

IN RE: PETITION FOR VARIANCE

N side of Philadelphia Road, 188' W of
c/line of Sellier Avenue
14th Election District
7th Councilmanic District
(8048 Philadelphia Road)

Louann M. Feibel
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2011-0375-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by Louann M. Feibel, legal owner of the subject property. Petitioner requests Variance relief from Section 232.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear yard setback of 0+/- feet in lieu of the required 20+/- feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Michael and Louann Feibel and Don Mitten, the professional engineer with Richardson Engineering, LLC, the consulting firm who prepared the site plan. Adam Baker, Esquire and John B. Gontrum, Esquire of Whiteford, Taylor & Preston, LLP, appeared as counsel for the Petitioner. There were no Protestants or other interested parties in attendance.

Testimony and evidence offered revealed that the property which is the subject of this request, consists of 0.17 acres more or less and is zoned BL-AS. The property is improved with a one story dwelling and an accessory garage located in the rear yard. Ms. Feibel recently purchased the property and is desirous of locating her business within the one story building. She hopes to keep the one story garage for storage purposes and to park her vehicle within. The house

ORDER RECEIVED FOR FILING

Date 8-24-11

By 

was built in the early 1900s and the garage in the 1940s. No new buildings are proposed and the Applicant merely hopes to continue to use the current structures on the property. In order to do so, the variance relief is necessary.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning, received July 28, 2011 which states as follows:

"The Office of Planning has reviewed the petitioner's request and accompanying site plan. Submit the following to the Office of Planning for review and approval:

1. A sign package that includes sign elevations and locations.
2. A landscape plan for the subject lot that includes but is not limited to a vegetative screening along the property line adjacent to the parking lot and Philadelphia Road. Landscaping should also be provided in the remainder of the front yard area and around the proposed signage."

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request.

Additionally, I find that strict enforcement of the B.C.Z.R. would cause the Petitioner to suffer practical difficulty and undue hardship.

I further find that the variance can be granted in strict harmony with the spirit and intent of said regulations, and in such a manner as to grant relief without injury to the public health, safety, and general welfare. Thus, I find that the variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R, as established in *Cromwell v. Ward*, 102 Md. App. 691 (1995).

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

ORDER RECEIVED FOR FILING

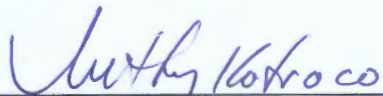
Date 8-24-11 2

By [Signature]

THEREFORE, IT IS ORDERED this 24th day of August, 2011 by this Administrative Law Judge that Petitioner's Variance request from Section 232.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a rear yard setback of 0+/- feet in lieu of the required 20+/- feet, be and is hereby GRANTED, subject to the following:

1. 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Petitioner shall submit to the Office of Planning for review and approval the following:
 - a. A sign package that includes sign elevations and locations; and
 - b. A landscape plan for the subject lot that includes but is not limited to a vegetative screening along the property line adjacent to the parking lot and Philadelphia Road. Landscaping should also be provided in the remainder of the front yard area and around the proposed signage.

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 8-24-11

3

By 

KEVIN KAMENETZ
County Executive



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

August 24, 2011

JOHN GONTRUM, ESQUIRE
ADAM D. BAKER, ESQUIRE
WHITEFORD, TAYLOR & PRESTON, L.L.P.
TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204-5025

Re: Petition for Variance
Case No. 2011-0375-A
Property: 8048 Philadelphia Road

Dear Messrs. Gontrum and Baker:

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy M. 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 8048 Philadelphia Road
which is presently zoned BL-AS

Deed Reference: 30804 / 400 Tax Account # 1413022475

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)

232.3 of the Baltimore County Zoning Regulations ("BCZR") to permit a rear yard setback of 0+/- feet in lieu of the required 20+/- feet.

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

[see attached sheet]

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:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

John B. Gontrum

Name - Type or Print

[Signature]

Signature

Whiteford, Taylor & Preston, LLP

Company

1 W. Pennsylvania Ave., Ste. 300

410.832.2000

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Legal Owner(s):

Louann M. Feibel

Name - Type or Print

[Signature]

Signature

Name - Type or Print

Signature

1506 Cavel Road

Address

Telephone No.

Baltimore

MD

21237

City

State

Zip Code

Representative to be Contacted:

John B. Gontrum

Name

1 W. Pennsylvania Ave., Ste. 300

410.832.2000

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

Case No. 2011-0375-A

for 339-4058

REV 8/20/07

ORDER RECEIVED FOR FILING

Date 8-24-11

By [Signature]

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by ATSUI Date 7/6/11

PETITION FOR VARIANCE
8048 Philadelphia Road

Practical Difficulty:

The setback variance is to provide for an existing building, which has been located in the stated proximity to the rear property line for many years. Failure to grant the setback variance would create a practical difficulty by causing the removal of the existing building.

Other good and sufficient reasons will be presented at the hearing on the variance request.

1960672

2011-0375-A

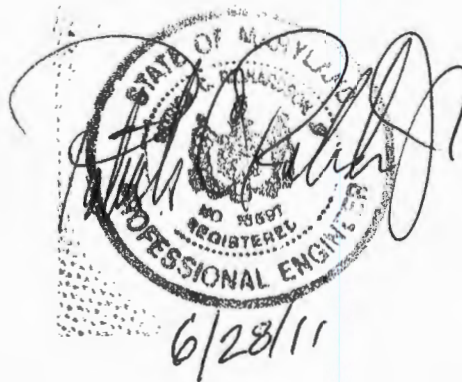
30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

tel. 410-560-1502
fax 443-901-1208

**ZONING DESCRIPTION
8048 PHILADELPHIA ROAD
14TH ELECTION DISTRICT
7TH Councilmanic District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the North side of Philadelphia Road (60' right-of-way) at a distance of 188 feet west from the centerline of Sellier Avenue (20' right-of-way), thence leaving the north side right-of-way of Philadelphia Road for the following courses and distances (1) North 39 degrees 30 minutes 40 seconds East 119.99 feet, along the westerly side of Thomas Avenue which is not a public road, (2) South 49 degrees 10 minutes 20 seconds West 50 feet, (3) South 39 degrees 30 minutes 40 seconds East 119.87 feet to a point on the north side of Philadelphia Road, thence running and binding on the north side of Philadelphia Road right-of-way (4) North 49 degrees 19 minutes 05 seconds East 33.90 feet, thence by a curve to the left with a radius of 29970.00 feet and an arc length of 16.10 feet, or by a chord of North 49 degrees 18 minutes 10 seconds East 16.10 feet to the point of beginning;

Containing a total net area of 5,995 square feet or 0.14 acres of land, more or less.



2011-0375-A

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

No. **71611**

Date: **7/6/11**

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				385

Total: **\$385**

Rec From: **WHITEFOORD, TAYLOR & PRESTON LLP**

For: **8048 PHILADELPHIA RD**
1011-0375-A

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

**NOTICE OF ZONING
HEARING**

The Administrative Law Judges 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: # 2011-0375-A
8048 Philadelphia Road
N/side of Philadelphia Road,
188 feet west of the center-
line of Selier Avenue
14th Election District
7th Councilmanic District
Legal Owner(s):
Louann Feibel
Variance: to permit a rear
yard setback of 0 +/- feet in
lieu of the required 20 +/-
feet.
Hearing: Monday, August
15, 2011 at 10:00 a.m. in
Room 205, Jefferson
Building, 105 West Ches-
apeake Avenue, Towson
21204.

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

NOTES: (1) Hearings are
Handicapped Accessible;
for special accommoda-
tions Please Contact the
Administrative Hearings Of-
fice at (410) 887-3868.

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

7/25/11 July 28 262602

CERTIFICATE OF PUBLICATION

7/28/2011

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 7/28/2011.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

2011-0375-A

RE: Case No.: _____

Petitioner/Developer: _____

Louann Feibel

August 15, 2011

Date of Hearing/Closing: _____

Baltimore County Department of
Permits, Approvals and Inspections
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: _____

8048 Philadelphia Road

July 30, 2011

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

Sincerely,



August 1, 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 # 2011-0375-A

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

Room 205 JEFFERSON BUILDING 21204
105 WEST CHESAPEAKE AVENUE TOWSON

PLACE:

DATE AND TIME: MONDAY AUGUST 15, 2011 AT 10:00 a.m.

REQUEST: VARIANCE TO PERMIT A REAR YARD SETBACK OF
0'-0" FEET IN LIEU OF THE REQUIRED 20'-0" FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY
TO CONSIDER HEARING CALL 847-3391

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

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 28, 2011 Issue - Jeffersonian

Please forward billing to:

Adam Baker
Whiteford, Taylor & Preston
1 West Pennsylvania Avenue, Ste. 300
Towson, MD 21204

410-832-2052

NOTICE OF ZONING HEARING

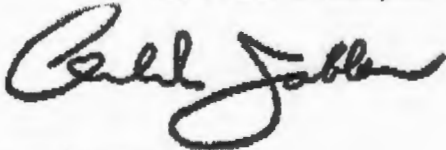
The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2011-0375-A

8048 Philadelphia Road
N/side of Philadelphia Road, 188 feet west of the centerline of Sellier Avenue
14th Election District – 7th Councilmanic District
Legal Owners: Louann Feibel

Variance to permit a rear yard setback of 0 +/- feet in lieu of the required 20 +/- feet.

Hearing: Monday, August 15, 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 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

July 26, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: 2011-0375-A

8048 Philadelphia Road

N/side of Philadelphia Road, 188 feet west of the centerline of Sellier Avenue

14th Election District – 7th Councilmanic District

Legal Owners: Louann Feibel

Variance to permit a rear yard setback of 0 +/- feet in lieu of the required 20 +/- feet.

Hearing: Monday, August 15, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: John Gontrum, 1 West Pennsylvania Avenue, Ste. 300, Towson 21204
Louann Feibel, 1506 Cavel Road, Baltimore 21237

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 30, 2011.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

**DEPARTMENT OF PERMITS, 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: 2011-0375-A
Petitioner: LOUANN M. FAIBEL
Address or Location: 8048 PHILADELPHIA RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: Adam Baker
Address: WHITFIELD TAYLOR & PRESTON, LLP
1 W. PENNSYLVANIA AVE, STE 300
TOWSON, MD 21204
Telephone Number: 410.832.2052



KEVIN KAMENETZ
County Executive

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

August 9, 2011

Ms. Louann Feibel
1506 Cavel Road
Baltimore, MD 21237

RE: Case Number 2011-0375-A, 8048 Philadelphia Road

Dear Ms. Feibel,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 6, 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.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
John Gontrum, 1 W: Pennsylvania Avenue, Ste. 300, Towson, MD 21204

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 July 25, 2011
Item Nos. 2011-363, 370, 371, 372, 374
And 375.

DATE: July18, 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-07252011 -NO COMMENTS.doc



State Highway
Administration

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

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

Maryland Department of Transportation

Date: 7-15-11

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

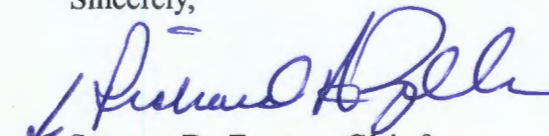
RE: Baltimore County
Item No. 2011-0375-A
Variance
Laurann M. Feibel
8048 Philadelphia Road.

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 7-11-11. A field inspection and internal review reveals that an entrance onto MD7 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2011-0375-A.

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

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com





KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

July 13, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **July 11, 2011**

Item No.:

Special Hearing: 2011-0370-SPHA.

Administrative Variance: 2011-0363A, 2011-371A-0372A, 2011-0374A.

Variance: 2011-0370-SPHA, 2011-0373A, 2011-0375A.

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

RE: PETITION FOR VARIANCE
8048 Philadelphia Road; N/S of Philadelphia
Road, 188' W of c/line Sellier Avenue
14th Election & 7th Councilmanic Districts
Legal Owner(s): Louann M. Feibel
Petitioner(s)

* BEFORE THE
* ADMINISTRATIVE LAW
* JUDGE FOR
* BALTIMORE COUNTY
* 2011-375-A

* * * * *

ENTRY OF APPEARANCE

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

RECEIVED

JUL 07 2011

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

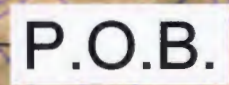
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of July, 2011, a copy of the foregoing Entry of Appearance was mailed to John Gontrum, Esquire, Whiteford, Taylor & Preston, LLP, 1 W Pennsylvania Avenue, Suite 300, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



2011-0375-A

CASE NAME Feibel - Pham ^{re.}
CASE NUMBER 2011-0375-A
DATE 8-15 - 10 Am

PETITIONER'S SIGN-IN SHEET

[illegible]

DONALD N. MITTEN, P.E.
Principal

PETITIONER'S

EXHIBIT NO. 2

Years of Experience:

Richardson Engineering	5
Other Firms:	19

Education:

B.S., Civil Engineering, University of Cape Town, South Africa, 1976

Active Registration:

Maryland, Professional Engineer, 1988, #16581
Pennsylvania, Professional Engineer, #PE042956R

Qualifications:

Mr. Mitten is a Principal with Richardson Engineering, LLC with responsibility for managing the preparation of site plans, road and utility drawings, stormwater management and sediment control drawings, and final construction documents. His project management experience includes industrial, commercial, residential, and institutional projects.

The following are representative projects Mr. Mitten has managed and/or personally designed:

AUTOMOTIVE

GMC Pontiac Dealership, Owings Mills, Maryland - Chief Engineer responsible site engineering for a new 15,000-SF automotive dealership.

Heritage Auto Park Expansion, Owings Mills, Maryland - Chief Engineer responsible for site engineering for a series of expansion projects including buildings, parking, and display areas at the auto park.

Chesapeake Cadillac Jaguar, Baltimore County, Maryland - Engineering for site work, storm drains, water, sewer, and stormwater management for new auto dealership on York Road.

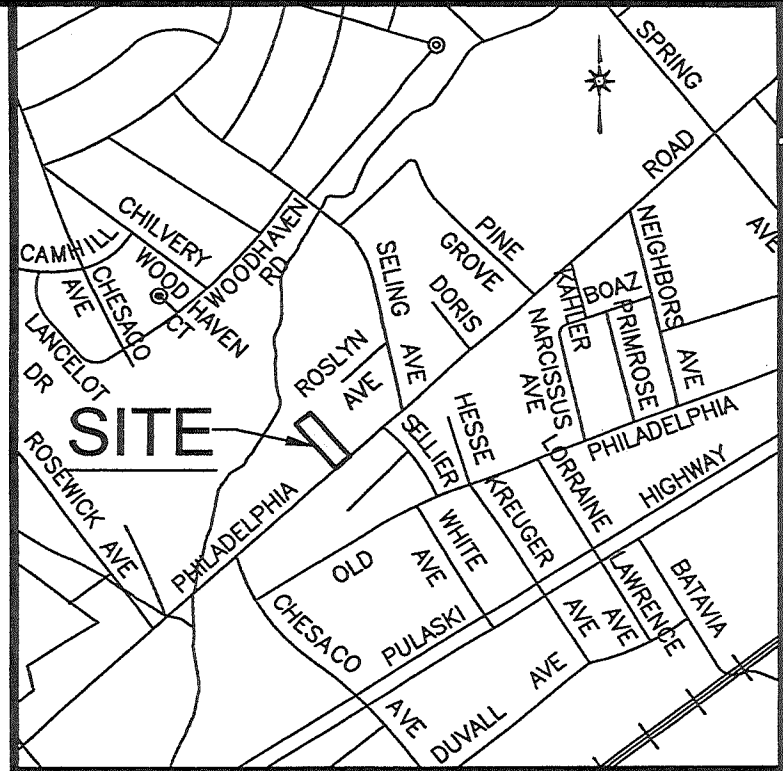
BUSINESS / INDUSTRIAL PARK PROJECTS

Airport Square Technology Park, Anne Arundel County, Maryland - Site engineer for a 65-acre office and industrial distribution center near BWI Airport.

University of Maryland Research Park, Baltimore County, Maryland - Performed preliminary engineering studies to determine the feasibility of providing water and sewer service to the 80-acre research park. Stormwater management feasibility was evaluated and cost estimates were prepared.

Montpelier Research Park, Howard County, Maryland - Preliminary engineering for utilities and site grading; preparation of mass grading plan and utility plan; site engineering and preparation of construction drawings, including stormwater management plans for four buildings of Phase I of the 103-acre site.

Owings Mills New Town, Area 2-C, Owings Mills, Maryland - Engineering for site work, storm drains, water, and sewer for a 3-lot commercial subdivision.



LOCATION MAP
SCALE: 1" = 1000'

GENERAL NOTES:

- OWNER: LOUANN M. FEIBEL
#1506 CAVEL ROAD
BALTIMORE, MARYLAND 21237
- SITE AREA:
GROSS: 7,495 Sq.Ft. or 0.17 Ac.±
NET: 5,995 Sq.Ft. or 0.14 Ac.±
- USES:
EXISTING: VACANT RESIDENCE
PROPOSED: RETAIL BUILDING
- UTILITIES:
PUBLIC WATER & SEWER
- DEED REF: 30804/400
- TAX ACCOUNT: #1413022475
- ZONING: BL AS
(PER 1"=200' ZONING MAP 089B3 & 089C3)
- TAX MAP #89, PARCEL #181.
- SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP
(FIRM) PANEL #240010 0410 F PANEL 410 OF 580 DATED
SEPT. 26, 2008.
- ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN.
- NO PREVIOUS ZONING CASES ON FILE.
- SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY AND THE STRUCTURES ARE NOT HISTORIC.
- 7TH COUNCILMANIC DISTRICT
- BUILDING AREAS:
EXISTING: 1,463 Sq.Ft. (TO REMAIN)
- PARKING:
REQUIRED: 1463 SF @ 5 PER 1000 SF= 8 SPACES
PROVIDED: 10 SPACES
- SETBACKS: REQUIRED PROVIDED
FRONT 40' 53'±
SIDE 0' 5'±
REAR 20' 0'±
- WATERSHED: BACK RIVER
- NO PREVIOUS DRC OR CRG ON FILE.
- FAR: 0.24

Richardson Engineering, LLC

30 East Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PLAN TO ACCOMPANY ZONING PETITION
FOR THE

FEIBEL PROPERTY
8048 PHILADELPHIA ROAD
(MARYLAND ROUTE #7)
BALTIMORE, MARYLAND 21237-2622

14TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 20'
	DATE:	JOB NO.:	SHEET NO.:
	06-20-11	11047	1 OF 1

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE
OF MARYLAND, LICENSE NUMBER 16597,
EXPIRATION DATE: 08-15-2011



2011-0375-A