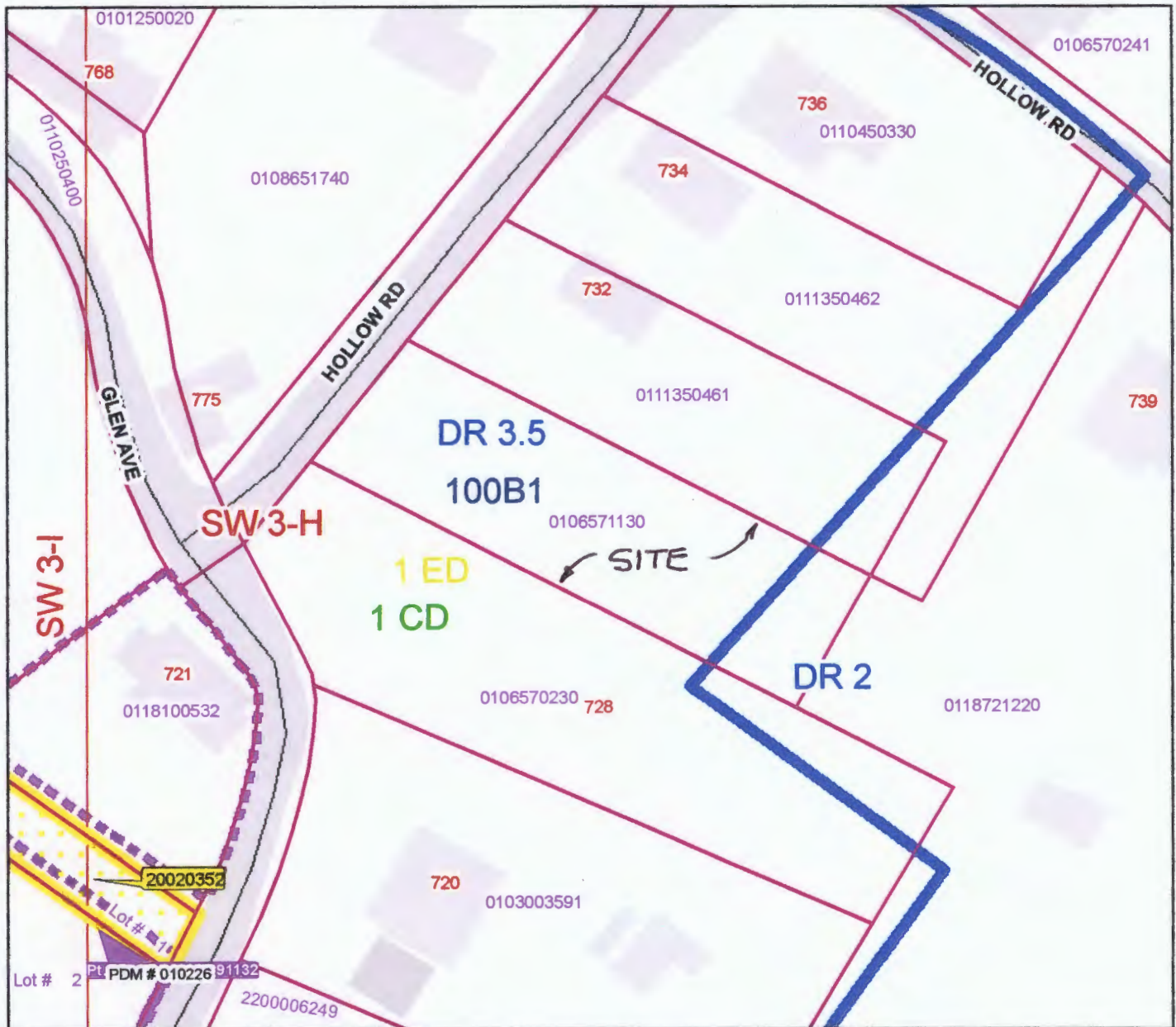
Transfer Information

Seller: FREY CATHERINE E	Date: 12/03/2008	Price: \$60,000
Type: ARMS LENGTH VACANT	Deed1: /30536/ 00295	Deed2:
Seller: FREY JOSEPH L	Date: 10/19/1956	Price: \$5,000
Type: ARMS LENGTH IMPROVED	Deed1: /03036/ 00333	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

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 *		

724 Hollow Road



50 SCALE
ZONING MAP
724 HOLLOW RD.



Publication Date: April 19, 2011
Publication Agency: Department of Permits & Development Management
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



0 50 100 Feet

1 inch = 50 feet

2011-0314-SPHA

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

AFFIDAVIT IN SUPPORT OF PETITION FOR ~~ADMINISTRATIVE~~ VARIANCE

I, Robert Knudsen, being over the age of eighteen and competent to testify, state that the following is true and correct and upon my personal knowledge:

1. I have a contract with the current owner of the property addressed 724 Hollow Road, Ellicott City, Maryland 21043 for the purchase of this property.

2. The front of the property is in a DR 3.5 zone, and very the back of the property may enter a DR 2 zone. The proposed house would be on the DR 3.5 portion of the property.

3. The property is at total of 7,928 square feet rather than 10,000 feet for a DR 3.5 zoned property. The width of the property is 53 feet rather than 70 feet for a DR 3.5 zoned property.

4. There currently is not a house or other structure on this property. Upon belief and understanding from talking to long-time neighbors to the property, John W. MacKenzie at 721 Hollow Road and William Barrett at 732 Hollow Road, there was an old house on this property until approximately June 1992, when it was torn down because of its poor condition. This separate parcel of land is in the land records of Baltimore County as least as far back as 1866. Upon information and belief, there was continuously a house on the property from that time until June 1992.

5. This property is unique in that it is one of a line of parcels on Hollow Road in which each parcel does not meet the current zoning regulations in size, setback, and side yard areas. The other parcels have houses that date from the 1800s. These properties may have been grandfathered in because of the age of the houses. See SDAT Real Property information for 721, 732, 734 and 736 Hollow Road, attached hereto as Exhibit A. A photo of some of

PETITIONER' S

EXHIBIT NO. 2



Maryland Department of Assessments and Taxation
Real Property Data Search (vwl1A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 01 Account Number - 0118100532

Owner Information

Owner Name:	JOHNSON PATRICIA ANN	Use:	RESIDENTIAL
Mailing Address:	UNIT 104 2120 GANTON GREEN WOODSTOCK MD 21163-1371	Principal Residence:	NO
		Deed Reference:	1) /08495/ 00067 2)

Location & Structure Information

Premises Address	Legal Description
721 HOLLOW RD 0-0000	NES HOLLOW RD .113 AC SW COR OELLA GLEN AV

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0100	0009	1265		0000				1	
									Plat Ref:

Town NONE

Special Tax Areas
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1890	1,130 SF	5,688 SF	04

Stories	Basement	Type	Exterior
2.000000	NO	STANDARD UNIT SIDING	

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011
Land	119,500	119,500		
Improvements:	70,070	56,000		
Total:	189,570	175,500	175,500	175,500
Preferential Land:	0			0

Transfer Information

Seller:	REEDY CHARLES W	Date:	06/01/1990	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/08495/ 00067	Deed2:	

Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

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 *



To see all the details that are visible on the screen, use the "Print" link next to the map.



THIS DEED, Made this 17TH day of SEPTEMBER, 2010, by Keith Dorsey, Director of Finance and Collector of Taxes for Baltimore County and the State of Maryland, party of the first part, and Phillip Martin Enterprises, Inc., party of the second part.

WHEREAS, heretofore state and city taxes on the lot of ground hereinafter described having been due and unpaid, the Director of Finance and Collector of State Taxes, after having given due notice and having complied with all other prerequisites provided by law, did sell the hereinbefore referred to property, on May 31, 2007, to Phillip Martin Enterprises, Inc., party of the second part, in accordance with the provisions of law; and the said property has not been redeemed; and the purchase money has been paid and

WHEREAS, by decree of the Circuit Court of Baltimore County dated the 3rd day of December, 2008, Case No. 03-C-08-008581, it was ordered that an absolute and indefeasible fee simple title to the said property should vest in Phillip Martin Enterprises, Inc.

NOW, THEREFORE, THIS DEED WITNESSETH, that for and in consideration of the premises and the sum of Sixty Thousand Dollars (\$60,000.00), receipt of which is hereby acknowledged, the said Keith Dorsey, Director of Finance and Collector of Taxes for Baltimore County and the State of Maryland, by virtue and in pursuance of the power and authority in him vested, doth grant and convey unto the said Phillip Martin Enterprises, Inc., their successors and assigns, forever, all that lot of ground situate, lying or being in Baltimore County, State of Maryland aforesaid, and known as or described as follows:

District 01, Parcel No. 0106571130, LT ES Dykes Av, improvements known as 724 Hollow Road

TOGETHER WITH the building and improvements thereon, and all the rights, ways, waters, easements, privileges, advantages, and appurtenances there unto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described unto and to the use of the said Phillip Martin Enterprises, Inc., their successors and assigns, in fee simple.

WITNESSETH the hand of the said Grantor.

WITNESS

forever, in fee simple, subject to the restrictions mentioned in the deed from Herbert R. Preston and wife to Arthur C. Montell and wife, heretofore referred to. And the said Arthur C. Montell and Virginia Montell, his wife, hereby covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said lot of ground as may be requisite.

Witness the hands and seals of said grantors,

Joel L. Hayes
State of Maryland

Arthur C. Montell Seal
Virginia Montell Seal

Baltimore County, to wit:

I Herby certify, That on this 18th day of August in the year one thousand nine hundred and nine teen before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, aforesaid, personally appeared Arthur C. Montell and Virginia Montell, his wife, and avowedly acknowledged the foregoing Deeds to be their respective act

Witness my hand and Notarial Seal.

Notarial Seal

Joel L. Hayes
Notary Public

Recorded Nov 18th 1919, at 8^{am} T. Conn.
Per William P. Cole Clerk.

18436
Stamp
10

Margaret Schaub et al
Deed to
Joseph L. Frey
and wife.

This Deed made this twelfth day of November in the year one thousand nine hundred and nineteen, by and between Margaret Schaub and Mary A. Frey, both, widows, heirs at law, of Henry Kerner, late of Baltimore County, in the State of Maryland, and Joseph L. Frey, and Katherine C. Frey, his wife.

Witnesseth that for and in consideration of the sum of eight hundred and fifty dollars, receipt of which is hereby acknowledged, the said Margaret Schaub and Mary A. Frey, do hereby grant and convey unto Joseph L. Frey, and Katherine C. Frey, his wife, their assigns, the survivor of either of them, the heirs and assigns of such survivor in fee simple, all that lot or parcel of land situate in Baltimore County, in the State of Maryland, and described as follows:

664 PER TICKET OCT 1 1956

aforsaid personally appeared Sarah Alderson widow of William C. Alderson late of Maryland formerly Anne Alderson the daughter and Henry Ford her husband and Charles Dollinger they being known to me and each acknowledged the foregoing to be their respective act.

John B. Wheat C. P.

State of Maryland Baltimore City. I hereby certify that John B. Wheat Esquire before whom the aforesaid acknowledgments were made and who has thereto subscribed his name was at the time of so doing a Justice of the Peace of the State of Maryland in and for the City of Baltimore duly commissioned and sworn. In testimony whereof I here-
 to set my hand and affix the seal of the Superior Court of Baltimore City this Second day of January A.D. 1867.

Seal
Place

Alford Black

Clerk of the Superior Court of Baltimore City.

Recorded on the 3rd day of January 1867 Registered

Per Geo. W. Longworth, Clerk.

Joshua W. Byrnes Trustee

Deed to
Henry Keiser.

This Deed made this Twenty
ninth day of October in the
year one thousand eight hun-
dred and sixty six by Joshua

Byrnes Trustee for Rebecca Byrnes his wife of Baltimore County in the State of Maryland. Witnesseth that in consideration of the sum of four hundred dollars current money in hand paid the said Joshua W. Byrnes Trustee and wife doth grant unto Henry Keiser of Baltimore County in the State of Maryland his heirs and assigns in fee simple, all that piece or parcel of ground situate and lying in Baltimore County aforesaid which is described by metes and bounds courses and distances following to wit. Beginning for the same at a stone marked 27 on the east side of a road assumed to be kept open six feet wide and running thence south fifty seven degrees and a half east one hundred and fifty feet thence north thirty seven degrees and one quarter east three and a quarter perches to the line of the lot of land heretofore owned by Jonathan Bellicott and sold to Anna Thorne thence with said lot north fifty seven degrees and one half west one hundred and fifty feet to the aforesaid road or the thirty seven and one quarter degrees west three and a quarter perches to the place of beginning containing thirty nine square perches of land. Being the same piece of land which was conveyed to said Joshua W. Byrnes in trust by Charlotte Low by deed dated the 12th day of June 1847 as by reference to the Land

Deeds granted
July 2^d 1867

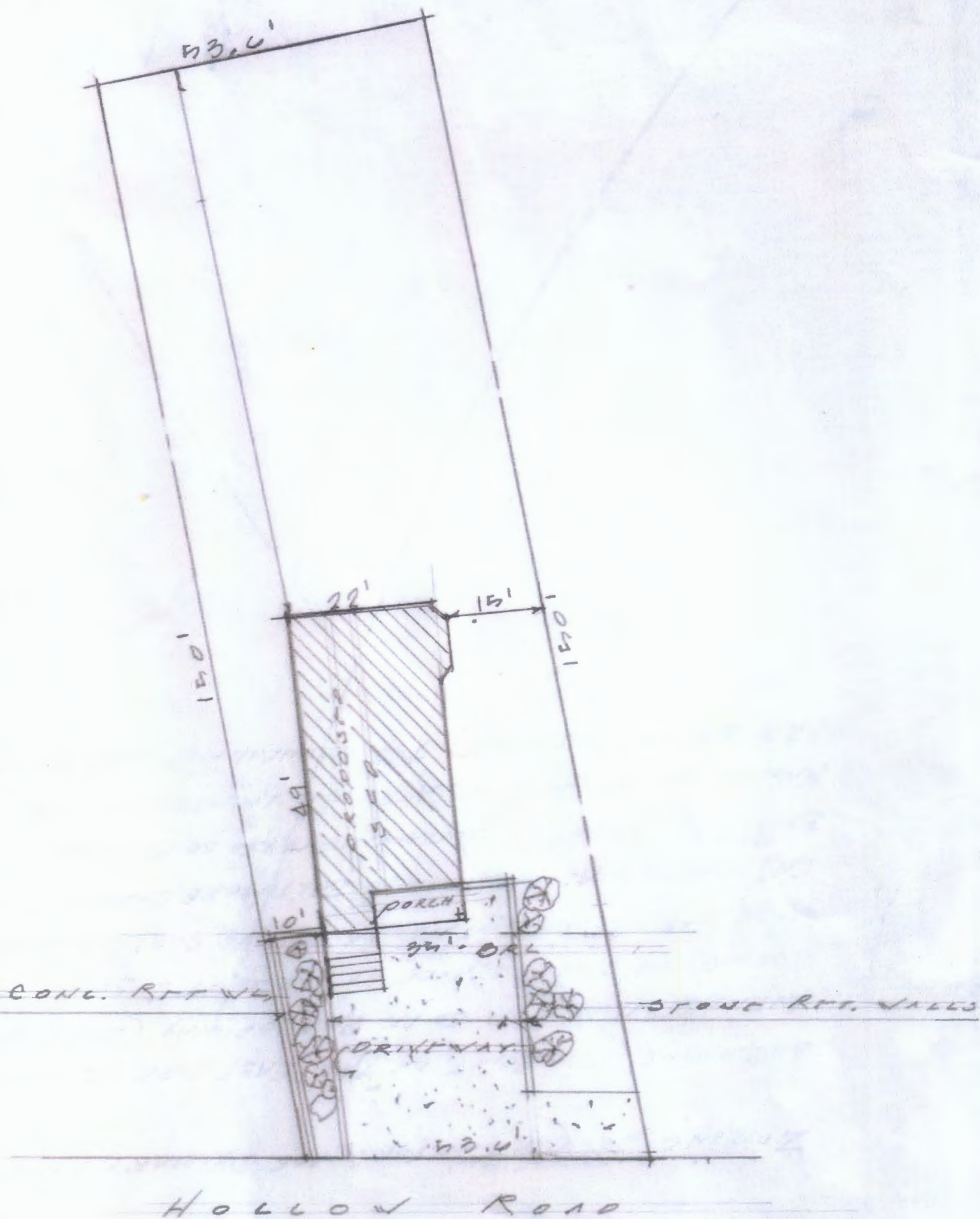
Seal
Place



**Declaration in Support of Petition for Variance for
724 Hollow Road, Ellicott City, Maryland 21043**

We, the undersigned, neighbors to the property addressed 724 Hollow Road, Ellicott City, Maryland 21043, and owners of the properties identified below, are in favor of the petition of the contract purchaser of 724 Hollow Road, Robert Knudsen, to construct a new home on the property. We understand that Mr. Knudsen needs a variance because the size of the lot and proposed setback areas of the house are smaller than the current regulations in the Baltimore County Zoning Regulations.

Name	Address	Phone No.	Signature
<u>JOHN MACKENZIE</u>	<u>721 Hollow Rd</u>	<u>410 465-0681</u>	<u>[Signature]</u>
<u>Kenneth Bittinger</u>	<u>720 Hollow Rd</u>	<u>410-461-9439</u>	<u>[Signature]</u>
<u>DAVE VALENTE</u>	<u>734 Hollow Rd</u>	<u>410-461-4324</u>	<u>[Signature]</u>
<u>Leslie Kenzert</u>	<u>775 Hollow Rd.</u>	<u>410.465.9255</u>	<u>[Signature]</u>
<u>Jay + Debbie Gibson</u>	<u>727 Glen Ave</u>	<u>443-590-6149</u>	<u>[Signature]</u>
<u>Derek Bellomo</u>	<u>778 Hollow Road</u>	<u>443-514-5789</u>	<u>[Signature]</u>
<u>BILL BARRETT</u>	<u>732 HOLLOW RD</u>	<u>410 465-9572</u>	<u>[Signature]</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____



NOTES:

- EXISTING ZONING: DR-3.5.
- GROSS AREA: DR-2: 517 S.F.± = 0.012 AC.±
DR-3.5: 7,499 S.F.± = 0.172 AC.±
TOTAL: 8,016 S.F.± = 0.184 AC.±
- NET AREA: DR-2: 517 S.F.± = 0.012 AC.±
DR-3.5: 7,928 S.F.± = 0.182 AC.±
TOTAL: 8,445 S.F.± = 0.194 AC.±
- 200 SCALE ZONING MAP NO. 100B1.
- THERE ARE NO EXISTING OR IMPENDING FAILURES OF THE BASIC SERVICES MAPS FOR THIS SITE.
- THIS LOT IS SERVED BY PUBLIC WATER AND PUBLIC SANITARY SEWER SYSTEMS.
- OWNER INFORMATION: PHILLIP MARTIN ENTERPRISES, INC.
DEED REFERENCE: 30536/295
TAX ACCT.# 0106571130
TAX MAP 100, GRID 9, PARCEL 1028
- THIS PROPERTY IS NOT IN THE CBCA.
- THIS SITE IS NOT IN A 100 YEAR FLOOD PLAIN.
- THIS SITE IS NOT HISTORIC.
- THERE HAVE BEEN NO PREVIOUS ZONING HEARINGS FOR THIS PROPERTY.

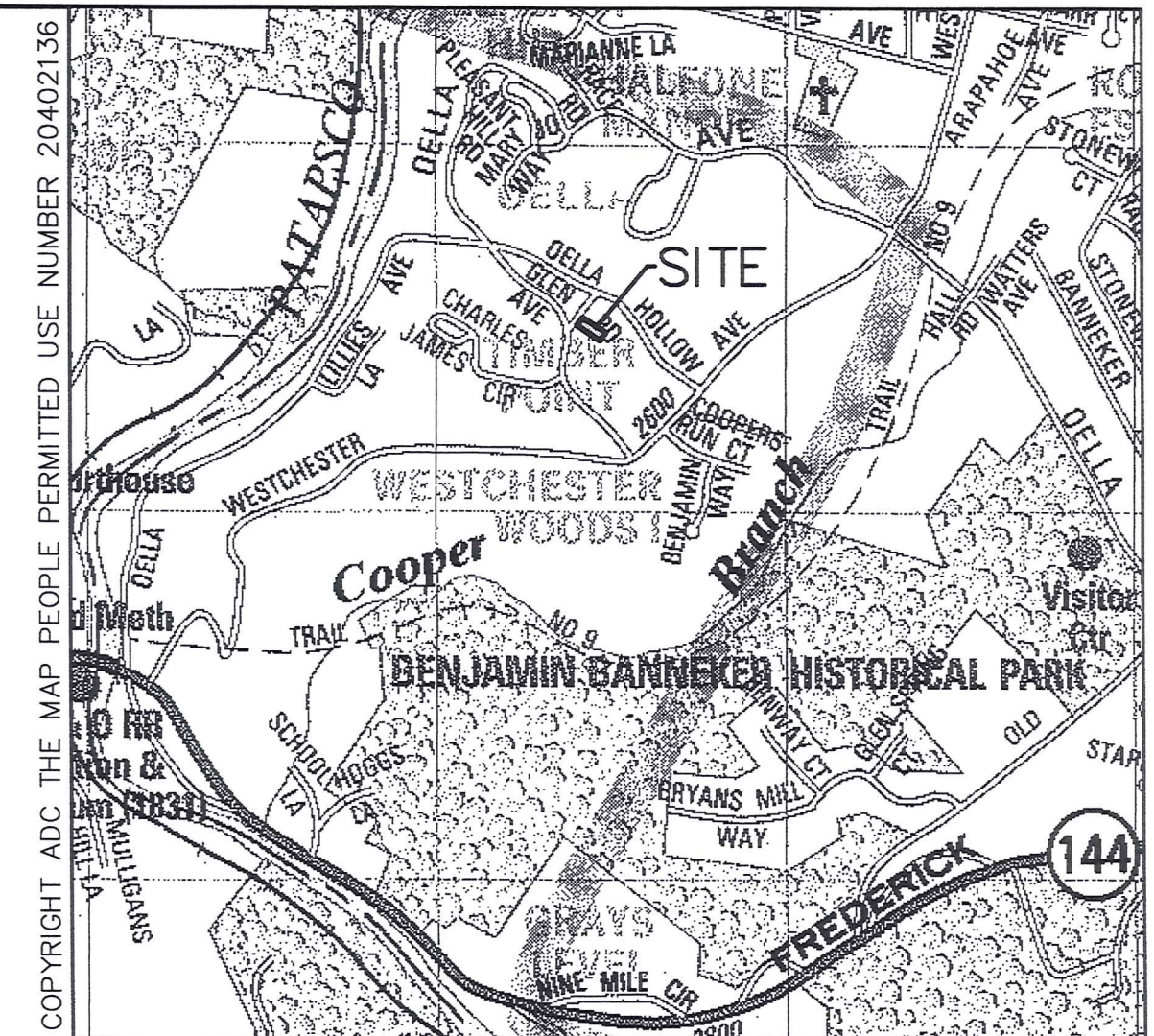
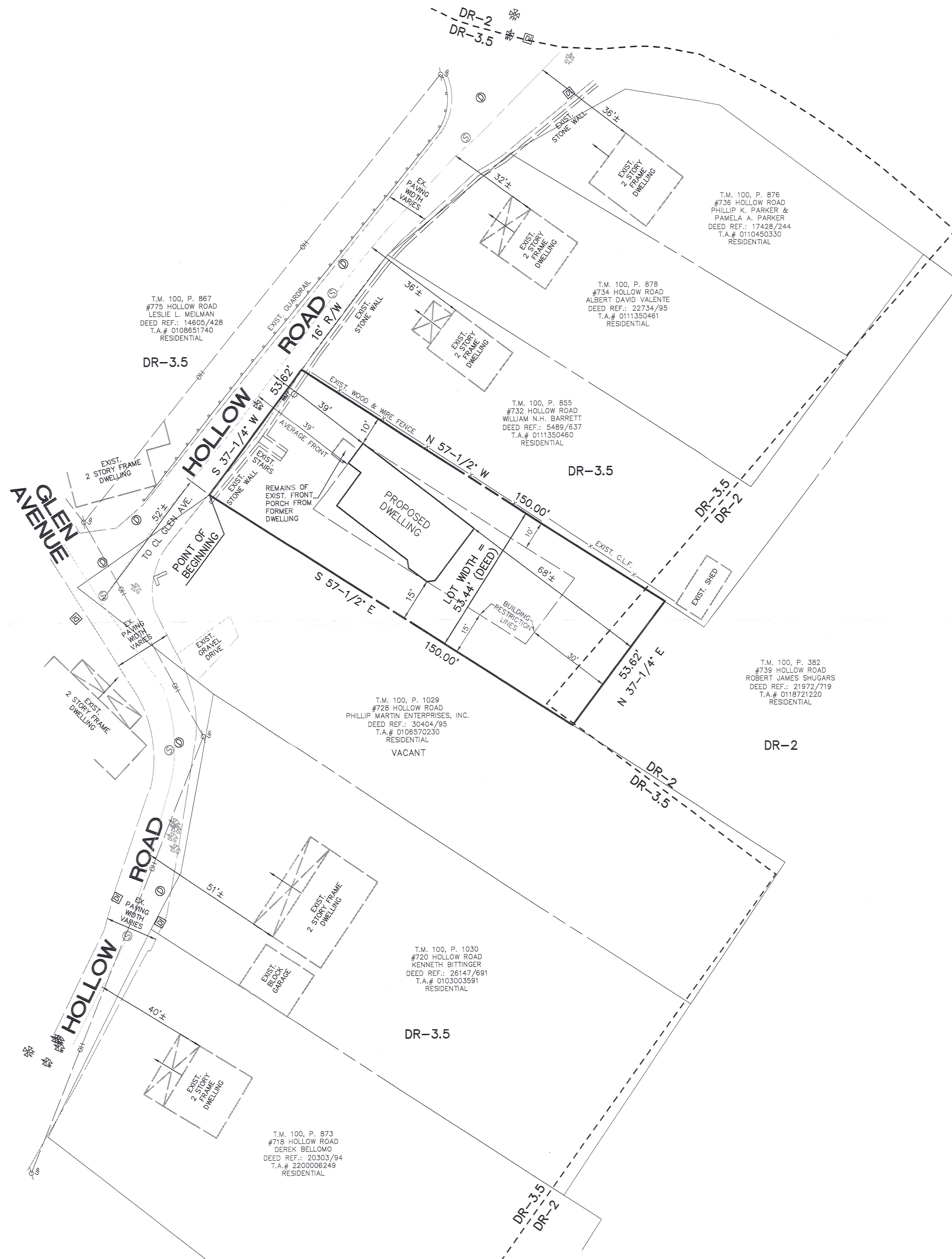
AVERAGE FRONT SETBACK
COMPUTATION (TO CENTERLINE ROAD)
(ALL IMPROVED PROPERTIES WITHIN 200 FEET OF LOT)

#718 HOLLOW ROAD	40'±
#720 HOLLOW ROAD	51'±
#732 HOLLOW ROAD	36'±
#734 HOLLOW ROAD	32'±
#736 HOLLOW ROAD	36'±
TOTAL	= 195'
AVERAGE	= 39'



McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying

Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563



VICINITY MAP
SCALE: 1"= 1000'

NOTE:

THIS LOT HAS BEEN DULY RECORDED BY DEED PRIOR TO MARCH 30, 1955 AND HAS BEEN HELD IN-TACT SINCE NOVEMBER 28, 1842.

ZONING REQUEST

REQUESTING A SPECIAL HEARING TO APPROVE THE USE OF AN UNDERSIZED DR-3.5 LOT WITH AN AREA OF 7,928 SQUARE FEET IN LIEU OF THE MINIMUM REQUIRED 10,000 SQUARE FEET (1B02.3.C.1) AND A VARIANCE TO SECTION 1B02.3.C.1.(DR-3.5) TO ALLOW A LOT WIDTH OF 53 FEET IN LIEU OF THE MINIMUM REQUIRED 70 FEET.

PLAT TO ACCOMPANY PETITIONS FOR
ZONING VARIANCE AND SPECIAL HEARING REQUESTS
#724 HOLLOW ROAD

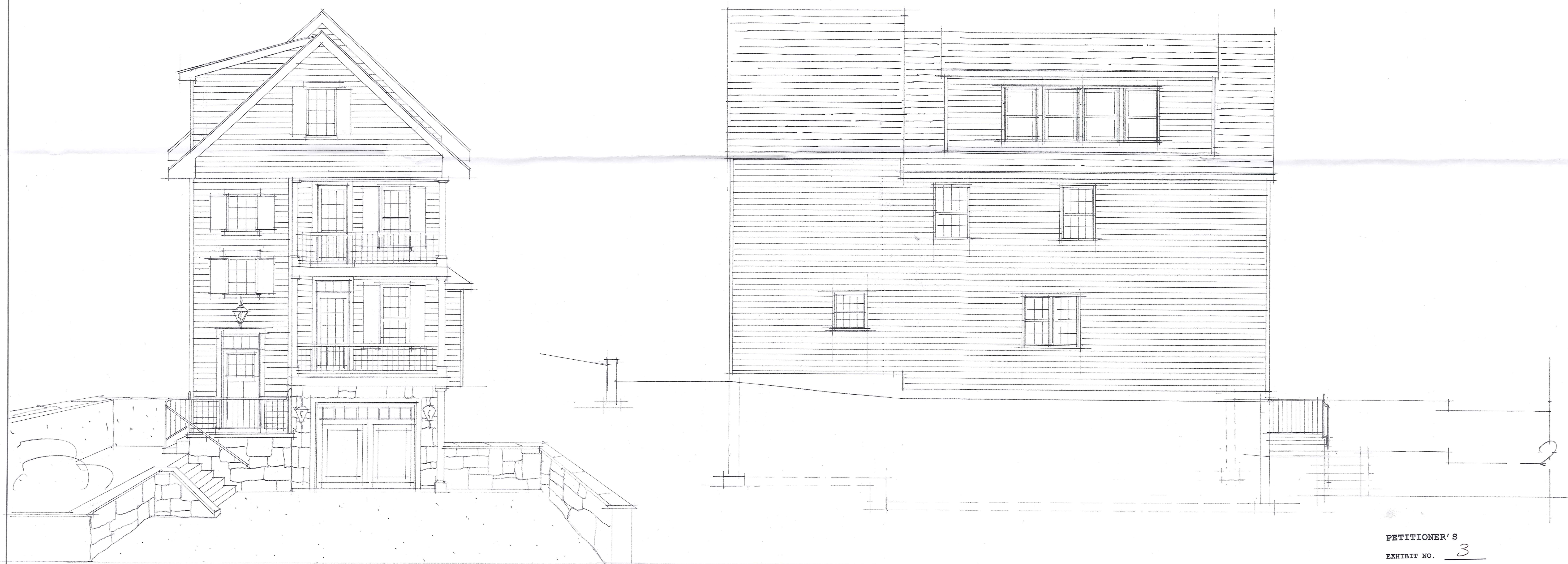
1ST COUNCILMANIC DISTRICT
1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1"= 20' DATE: APRIL 18, 2011

PETITIONER'S

EXHIBIT NO. 1

COMPUTED BY:	DRAWN BY: JMB	CHECKED BY: GCS	JOB No.: 11-027
--------------	---------------	-----------------	-----------------

2011-0314-SPHA



PETITIONER'S
EXHIBIT NO. 3

SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED
		DRAWING NUMBER