

IN RE: PETITION FOR ADMIN. VARIANCE

E side of Old York Road, 904 feet N of
the c/l of Jackson Ridge Court
10th Election District
3rd Councilmanic District
(14521 York Road)

Patricia E. Groves
Petitioner

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0336-A

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owner of the subject property, Patricia E. Groves for property located at 14521 York Road. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a 22 feet setback to the property line in lieu of the required 35 feet. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. Petitioner is getting older and the proposed addition will accommodate her expected needs in the coming years and allow her to 'age in place.' The addition at this end of the dwelling is the only logical place given the dwelling's layout. The property contains 1.450 acres zoned RC 2 and is served by private water and sewer.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on May 22, 2011, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-23-11

By [Signature]

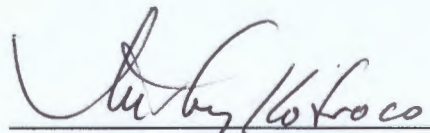
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 23rd day of June, 2011 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit an addition with a 22 feet setback to the property line in lieu of the required 35 feet is hereby GRANTED, subject to the following:

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

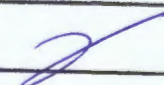
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 6-23-11

By 



KEVIN KAMENETZ
County Executive

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

June 23, 2011

PATRICIA E. GROVES
14521 YORK ROAD
PHOENIX MD 21131

Re: Petition for Administrative Variance
Case No. 2011-0336-A
Property: 14521 York Road

Dear Ms. Groves:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

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 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

c: Randy Comer, Comer View Construction, 3000 Green Road, White Hall MD 21161

Petition for Administrative Variance



to the Zoning Commissioner of Baltimore County for the property
located at 14521 Old York Rd
which is presently zoned RC2

Deed Reference: 1 Tax Account # 2200018025

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) 1A01.3B.3. (BCZR)

TO PERMIT AN ADDITION WITH A 22-FOOT SETBACK TO THE
PROPERTY LINE IN LIEU OF THE REQUIRED 35-FEET.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature N/A

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature N/A

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Patricia E. Groves
Name - Type or Print

Signature Patricia E. Groves
N/A

Name - Type or Print

Signature

14521 Old York Rd 410
Address Telephone No.

Phoenix MD 2131
City State Zip Code

Representative to be Contacted:

COMER VIEW CONSTRUCTION
Name

3000 GREEN ROAD

WHITE HALL, MD 21161

410-692-2428

City State Zip Code

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 6-23-11 day of June that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Case No. 2011-0336-A

Reviewed By D.T. Date 5/13/11

ORDER RECEIVED FOR FILING

Estimated Posting Date 5/22/11

FRM476-09 Date 6-23-11

Rev 3/09

By [Signature]

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently own and reside at 14521 Old York Road
Address number Road or Street name

and that this address is the subject of this variance request as required by law.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate the hardship or practical difficulty; attach an additional sheet if needed)

Getting older. Trying to make house more convenient / accessible for me

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Patricia E. Groves
Signature

Signature

N/A

Patricia E. Groves
Name- print or type

Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 12th day of May, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

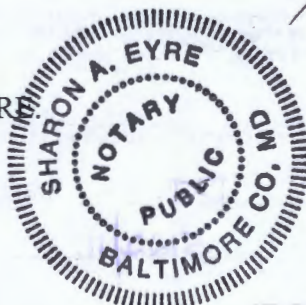
(Name Affiant(s) here): Patricia E. Groves
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sharon A. Eyre
Name of Notary Public

08/01/2012
Commission expires

PLACE SEAL HERE



ZONING DESCRIPTION FOR 14521 OLD YORK ROAD, PHOENIX
BALTIMORE COUNTY, MARYLAND

Beginning at a point on the East Side of Old York Road which has a private drive easement off of Old York Road. Driveway is approximately 577 feet from Old York Road to Property Line. Property is Lot #1 in the subdivision of Jacksonville Church of God (minor), as recorded in Baltimore County Plat Book #10464, Folio #649, containing 1.45 Acres. Located in the 10th Election District and 03 Precint (Council District).

Deed reference #10164/652
Tax #2200018025

ALSO LOCATED ON THE EAST SIDE OF OLD YORK ROAD
APPROXIMATELY 904-FEET NORTH OF THE CENTERLINE OF
JACKSON RIDGE COURT.

2011-0336-A

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

No. **69055**

Date: **5/13/11**

PAID RECEIPT

BUSINESS ACTUAL TIME DWH
 5/17/2011 5/17/2011 14:07:13 2

REG WSDS WALKIN DWH DWH
 RECEIPT # 576658 5/17/2011 DFLR

Dept 5 528 ZONING VERIFICATION
 CP NO. 069055

Recpt Tot \$75.00
 \$75.00 CR 1.00 Ch
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					75.00
Total:									75.00

Rec From: **COMER VIEW CONSTRUCTION, INC.**

For: **2011-0336-A 14521 OLD YORK RD.**
GRNES

D. THOMPSON

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

Date: 5-22-11

RE: Case Number: 2011-0336-A

Petitioner/Developer: Patricia Groves

Date of Hearing/Closing: 6-6-11

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 14521 Old York Rd

The signs(s) were posted on 5-22-11
(Month, Day, Year)

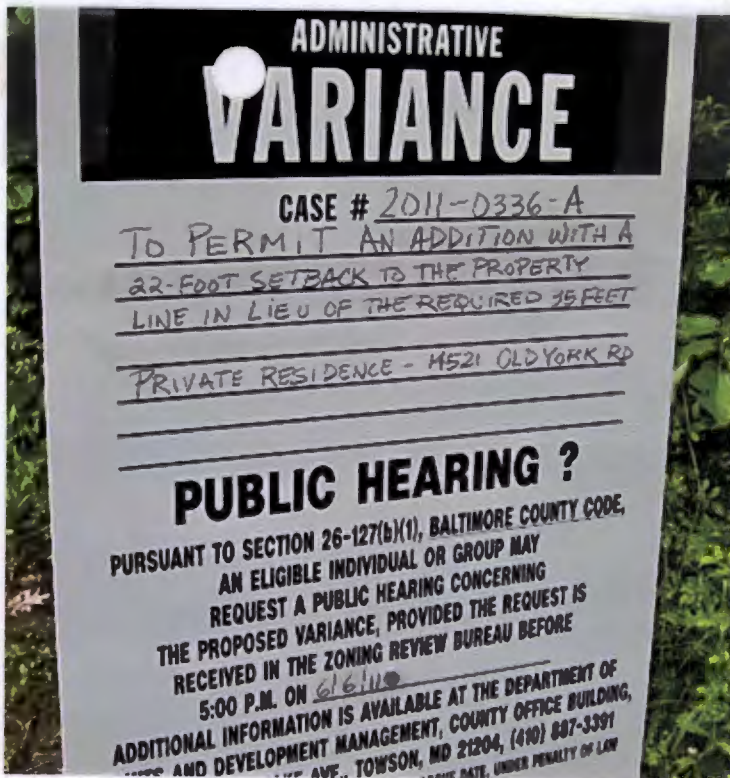
J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2011- 0336 -A Address 14521 OLD YORK RD 21131

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5/13/11 Posting Date: 5/22/11 Closing Date: 6/6/11

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2011- 0336 -A Address 14521 OLD YORK RD.

Petitioner's Name GRONES Telephone 410-459-4365

Posting Date: 5/22/11 Closing Date: 6/6/11

Wording for Sign: To Permit AN ADDITION WITH A 22-FOOT SETBACK TO THE
PROPERTY LINE IN LIEU OF THE REQUIRED 35-FEET

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2011-0336-A

Petitioner: GROVES

Address or Location: 14521 OLD YORK RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MS. PATRICIA E. GROVES

Address: 14521 OLD YORK RD.

PHOENIX, MD 21131

Telephone Number: 410-459-4365



KEVIN KAMENETZ
County Executive

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

June 6, 2010

Ms. Patricia Groves
14521 Old York Road
Phoenix, MD 21131

RE: Case Number 2011-0336 A, 14521 Old York Road

Dear Ms. Groves,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 13, 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
Randy Comer, Comer View Construction, 3000 Green Road, White Hall, MD 21161

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 June 13, 2011
Item Nos. 2011-336, 337, 338, 341,342,
And 343.

DATE: May 31, 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-06132011 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

May 26, 2011

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Zoning Review

Distribution Meeting of: **May 30, 2011**

Item No.:

Special Hearing: 2011-0311-SPHA, 2011-0342-SPHA.

Administrative Variance: 2011-0336A, 2011-0338A.

Variance: 2011-0311-SPHA, 2011-0337A, 2011-0341A, 2011-0342-SPHA, 2011-0343A.

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



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: 5-31-11

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

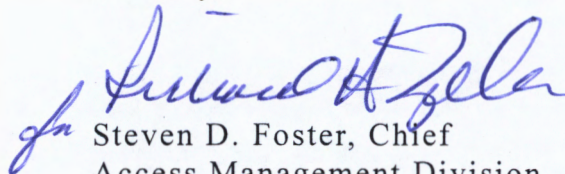
RE: Baltimore County
Item No. 2011-0336-A
Administrative Variance
Patricia Groves
14521 Old York Road

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. 2011-0336-A.

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,


Steven D. Foster, Chief
Access Management Division

SDF/rz

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 - 10 Account Number - 2200018025

Owner Information

Owner Name: GROVES PATRICIA E **Use:** RESIDENTIAL
Principal Residence: YES
Mailing Address: 14521 OLD YORK RD
PHOENIX MD 21131-1443 **Deed Reference:** 1)/30559/ 00094
2)

Location & Structure Information

Premises Address 14521 OLD YORK RD
0-0000 **Legal Description** 1.456 AC
ESR OLD YORK RD
2350FT N PAPER MILL RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
0035	0017	0384		0000			1	2	Plat Ref:	

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2000	1,738 SF	1.4500 AC	04

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2010	07/01/2011
Land	188,100	156,700		
Improvements:	171,390	115,900		
Total:	359,490	272,600	359,490	272,600
Preferential Land:	0			0

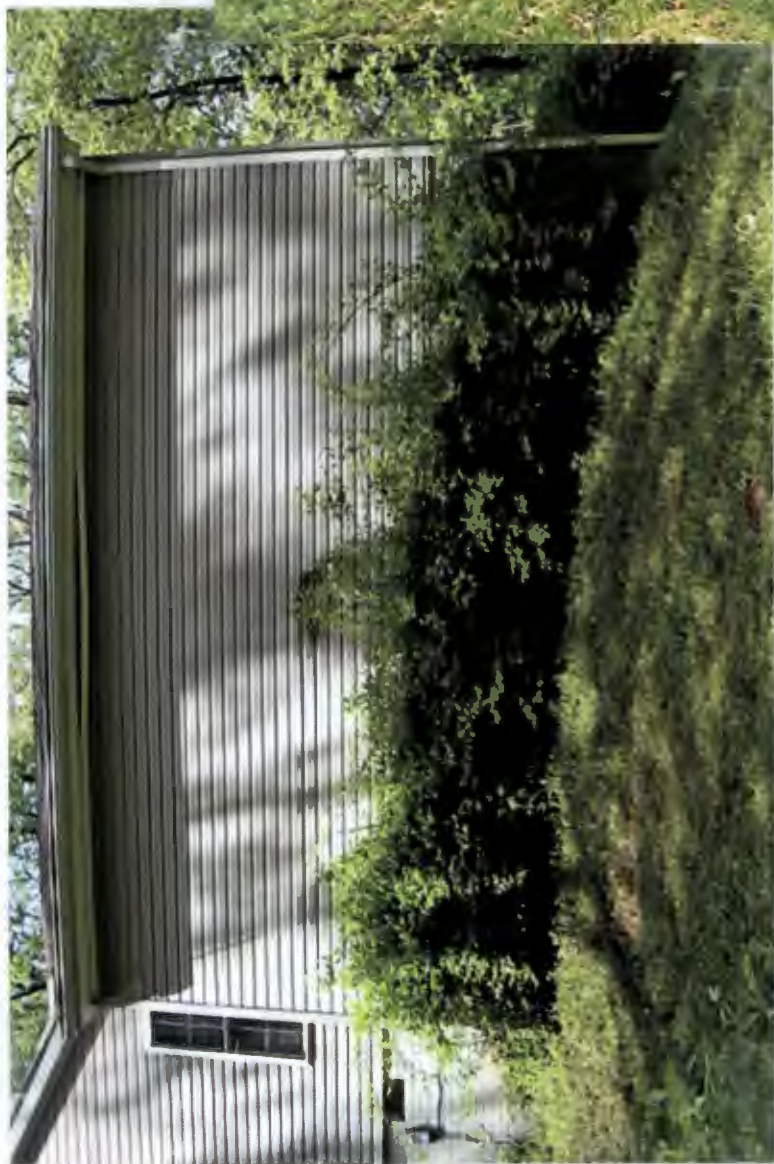
Transfer Information

Seller: GROVES ROBERT W	Date: 02/18/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /30559/ 00094	Deed2:
Seller: EARHEART GEORGE W FORD CLARENCE H	Date: 11/24/1993	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /10464/ 00649	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

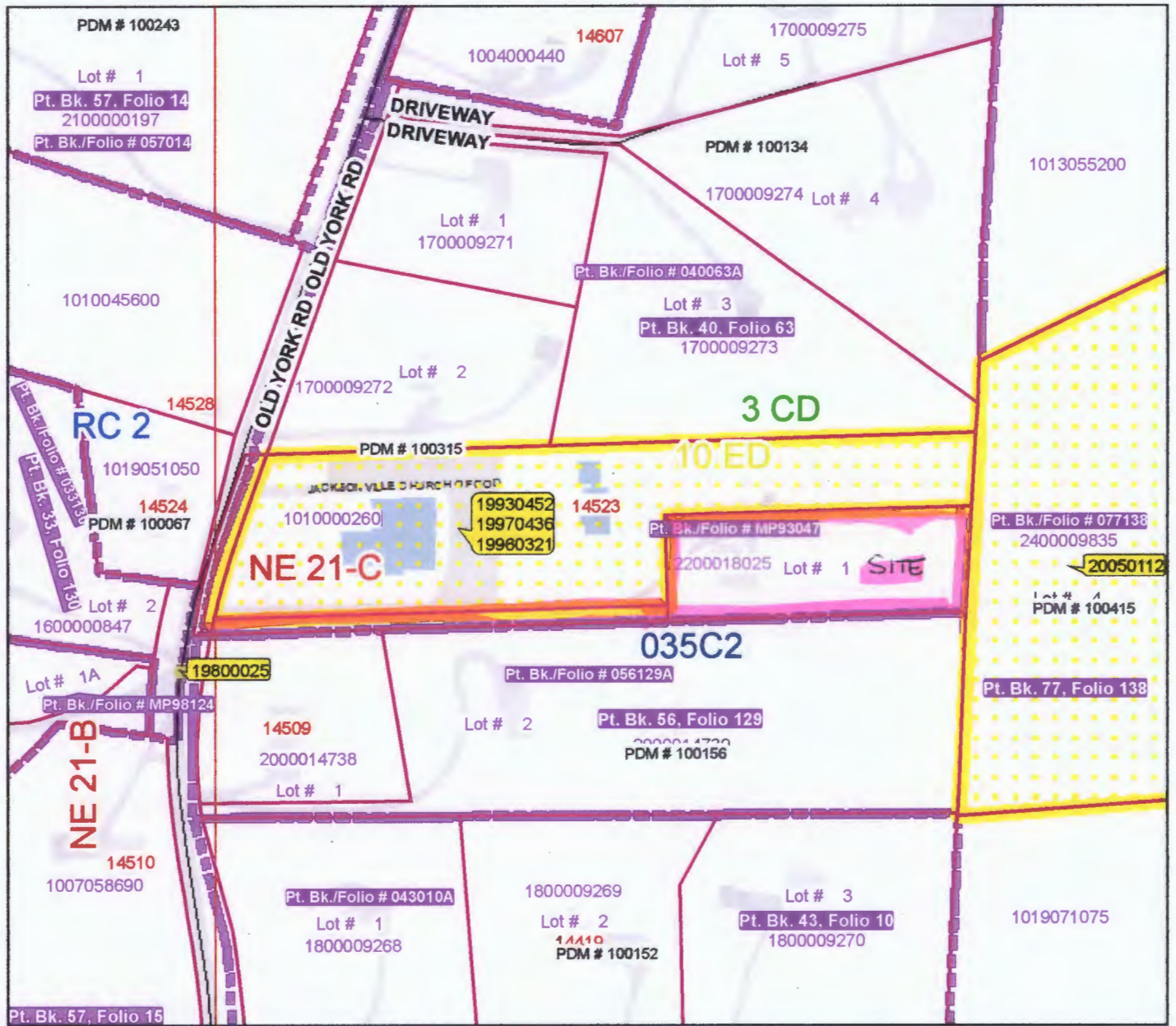
Tax Exempt: **Special Tax Recapture:**
Exempt Class: HOMEOWNERS TAX CREDIT







14521 Old York Road



Publication Date: May 11, 2011
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

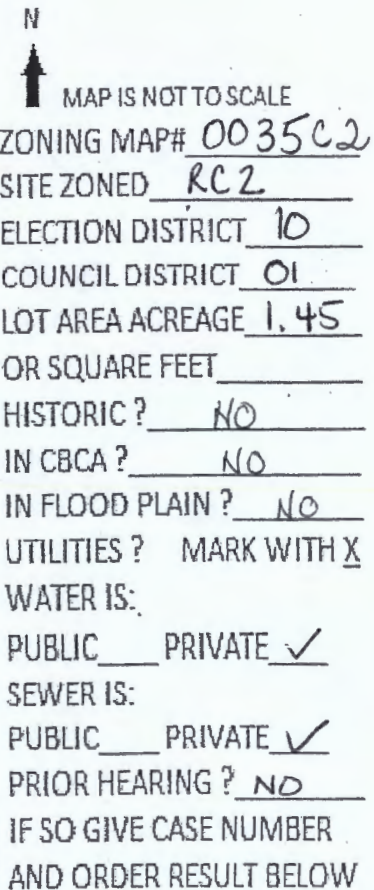


0 200 400 Feet

1 inch = 200 feet

2011-0336-A

SITE VICINITY MAP

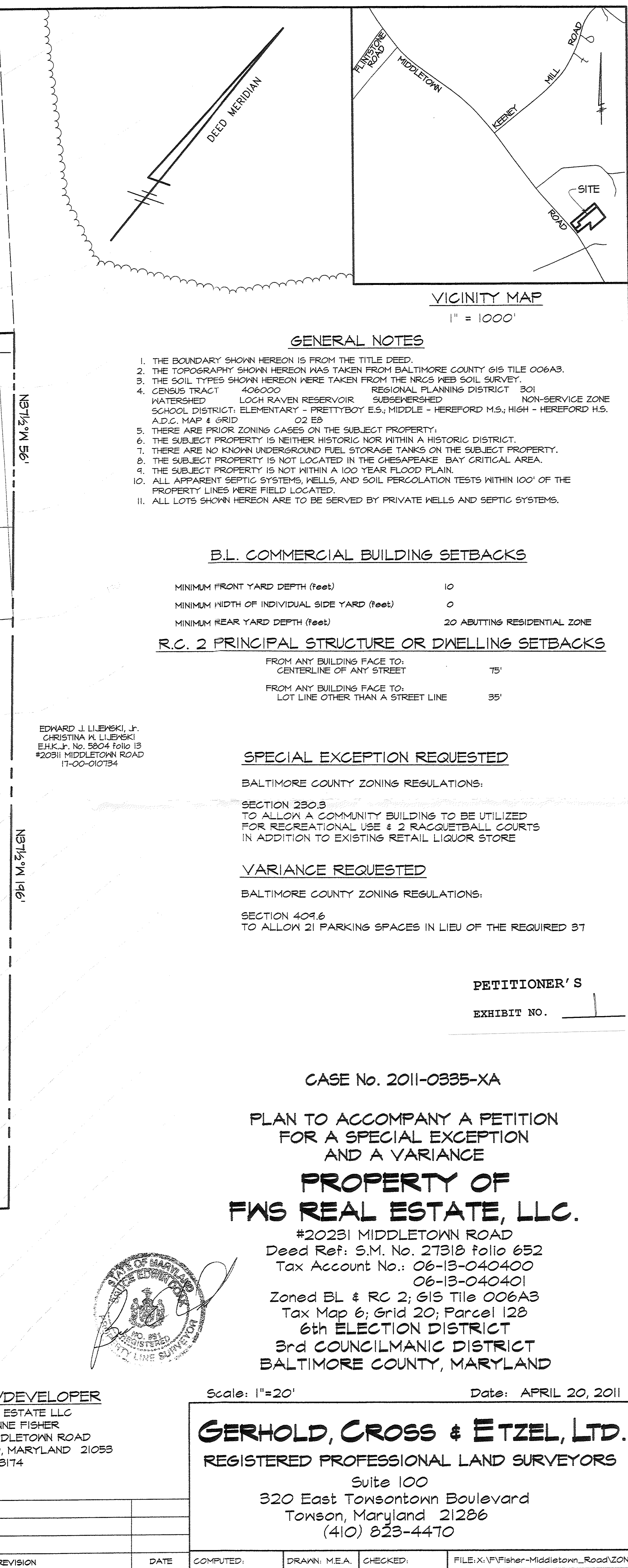


DATE 5-7-11 SCALE: 1 INCH = 100' FEET

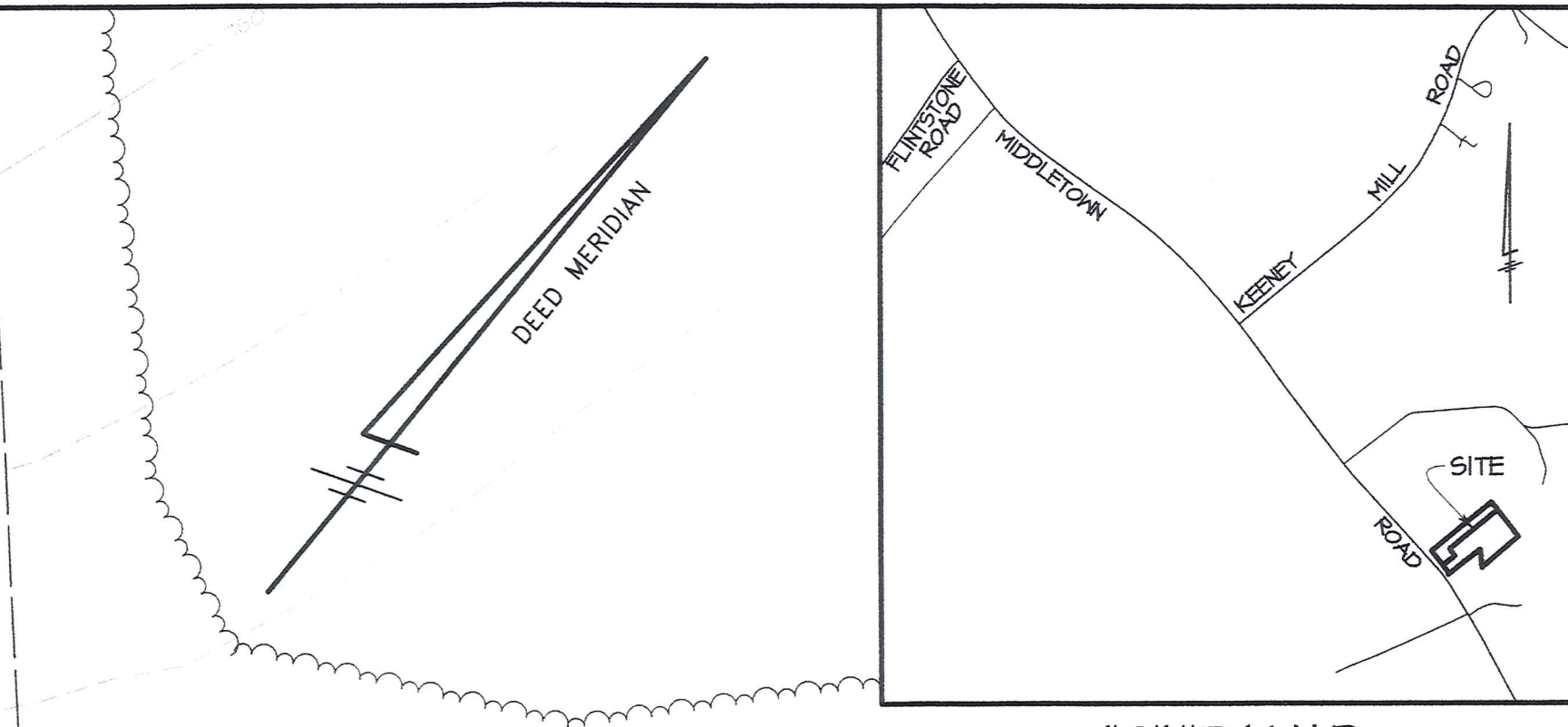
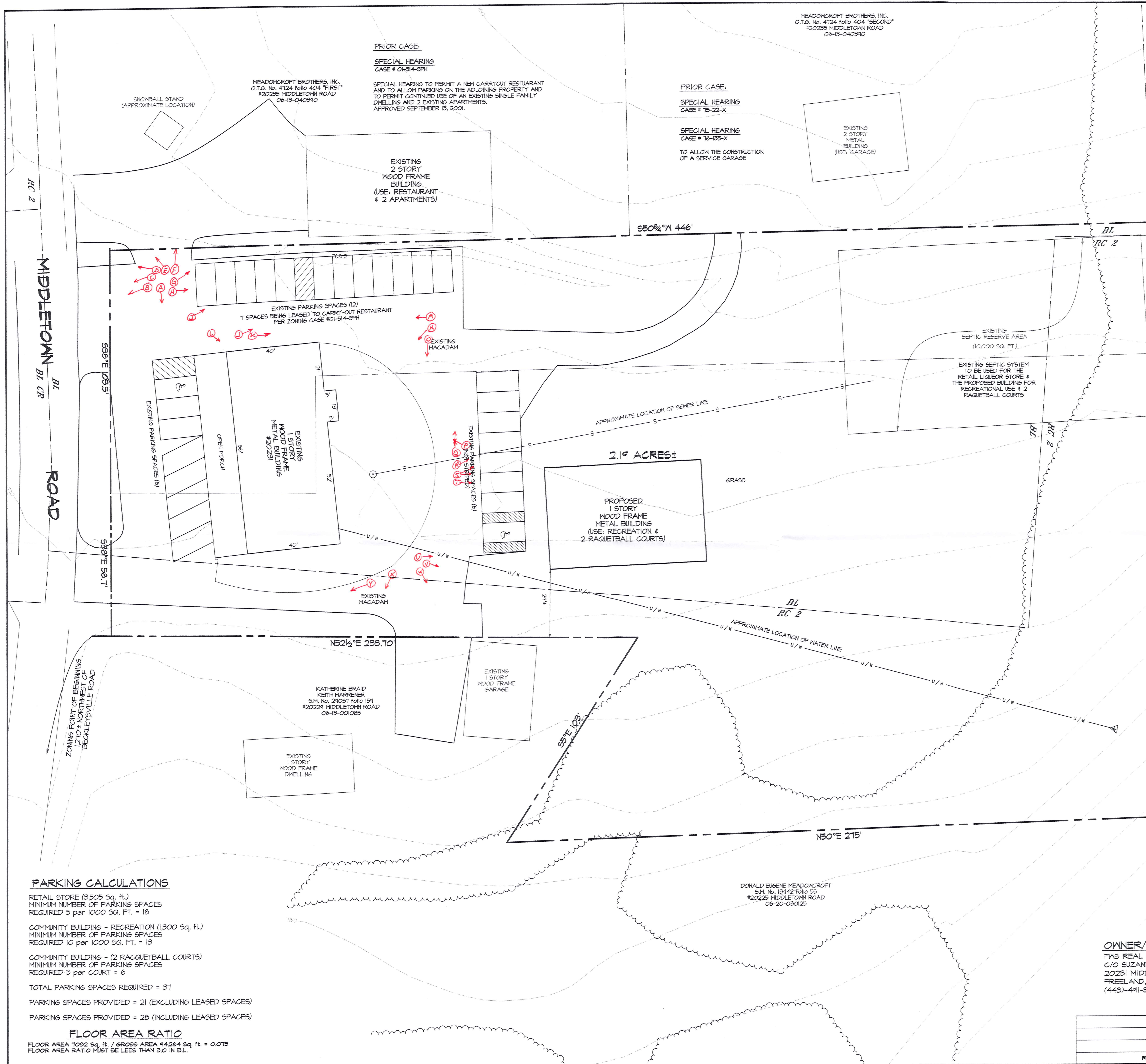
VIOLATION CASE INFO:

NOTE

2011-0336-A



		320 East Townsontown Boulevard			
		Towson, Maryland 21286			
		(410) 823-4470			
REVISION		DATE	COMPUTED:	DRAWN: M.E.A.	CHECKED:
					FILE: X:\F\Fisher-Middletown_Road\ZONING_FLAT.pro



- GENERAL NOTES**
1. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
 2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 006A3.
 3. THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM THE NRCS WEB SOIL SURVEY.
 4. CENSUS TRACT 406000 REGIONAL PLANNING DISTRICT 301 NON-SERVICE ZONE
 5. THERE ARE PRIOR ZONING CASES ON THE SUBJECT PROPERTY.
 6. THE SUBJECT PROPERTY IS NEITHER HISTORIC NOR WITHIN A HISTORIC DISTRICT.
 7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
 8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
 9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.
 10. ALL APPARENT SEPTIC SYSTEMS, WELLS, AND SOIL PERCOLATION TESTS WITHIN 100' OF THE PROPERTY LINES WERE FIELD LOCATED.
 11. ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.

B.L. COMMERCIAL BUILDING SETBACKS

MINIMUM FRONT YARD DEPTH (feet)	10
MINIMUM WIDTH OF INDIVIDUAL SIDE YARD (feet)	0
MINIMUM REAR YARD DEPTH (feet)	20 ABUTTING RESIDENTIAL ZONE

R.C. 2 PRINCIPAL STRUCTURE OR DWELLING SETBACKS

FROM ANY BUILDING FACE TO: CENTERLINE OF ANY STREET	75'
FROM ANY BUILDING FACE TO: LOT LINE OTHER THAN A STREET LINE	35'

EDWARD J. LLEWELLYN, JR.
CHRISTINA W. LLEWELLYN
E.H.K.F. No. 5804 folio 13
#2031 MIDDLETOWN ROAD
17-00-010734

SPECIAL EXCEPTION REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:
SECTION 290.3
TO ALLOW A COMMUNITY BUILDING TO BE UTILIZED
FOR RECREATIONAL USE & 2 RACQUETBALL COURTS
IN ADDITION TO EXISTING RETAIL LIQUOR STORE

VARIANCE REQUESTED

BALTIMORE COUNTY ZONING REGULATIONS:
SECTION 409.6
TO ALLOW 21 PARKING SPACES IN LIEU OF THE REQUIRED 37

Plan to Accompany Photographs

PLAN TO ACCOMPANY A PETITION
FOR A SPECIAL EXCEPTION
AND A VARIANCE

**PROPERTY OF
FWS REAL ESTATE, LLC.**

#20231 MIDDLETOWN ROAD
Deed Ref: S.M. No. 27318 folio 652
Tax Account No.: 06-13-040400
06-13-040401
Zoned BL & RC 2; GIS Tile 006A3
Tax Map 6; Grid 20; Parcel 128
6th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



OWNER/DEVELOPER
FWS REAL ESTATE LLC
C/O SUZANNE FISHER
20231 MIDDLETOWN ROAD
FREELAND, MARYLAND 21053
(443)-441-3174

Scale: 1"=20' Date: APRIL 20, 2011

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

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

REVISION	DATE

COMPUTED:	DRAWN: M.E.A.	CHECKED:	FILE: X:\V\Fisher-Middletown_Rennettville_Platon
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PETITIONER'S

EXHIBIT NO. 4

PARKING CALCULATIONS

RETAIL STORE (3,505 Sq. Ft.)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 5 per 1,000 Sq. Ft. = 18

COMMUNITY BUILDING - RECREATION (1,300 Sq. Ft.)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 10 per 1,000 Sq. Ft. = 13

COMMUNITY BUILDING - (2 RACQUETBALL COURTS)
MINIMUM NUMBER OF PARKING SPACES
REQUIRED 3 per COURT = 6

TOTAL PARKING SPACES REQUIRED = 37

PARKING SPACES PROVIDED = 21 (EXCLUDING LEASED SPACES)

PARKING SPACES PROVIDED = 28 (INCLUDING LEASED SPACES)

FLOOR AREA RATIO

FLOOR AREA 7082 Sq. Ft. / GROSS AREA 94,264 Sq. Ft. = 0.075
FLOOR AREA RATIO MUST BE LESS THAN 0.0 IN B.L.