

IN RE: PETITION FOR VARIANCE

NE side of Country Farm Road, 1,200'
W of Red Lion Road
11th Election District
5th Council District
(5600, 5601, 5603 & 5605 Country
Farm Road)

Red Lion Farm, LLC
Petitioner

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2012-0288-A

* * * * *

ORDER AND OPINION

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Variance filed by the legal owner, Red Lion Farm, LLC. The Petitioner is requesting Variance relief from §1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a minimum distance of 17' from the rear building face to rear property line in lieu of the required 30' for Lots 34-37. These lots are shown on a final development plan approved in 2008 (Exhibit 2) for a project known as Red Lion Farm, which will contain 61 single family dwellings. At present, Lots 34-37 are unimproved. 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. There were no ZAC comments received from any of the County reviewing agencies.

Appearing at the public hearing in support for this case were David Actfeld with Southern Land Company, Matthew A. Bishop and Dean Hoover with Morris & Ritchie Associates, Inc., the consulting firm that prepared the site plan, and Jason Brant with Ryan Homes. Timothy M. Kotroco, Esquire appeared as Counsel for the Petitioner. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

ORDER RECEIVED FOR FILING

Date 6-28-12

By pm

Testimony and evidence revealed that the subject property is 0.73 acres (32,011 square feet) and zoned DR 3.5. As noted, this case concerns only four lots within the subdivision, and Counsel explained these are the only lots that require variance relief. The need for variance relief for these lots became apparent only when the final environmental and engineering studies were completed in "Phase 2" of the Baltimore County development process. At that juncture, the builder realized it could not construct homes on these lots without variance relief, due to the environmental and stormwater management constraints shown on Exhibit 1.

Based upon the testimony and evidence presented, I will grant the request for variance relief. Under *Cromwell* and its progeny, to obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test.

Petitioner presented the testimony of Matt Bishop (via proffer), a professional landscape architect who was accepted as an expert in land use matters and the zoning regulations. Mr. Bishop explained the subject properties are unique in that they are located on a curve in the road, which results in radial, rather than linear, lot lines. Also, as seen on Exhibits 1 and 2, the lots in question are somewhat pie-shaped, due to the curvature of the front and rear lot lines. These lots are also unique when compared to the others in the subdivision because they are positioned on the lowest portion of the overall 36+/- acre tract. This topography also dictated that the stormwater management features be positioned in this area, which "compressed" the size of the lots and necessitated variance relief.

In terms of practical difficulty, Mr. Bishop explained that without variance relief the owner could not construct compatible dwellings on these lots. Mr. Bishop stressed that the grant of

ORDER RECEIVED FOR FILING

Date 6-28-18 2

By CM

variance relief would in no way increase the residential density, but would simply allow the owners to build out the subdivision approved by Deputy Zoning Commissioner Murphy in Case No. XI-976.

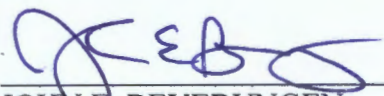
Pursuant to the advertisement, posting of the property, and public hearing on this petition, and after considering the testimony and evidence, I find that Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED, this 28 day of June, 2012 by the Administrative Law Judge for Baltimore County, that the Petition for Variance from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations ("B.C.Z.R."), to permit a minimum distance of 17' from the rear building face to rear property line in lieu of the required 30' for Lots 34-37, be and is hereby GRANTED.

The relief granted herein shall be subject to and conditioned upon the following:

1. The Petitioner may apply for a building permit and may be granted same upon receipt of this Order. However the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason this Order is reversed, the Petitioner will 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.


JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:pz

ORDER RECEIVED FOR FILING

Date 6-28-12

By pm

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

No. **83463**

Date: **5-10-12**

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	0000		6150					\$ 385.00

Total: **\$ 385.00**

Rec From: **RED LION FARM, LLC**

For: **VARIANCE 2012-0288-A**

**CASHIER'S
 VALIDATION**

DISTRIBUTION

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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
5600, 5601, 5603 & 5605 Country Farm Road,
NE/S Country Farm Rd, 1200' W Red Lion Rd* OF ADMINISTRATIVE
11th Election & 5th Councilmanic Districts
Legal Owner(s): Red Lion Farm LLC * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2012-288-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

MAY 21 2012

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 21st day of May, 2012, a copy of the foregoing Entry of Appearance was mailed to Matthew Bishop, 1220-C East Joppa Road, Towson, Maryland 21286, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 7, 2012 Issue - Jeffersonian

Please forward billing to:

Matt Bishop
Morris & Ritchie Associates
1220-C East Joppa Road
Towson, MD 21286

410-821-1690

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: 2012-0288-A

5600, 5601, 5603 & 5605 Country Farm Road
NE/s of Country Farm Road
11th Election District – 5th Councilmanic District
Legal Owners: Red Lion Farm, LLC

Variance to permit a minimum distance of 17 feet from rear building face to rear property line in lieu of the required 30 feet for lots 34-37.

Hearing: Wednesday, June 27, 2012 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

May 30, 2012

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: 2012-0288-A

5600, 5601, 5603 & 5605 Country Farm Road
NE/s of Country Farm Road
11th Election District – 5th Councilmanic District
Legal Owners: Red Lion Farm, LLC

Variance to permit a minimum distance of 17 feet from rear building face to rear property line in lieu of the required 30 feet for lots 34-37.

Hearing: Wednesday, June 27, 2012 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Red Lion Farm, LLC, 1258 Henry Street, Baltimore 21230
Matthew Bishop, 1220-C East Joppa Road, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, JUNE 7, 2012.**
- (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, 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: 2012-0288-A

Petitioner: Red Lion Farm, LLC

Address or Location: 5600, 5601, 5603, 5605 Country Farm Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Morris & Ritchie Associates C/o Matt Bishop

Address: 1220-C East Joppa Road

Towson, Maryland 21286

Telephone Number: 410-821-1690

Revised 2/17/11 DT

CERTIFICATE OF POSTING

2012-0288-A

RE: Case No.: _____

Petitioner/Developer: _____

Red Lion Farm, LLC

June 27, 2012

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: _____

5600, 5601, 5603, and 5605 Country Farm Road

June 7, 2012

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

Sincerely,

June 7, 2012

(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)



**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: # 2012-0288-A
5600, 5601, 5603 & 5605
Country Farm Road
NE/s of Country Farm Road
11th Election District
5th Councilmanic District
Legal Owner(s): Red Lion
Farm, LLC

Variance: to permit a minimum distance of 17 feet from rear building face to rear property line in lieu of the required 30 feet for lots 34-37.

Hearing: Wednesday,
June 27, 2012 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 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.

06/022 June 7 303897

CERTIFICATE OF PUBLICATION

6/7/, 2012

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 6/7/, 2012.

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

J. Wilkinson

LEGAL ADVERTISING



KEVIN KAMENETZ
County Executive

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

June 28, 2012

TIMOTHY M. KOTROCO
WHITEFORD, TAYLOR & PRESTON, L.L.P.
TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204-5025

RE: Petition for Variance
Case No.: 2012-0288-A
Property: 5600, 5601, 5603 and 5605 Country Farm Road

Dear Mr. Kotroco:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:pz

Enclosure



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 5600, 5601, 5603, & 5605 COUNTRY FARM ROAD

which is presently zoned DR 3.5

Deed References: NONE

10 Digit Tax Account # SEE ATTACHED

Property Owner(s) Printed Name(s) RED LION FARMS LLC

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☒ a **Variance** from Section(s)

BCZR SECTION 1B01.2.C.1.b TO PERMIT A MINIMUM DISTANCE OF 17 FEET FROM REAR BUILDING FACE TO REAR PROPERTY LINE IN LIEU OF THE REQUIRED 30 FEET FOR LOTS 34-37.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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

I, or we, agree to pay expenses of above petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

Red Lion Farm, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

1258 Henry Street

Baltimore

Maryland

Mailing Address

City

State

21230 /410-347-4800

/rschaftel@southernland

Zip Code

Telephone #

Email Address

Representative to be contacted:

MATTHEW BISHOP

Name - Type or Print

Signature

1220-C EAST JOPPA ROAD

TOWSON

MD

Mailing Address

City

State

21286 /410-821-1690

/mbishop@mragta.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2012-0288-A Filing Date 5/10/12

Do Not Schedule Dates: _____

Reviewer JS

ORDER RECEIVED FOR FILING

REV. 10/4/11

Date 6-28-12

By pm

ADDRESS**TAX ACCOUNT #**

5600 Country Farm Road	2500004193
5601 Country Farm Road	2500004194
5603 Country Farm Road	2500004195
5605 Country Farm Road	2500004196

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Zoning Description

Beginning at a point located on the northeasterly side of Country Farm Road which has a width of 50 feet. **Thence** the following courses and distances, referred to the Maryland Coordinate System (NAD '83/91):

North 38 degrees 44 minutes 6 seconds East, 110.30' to a point; North 73 degrees 18 minutes 16 seconds West, 102.37' to a point; North 84 degrees 34 minutes 3 seconds West, 37.14' to a point; South 82 degrees 31 minutes 46 seconds West, 66.63' to a point; South 67 degrees 22 minutes 33 seconds West, 42.31' to a point; South 52 degrees 5 minutes 59 seconds West, 78.60' to a point; South 39 degrees 42 minutes 3 seconds West, 76.37' to a point; South 50 degrees 17 minutes 57 seconds East, 101.27' to a point; North 39 degrees 42 minutes 3 seconds East, 175.39' to a point; an arc with a radius of 115' and length of 172.97' to a point and place of beginning.

Containing an area of 32,011 square feet or 0.73 acres of land, more or less and being located in the Eleventh Election District of Baltimore County Maryland.



1220-C East Joppa Road, Suite 505, Towson, MD 21286 (410) 821-1690 Fax: (410) 821-1748 www.mragta.com

Abingdon, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ Wilmington, DE ♦ York, PA
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (717) 751-6073

6-27-12

Case No.: 2012-288-A

Exhibit Sheet

Petitioner/Developer

Protestant

6/27/12
B8/3/12
GW

No. 1	Variance site plan	
No. 2	F.D.P. Red Lion Farms	
No. 3	Panoramic Photo Lots 34-37	
No. 4	Photo - Open Space Parcel	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Large Open Space
Parcel

PETITIONER'S

EXHIBIT NO.

4



MEMORANDUM

DATE: August 3, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0288-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 30, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

CASE NAME Red Lion Farm
CASE NUMBER 2012-288-A
DATE 6-27-2012

[illegible]

CHECKLIST

Support/Oppose/
Conditions/
Comments/
No Comment

Comment
Received

Department

5-17

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

NC

DEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)

5-15

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 6-7-12

SIGN POSTING Date: 6-7-12 by Black

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 2500004193

Owner Information

Owner Name: RED LION FARMS LLC Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: STE 2820
111 S CALVERT ST
BALTIMORE MD 21202-6100 Deed Reference: 1)
2)

Location & Structure Information

Premises Address Legal Description
5600 COUNTRY FARM RD .170AC
WHITE MARSH 21162-0000 5600 COUNTRY FARM RD NS
RED LION FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0073	0013	0390		0000			34	3	<u>Plat Ref:</u>	0078/ 0356

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		7,413 SF	04

Stories Basement Type Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
<u>Land</u>	45,900	45,900		
<u>Improvements:</u>	0	0		
<u>Total:</u>	45,900	45,900	45,900	45,900
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application



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

[Go Back](#)
[View Map](#)
[New Search](#)

A map was not found for this property

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2010.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 2500004194

Owner Information

Owner Name: RED LION FARMS LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: STE 2820
111 S CALVERT ST
BALTIMORE MD 21202-6100 **Deed Reference:** 1)
2)

Location & Structure Information

Premises Address **Legal Description**
5601 COUNTRY FARM RD .178AC
WHITE MARSH 21162-0000 5601 COUNTRY FARM RD NS
RED LION FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0073	0013	0390		0000			35	3	Plat Ref:	0078/ 0356

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		7,739 SF	04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	46,200	46,200		
Improvements:	0	0		
Total:	46,200	46,200	46,200	46,200
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	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	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

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

Homestead Application Information

Homestead Application Status: No Application



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

[Go Back](#)
[View Map](#)
[New Search](#)

A map was not found for this property

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2010.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 2500004195

Owner Information

Owner Name: RED LION FARMS LLC Use: RESIDENTIAL
Mailing Address: STE 2820 Principal Residence: NO
111 S CALVERT ST Deed Reference: 1)
BALTIMORE MD 21202-6100 2)

Location & Structure Information

Premises Address Legal Description
5603 COUNTRY FARM RD .188AC
WHITE MARSH 21162-0000 5603 COUNTRY FARM RD NS
RED LION FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0073	0013	0390		0000			36	3	Plat Ref:	0078/ 0356

Special Tax Areas Town NONE
Ad Valorem
Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		8,202 SF	04

Stories Basement Type Exterior

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
<u>Land</u>	46,700	46,700		
<u>Improvements:</u>	0	0		
<u>Total:</u>	46,700	46,700	46,700	46,700
<u>Preferential Land:</u>	0			0

Transfer Information

<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>
<u>Seller:</u>	<u>Date:</u>	<u>Price:</u>
<u>Type:</u>	<u>Deed1:</u>	<u>Deed2:</u>

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
<u>County</u>	000	0.00	
<u>State</u>	000	0.00	
<u>Municipal</u>	000	0.00	0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: No Application



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

[Go Back](#)
[View Map](#)
[New Search](#)

A map was not found for this property

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2010.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

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

Account Identifier: District - 11 Account Number - 2500004196

Owner Information

Owner Name: RED LION FARMS LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: STE 2820
111 S CALVERT ST
BALTIMORE MD 21202-6100 **Deed Reference:** 1)
2)

Location & Structure Information

Premises Address **Legal Description**
5605 COUNTRY FARM RD .199AC
WHITE MARSH 21162-0000 5605 COUNTRY FARM RD ES
RED LION FARM

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	1
0073	0013	0390		0000			37	3	Plat Ref:	0078/ 0356

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		8,658 SF	04

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2011	07/01/2012
Land	47,100	47,100		
Improvements:	0	0		
Total:	47,100	47,100	47,100	47,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	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	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

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

Homestead Application Information

Homestead Application Status: No Application



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

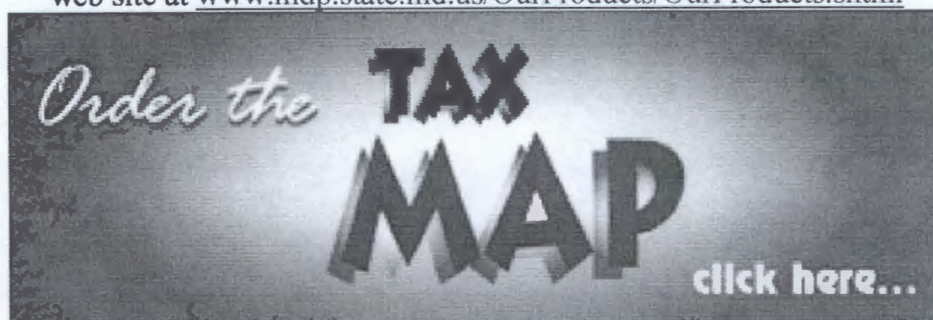
[Go Back](#)
[View Map](#)
[New Search](#)

A map was not found for this property

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

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

Property maps provided courtesy of the Maryland Department of Planning ©2010.
For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml



Debra Wiley - ZAC Comments - Distribution Mtg. of May 14th

From: Debra Wiley
To: Kennedy, Dennis; Lanham, Lynn; Livingston, Jeffrey; Lykens, David; M...
Date: 5/21/2012 12:56 PM
Subject: ZAC Comments - Distribution Mtg. of May 14th

Good Afternoon,

Please see the cases listed below and the hearing date, if assigned. If you wish to submit a ZAC comment, please be advised that you must do so before the hearing date. If it's not received by the hearing date, it will not be considered in our decision.

2012-0243-A - 6600 Baltimore National Pike
Hearing Date: 6/14 @ 10 AM

2012-0278-A - 60/58 Bond Avenue
No hearing date assigned in data base as of today

2012-0279-A - 3732 Parkfield Road
Administrative Variance - Closing Date: 5/28

2012-0280-A - 1703 Middleborough Rd.
No hearing date assigned in data base as of today

2012-0281-A - 5325 Campbell Blvd.
No hearing date assigned in data base as of today

2012-0282-A - 4105 Pine Hill Rd.
Administrative Variance - Closing Date: No date in data base

2012-0283-A - 180 Clinton Sq.
No hearing date assigned in data base as of today

2012-0287-A - 3822 New Section Rd.
Administrative Variance - Closing Date: 6/4

2012-0288-A - 5600, 5601, 5603 & 5605 Country Farm Rd.
No hearing date assigned in data base as of today

Thanks.

Debbie Wiley
Legal Administrative Secretary
Office of Administrative Hearings
105 West Chesapeake Avenue, Suite 103
Towson, Md. 21204
410-887-3868
410-887-3468 (fax)
dwiley@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

June 20, 2012

Red Lion Farm, LLC
1258 Henry Street
Baltimore, MD 21230

RE: Case Number: 2012-0288, Address: 5600, 5601, 5603, 5605 Country farm Road

Dear: Mr. Schaftel:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 10, 2012. 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: jaf

Enclosures

c: People's Counsel
Matthew Bishop, 1220 C East Joppa Road, Towson MD 21286

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



Beverley K. Swaim-Staley, Secretary
Melinda B. Peters, Administrator

Date: 5-15-12

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

RE: Baltimore County
Item No 2012-0288-A
Variance
Red Lion Farm LLC
5600, 5601, 5603 & 5605
Country Farm Road.

Dear Ms. Lewis:

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. 2012-0288-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).

Sincerely,

Steven D. Foster, Chief
Access Management Division

SDF/raz

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.roads.maryland.gov

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For May 28, 2012
Item Nos. 2012-0243, 0278, 0279, 0280, 0281, 0282, 0283
And 0288

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-05282012-NO COMMENTS.doc





1116045940

1116021225

2300000167

5615-A 2300000168

1106058301

ML

1123003070

1106058580

1108030675

ED

073A2

NE 9-J

5 CD

1102066800

11246

2500004210

DR 3.5

2500004208

RED LION FARM (PDM File/Project # 11-976)

PDM # 110976

2500004211

Pt. Bk./Folio # 078356

2500004185

Lot # 26

2500004187
Lot # 28

2500004188
Lot # 29

2500004189
Lot # 30

2500004190
Lot # 31

2500004191
Lot # 32

2500004192
Lot # 33

2500004193
Lot # 34

2500004194
Lot # 35

2500004195
Lot # 36

2500004197
Lot # 37

2500004198
Lot # 38

2500004199
Lot # 39

2500004200
Lot # 40

2500004201
Lot # 41

2500004202
Lot # 42

2500004203
Lot # 43

2500004204
Lot # 44

2500004205
Lot # 45

2500004206
Lot # 46

Pt. Bk. 78, Folio 357

2500004206
Lot # 52

2500004207
Lot # 53

Pt. Bk. 78, Folio 356
2500004209

PDM # 110661

Pt. Bk./Folio # 077107

ML

2400009294

Pt. Bk. 77, Folio 107

Lot # 5

11160

Pt. Bk./Folio # 078356

ZONING HISTORY:

HEARING OFFICER'S ORDER

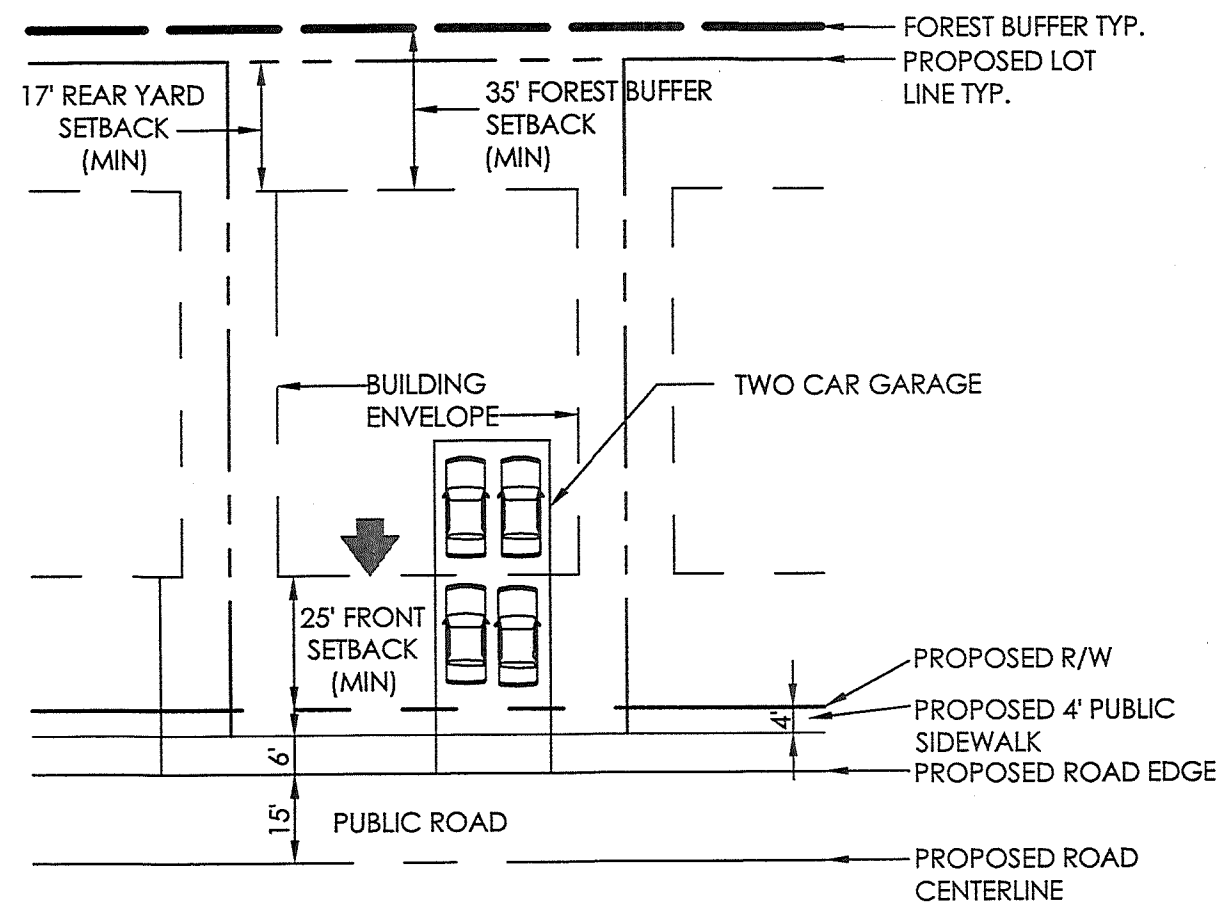
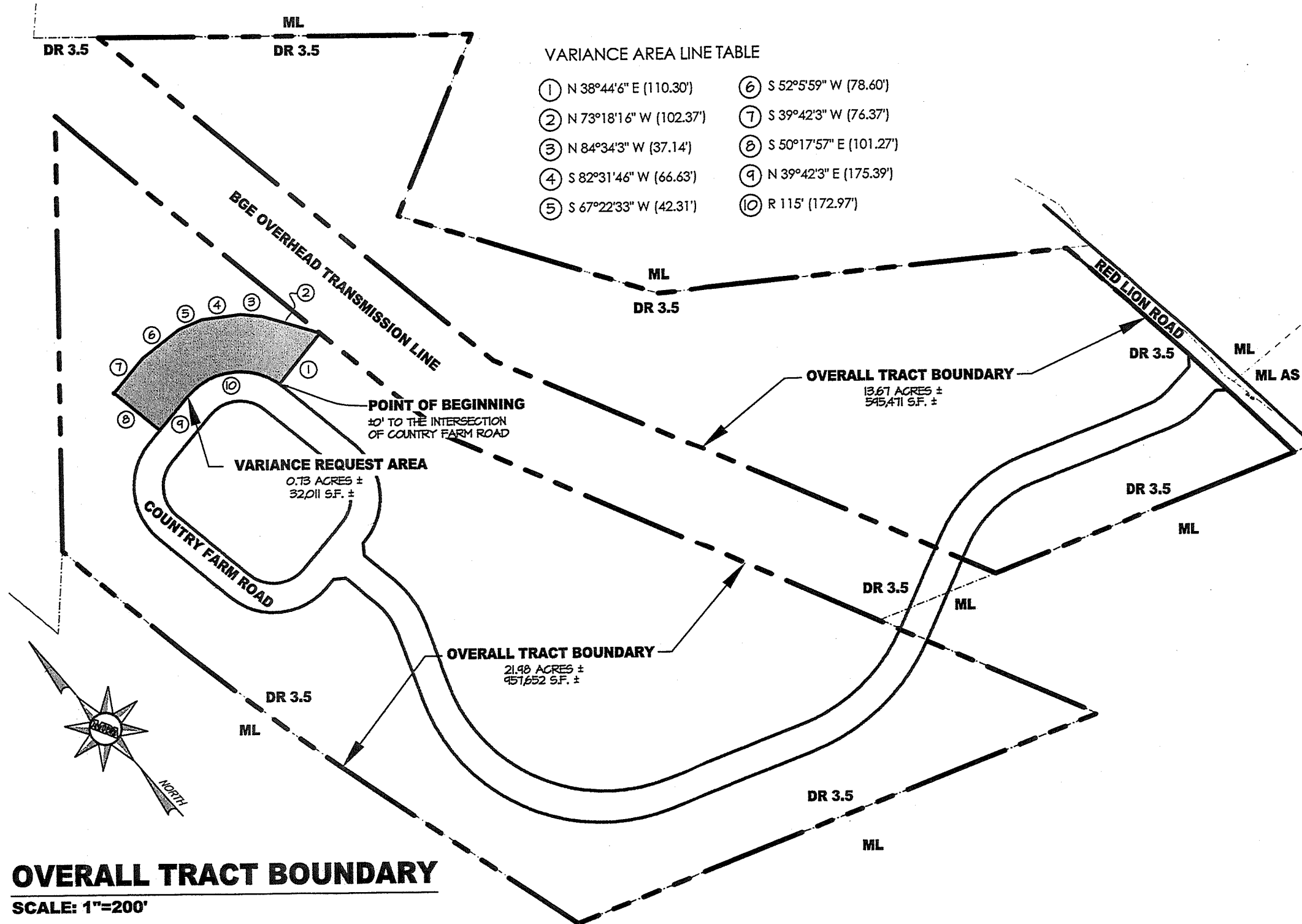
IN RE: DEVELOPMENT PLAN HEARING
N/S Red Lion Road, SW Allender Road
11th Election District
5th Councilmanic District
(RED LION FARM)
Ron Schafel
Developer/Petitioner

BEFORE THE
HEARING OFFICER
OF BALTIMORE COUNTY
Case No. XI-976

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, this 28th day of September, 2005, that the Revised Redline Development Plan known as "Red Lion Farm", submitted into evidence as "Developer's Exhibit Nos. 4A and 4B", be and is hereby APPROVED

Any appeal from this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code and the applicable provisions of law.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



DR 3.5 TYPICAL SETBACK DIAGRAM FOR LOTS 34-37

NOT TO SCALE

GENERAL NOTES:

OWNER/APPLICANT:

RED LION FARMS LLC
SUITE 2820
111 SOUTH CALVERT STREET
BALTIMORE, MD 21202

PLAN PREPARED BY:

MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
1220-C EAST JOPPA ROAD SUITE 505
TOWSON, MD 21286
ATTN: MATTHEW BISHOP, RLA, LEED AP+
TEL.: 410-821-1690

OVERALL TRACT

1. GROSS ACREAGE:	36.03 ac ± (2,957,625 S.F.)
2. NET ACREAGE:	36.03 ac ± (2,957,625 S.F.)
3. EXISTING LAND USE:	RESIDENTIAL

VARIANCE REQUEST AREA

1. GROSS ACREAGE:	0.73 ac ± (32,011 S.F.)
EXISTING LAND USE:	RESIDENTIAL

OVERALL TRACT SITE INFORMATION

- PROPERTY INFORMATION:
 - TAX ACCOUNT NUMBERS: 2500004193, 2500004194, 2500004195, 2500004196
 - DEED REFERENCES: NONE
 - COUNCILMANIC DISTRICT: 5
 - ELECTION DISTRICT: 11
 - CENSUS TRACT: 4114.03
 - ADC MAP LOCATION: PAGE 4582 D.8
 - ZONED: DR 3.5
 - TAX MAP: 73
 - GRID: 13
 - PARCEL: 390
 - LOT: 34-37
 - WATERSHED: BIRD RIVER
- REGIONAL PLANNING DISTRICT: PERRY HALL - WHITE MARSH
- THERE ARE NO KNOWN 100-YEAR FLOODPLAINS WITHIN 50' OF THE VARIANCE AREA.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- NON-TIDAL WETLANDS WITHIN 50' OF THE VARIANCE AREA ARE AS SHOWN ON THE SITE PLAN.
- THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE VARIANCE REQUEST AREA.
- THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
- PARKING REQUIRED: 4 SINGLE FAMILY DETACHED DWELLING UNITS X 2 SPACES EACH = 8 SPACES
- PARKING PROPOSED: 8 SPACES
- ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTIONS 450 OR THE APPROPRIATE ZONING RELIEF WILL BE REQUESTED.
- EXISTING AND PROPOSED BUILDING HEIGHT: MAXIMUM 50'
- EXISTING AND PROPOSED NUMBER OF STORIES: 3

REQUESTED VARIANCE:

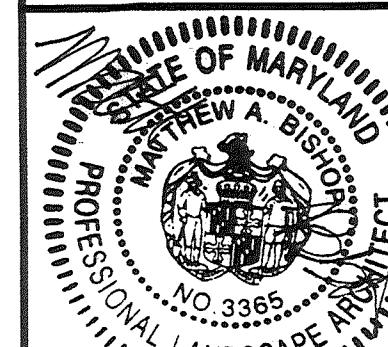
- VARIANCE FROM BCZ SECTION 1801.2.C.1.b TO PERMIT A MINIMUM DISTANCE OF 17 FEET FROM REAR BUILDING FACE TO REAR PROPERTY LINE IN LIEU OF THE OF THE REQUIRED 30 FEET FOR LOTS 34-37.

PETITIONER'S

EXHIBIT NO. 1



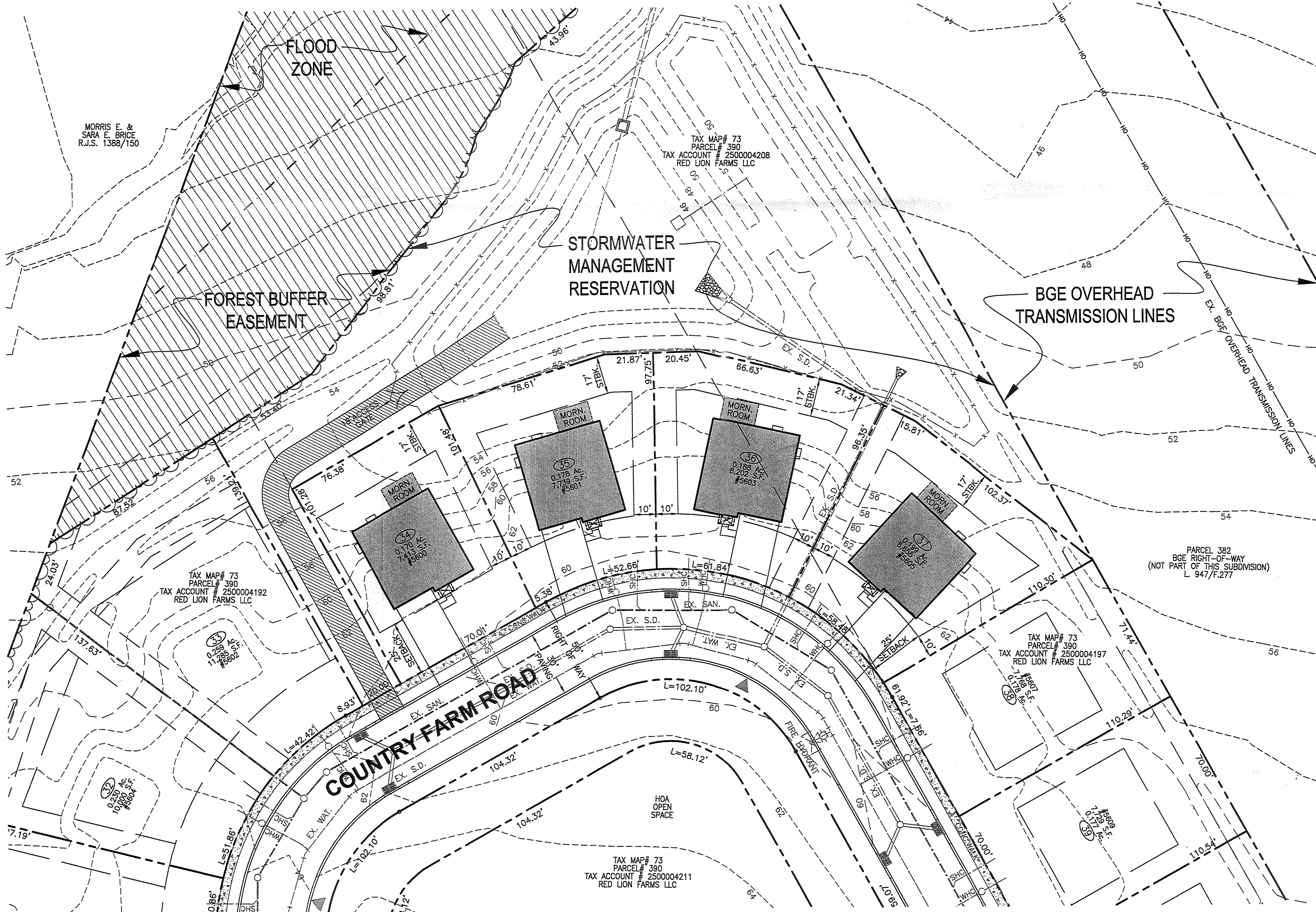
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
www.mragta.com



PLAN TO ACCOMPANY PETITION FOR VARIANCE
FOR
RED LION FARM
LOTS 34-37
PERRY HALL/WHITE MARSH
PAI #11-976

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO.	17471
		SCALE:	1"=30'
		DATE:	05-07-12
		DRAWN BY:	M.B.
		DESIGN BY:	M.B.
		REVIEW BY:	
		SHEET:	1 OF 1



ZONING HISTORY:

HEARING OFFICER'S ORDER

IN RE: DEVELOPMENT PLAN HEARING

N/S Red Lion Road, SW Allender Road
11th Election District
5th Councilmanic District
(RED LION FARM)

Ron Schafel
Developer/Petitioner

BEFORE THE
HEARING OFFICER
OF BALTIMORE COUNTY
Case No. XI-976

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, this 28 day of September, 2005, that the Revised Redline Development Plan known as "Red Lion Farm", submitted into evidence as "Developer's Exhibit Nos. 4A and 4B ", be and is hereby APPROVED

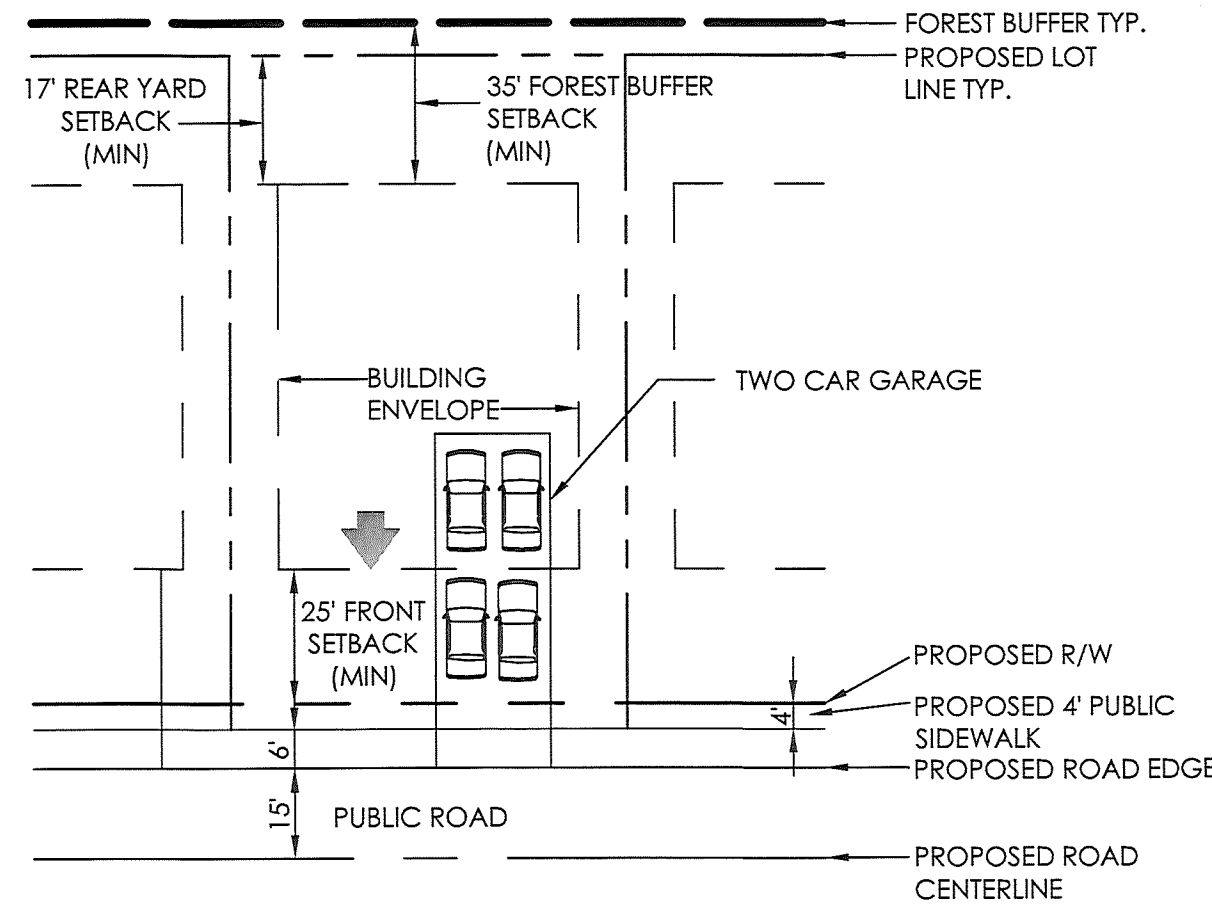
Any appeal from this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code and the applicable provisions of law.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

OVERALL TRACT BOUNDARY
SCALE: 1"=200'

VARIANCE AREA LINE TABLE

① N 38°44'6" E (110.30)	⑥ S 52°55'9" W (78.60)
② N 73°18'16" W (102.37)	⑦ S 39°42'3" W (76.37)
③ N 84°34'3" W (37.14)	⑧ S 50°17'57" E (101.27)
④ S 82°31'46" W (66.63)	⑨ N 39°42'3" E (175.39)
⑤ S 67°22'33" W (42.31)	⑩ R 115' (172.97)



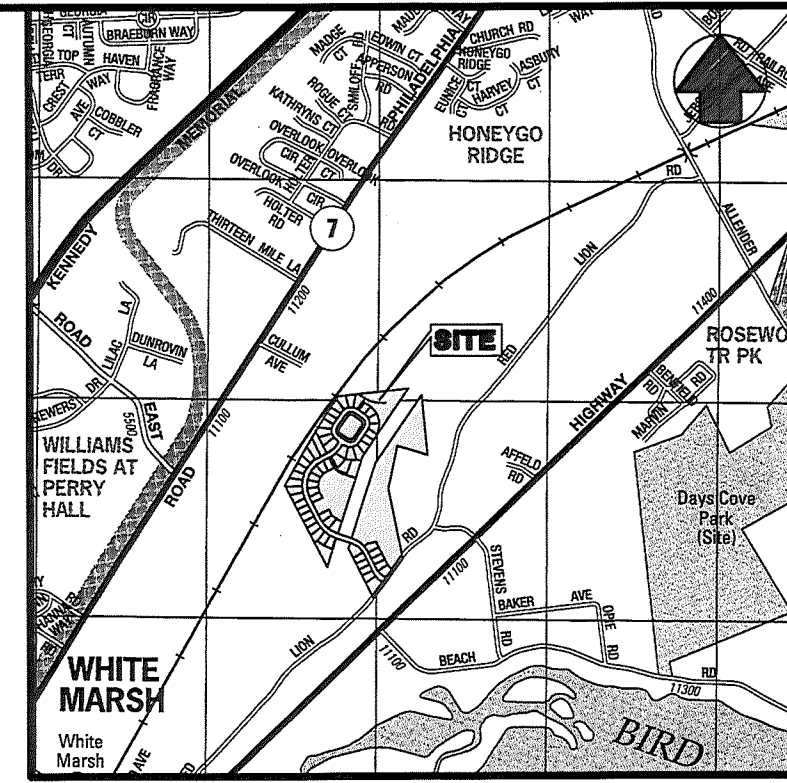
DR 3.5 TYPICAL SETBACK DIAGRAM
FOR LOTS 34-37
NOT TO SCALE

GENERAL NOTES:

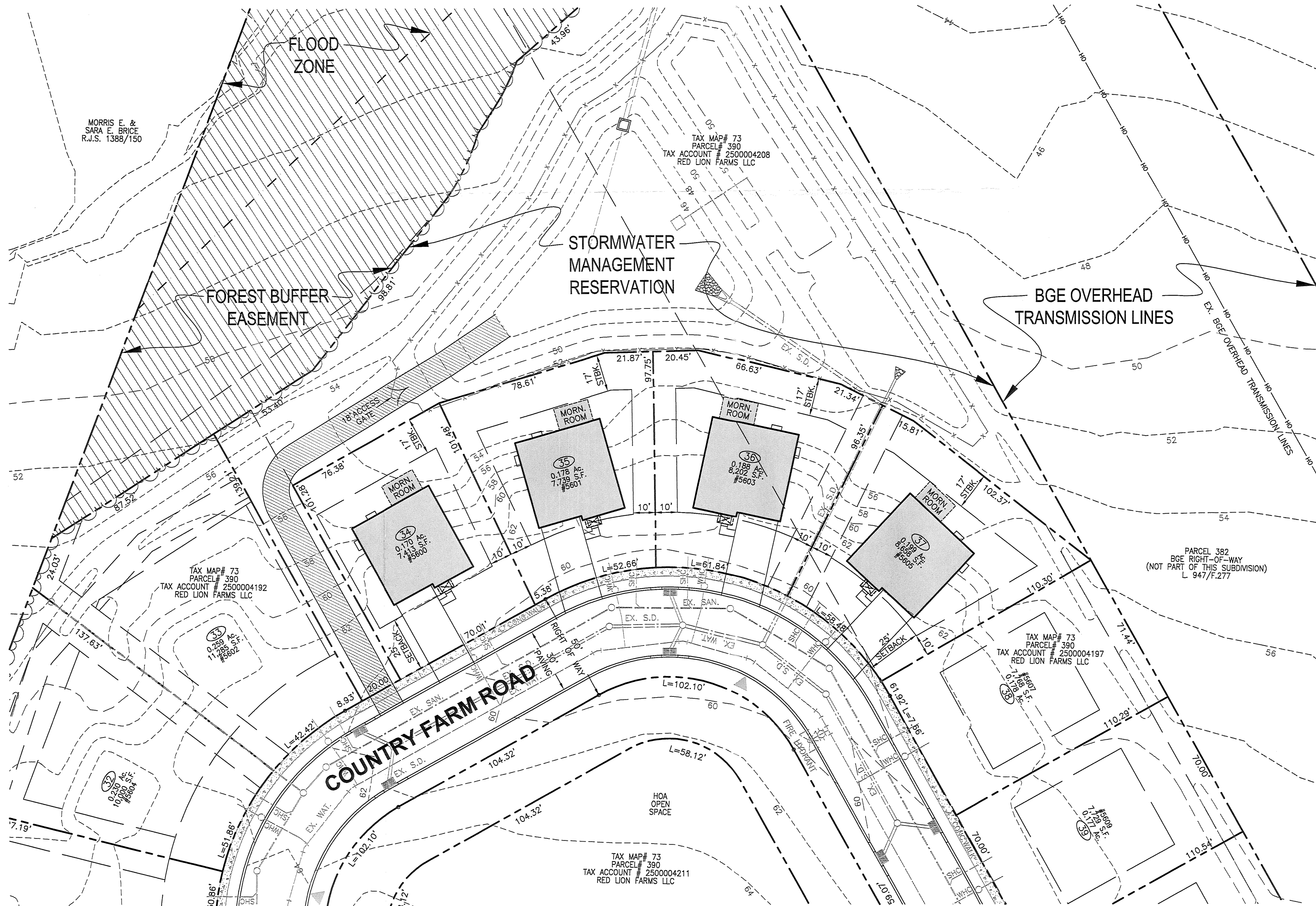
- OWNER/APPLICANT:
- RED LION FARMS LLC
SUITE 2820
111 SOUTH CALVERT STREET
BALTIMORE, MD 21202
- PLAN PREPARED BY:
- MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
1220-C EAST JOPPA ROAD SUITE 505
TOWSON, MD 21286
ATTN: MATTHEW BISHOP, RLA, LEED AP+
TEL: 410-821-1690
- OVERALL TRACT
- | | |
|-----------------------|-----------------------------|
| 1. GROSS ACREAGE: | 36.03 ac ± (2,957,625 S.F.) |
| 2. NET ACREAGE: | 36.03 ac ± (2,957,625 S.F.) |
| 3. EXISTING LAND USE: | RESIDENTIAL |
- VARIANCE REQUEST AREA
- | | |
|--------------------|-------------------------|
| 1. GROSS ACREAGE: | 0.73 ac ± (32,011 S.F.) |
| EXISTING LAND USE: | RESIDENTIAL |
- OVERALL TRACT SITE INFORMATION
- PROPERTY INFORMATION
 - a. TAX ACCOUNT NUMBERS: 2500004193, 2500004194, 2500004195, 2500004196
 - b. DEED REFERENCES: NONE
 - c. COUNCILMANIC DISTRICT: 5
 - d. ELECTION DISTRICT: 11
 - e. CENSUS TRACT: 4114.03
 - f. ADC MAP LOCATION: PAGE 4582 D.8
 - g. ZONED: DR 3.5
 - h. TAX MAP: 73
 - i. GRID: 13
 - j. PARCEL: 390
 - k. LOT: 34-37
 - l. WATERSHED: BIRD RIVER
 - m. REGIONAL PLANNING DISTRICT: PERRY HALL - WHITE MARSH
 - THERE ARE NO KNOWN 100-YEAR FLOODPLAINS WITHIN 50' OF THE VARIANCE AREA.
 - THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - NON-TIDAL WETLANDS WITHIN 50' OF THE VARIANCE AREA ARE AS SHOWN ON THE SITE PLAN.
 - THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE VARIANCE REQUEST AREA.
 - THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
 - PARKING REQUIRED: 4 SINGLE FAMILY DETACHED DWELLING UNITS X 2 SPACES EACH = 8 SPACES
 - PARKING PROPOSED: 8 SPACES
 - ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTIONS 450 OR THE APPROPRIATE ZONING RELIEF WILL BE REQUESTED.
 - EXISTING AND PROPOSED BUILDING HEIGHT: MAXIMUM 50'
 - EXISTING AND PROPOSED NUMBER OF STORIES: 3

REQUESTED VARIANCE:

1. VARIANCE FROM BCZR SECTION 1801.2.C.1.b TO PERMIT A MINIMUM DISTANCE OF 17 FEET FROM REAR BUILDING FACE TO REAR PROPERTY LINE IN LIEU OF THE OF THE REQUIRED 30 FEET FOR LOTS 34-37.



LOCATION MAP
SCALE: 1" = 2000'



SITE PLAN
SCALE: 1"=30'



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
www.mragta.com



PLAN TO ACCOMPANY PETITION FOR VARIANCE
FOR
RED LION FARM
LOTS 34-37
PERRY HALL/WHITE MARSH
PAI #11-976

11TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO:	17471
		SCALE:	1"=30'
		DATE:	05-07-12
		DRAWN BY:	M.B.
		DESIGN BY:	M.B.
		REVIEW BY:	
		SHEET:	1 OF 1

ZONING HISTORY:

HEARING OFFICER'S ORDER

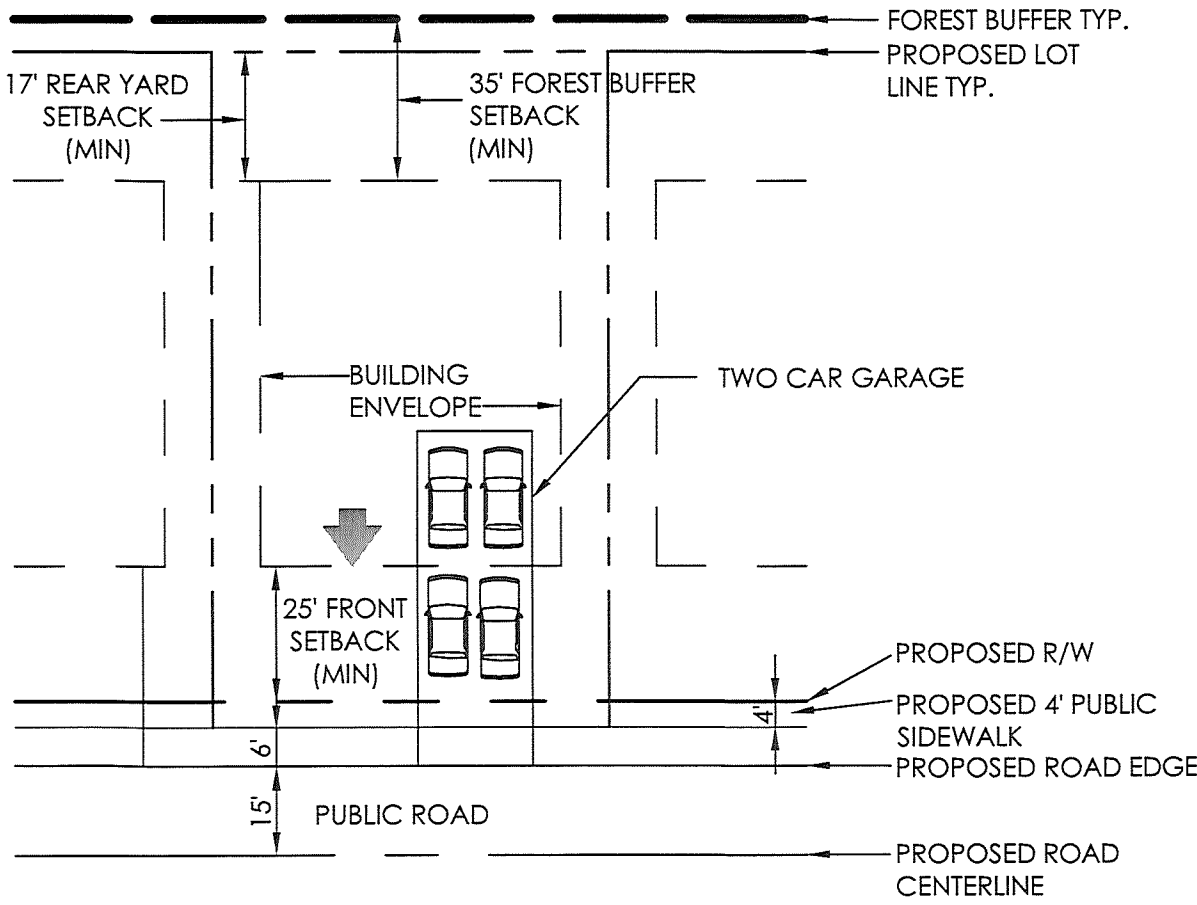
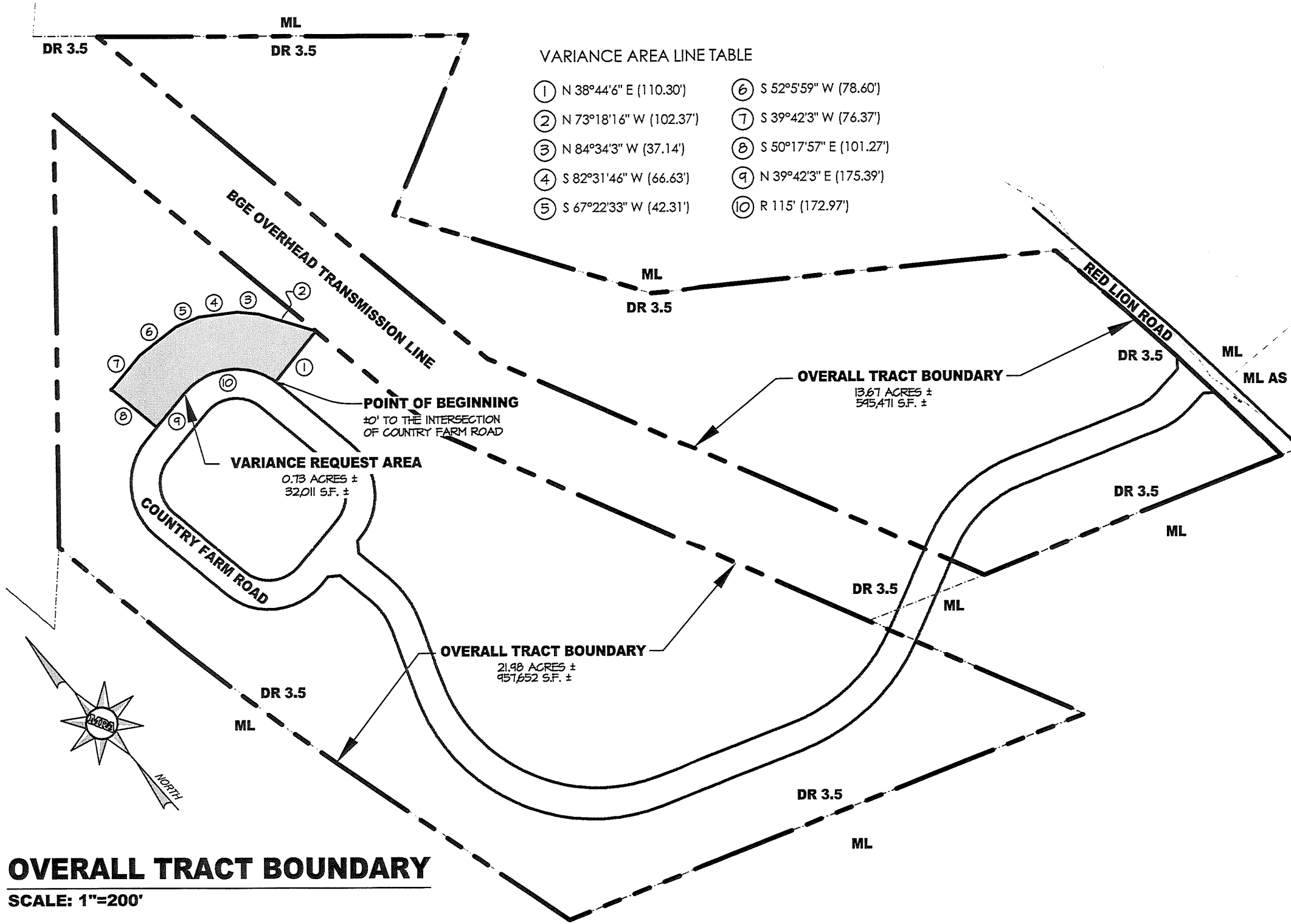
IN RE: DEVELOPMENT PLAN HEARING
N/S Red Lion Road, SW Allender Road
11th Election District
9th Councilmanic District
(RED LION FARM)
Ron Schaefel
Developer/Petitioner

BEFORE THE
HEARING OFFICER
OF BALTIMORE COUNTY
Case No. XI-976

THEREFORE, IT IS ORDERED, by this Deputy Zoning Commissioner/Hearing Officer for Baltimore County, this 28th day of September, 2005, that the Revised Redline Development Plan known as "Red Lion Farm", submitted into evidence as "Developer's Exhibit Nos. 4A and 4B ", be and is hereby APPROVED

Any appeal from this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code and the applicable provisions of law.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

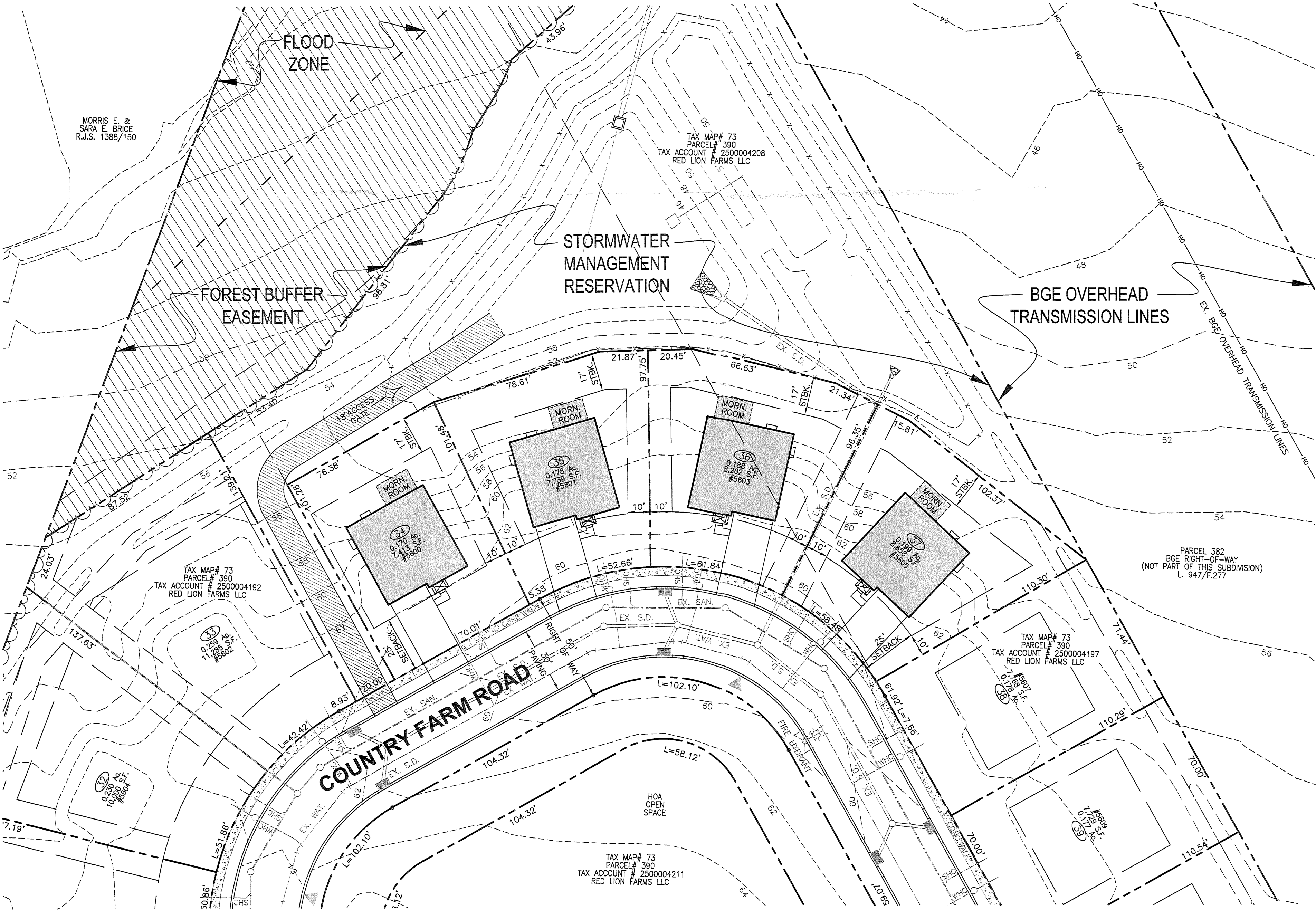
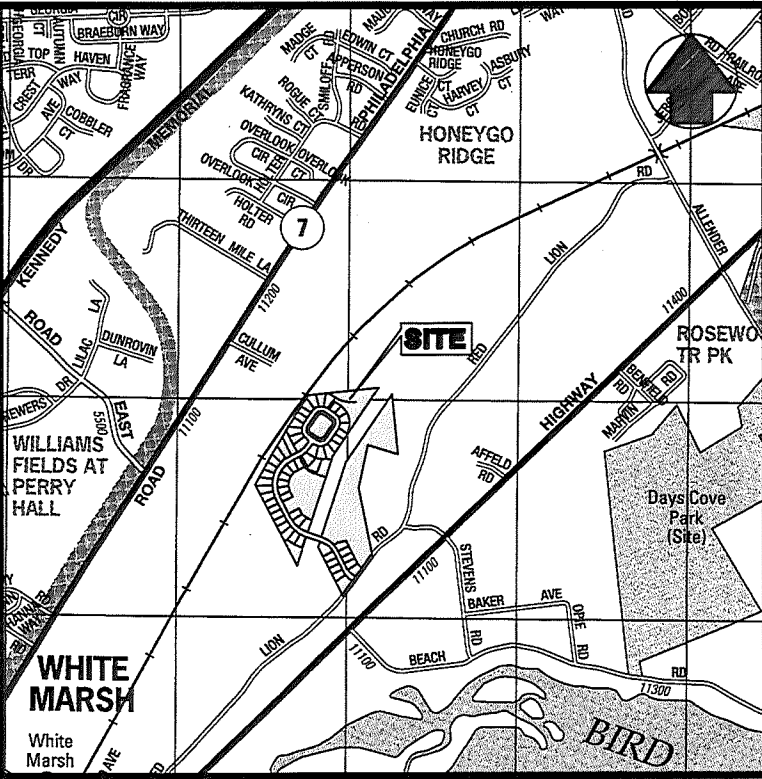


GENERAL NOTES:

- OWNER/APPLICANT:
RED LION FARMS LLC
SUITE 2820
111 SOUTH CALVERT STREET
BALTIMORE, MD 21202
- PLAN PREPARED BY:
MORRIS & RITCHIE ASSOCIATES, INC. (MRA)
1220-C EAST JOPPA ROAD SUITE 505
TOWSON, MD 21286
ATTN: MATTHEW BISHOP, RLA, LEED AP+
TEL: 410-821-1690
- OVERALL TRACT
1. GROSS ACREAGE: 36.03 ac ± (2,957,625 S.F.)
2. NET ACREAGE: 36.03 ac ± (2,957,625 S.F.)
3. EXISTING LAND USE: RESIDENTIAL
- VARIANCE REQUEST AREA
1. GROSS ACREAGE: 0.73 ac ± (32,011 S.F.)
EXISTING LAND USE: RESIDENTIAL
- OVERALL TRACT SITE INFORMATION
1. PROPERTY INFORMATION
a. TAX ACCOUNT NUMBERS: 2500004193, 2500004194, 2500004195, 2500004196
b. DEED REFERENCES: NONE
c. COUNCILMANIC DISTRICT: 5
d. ELECTION DISTRICT: 11
e. CENSUS TRACT: 4114.03
f. ADC MAP LOCATION: PAGE 4582 D.8
g. ZONED: DR 3.5
h. TAX MAP: 73
i. GRID: 13
j. PARCEL: 390
k. LOT: 34-37
l. WATERSHED: BIRD RIVER
m. REGIONAL PLANNING DISTRICT: PERRY HALL - WHITE MARSH
2. THERE ARE NO KNOWN 100-YEAR FLOODPLAINS WITHIN 50' OF THE VARIANCE AREA.
3. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
4. NON-TIDAL WETLANDS WITHIN 50' OF THE VARIANCE AREA ARE AS SHOWN ON THE SITE PLAN.
5. THERE ARE NO DESIGNATED HISTORIC SITES AS PER LANDMARKS PRESERVATION COMMISSION OR THE MD HISTORIC TRUST INVENTORY LOCATED WITHIN THE VARIANCE REQUEST AREA.
6. THIS SITE IS NOT LOCATED WITHIN ANY FAILED BASIC SERVICES AREAS.
7. PARKING REQUIRED: 4 SINGLE FAMILY DETACHED DWELLING UNITS X 2 SPACES EACH = 8 SPACES
8. PARKING PROPOSED: 8 SPACES
9. ALL SIGNS WILL CONFORM TO BALTIMORE COUNTY ZONING CODE, SECTIONS 450 OR THE APPROPRIATE ZONING RELIEF WILL BE REQUESTED.
10. EXISTING AND PROPOSED BUILDING HEIGHT: MAXIMUM 50'
11. EXISTING AND PROPOSED NUMBER OF STORIES: 3

REQUESTED VARIANCE:

1. VARIANCE FROM BC2R SECTION 1B01.2.C.1.b TO PERMIT A MINIMUM DISTANCE OF 17 FEET FROM REAR BUILDING FACE TO REAR PROPERTY LINE IN LIEU OF THE OF THE REQUIRED 30 FEET FOR LOTS 34-37.



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
www.mragta.com



PLAN TO ACCOMPANY PETITION FOR VARIANCE
FOR
RED LION FARM
LOTS 34-37
PERRY HALL/WHITE MARSH
PAI #11-976
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DATE	REVISIONS	JOB NO: 17471
		SCALE: 1"=30'
		DATE: 05-07-12
		DRAWN BY: M.B.
		DESIGN BY: M.B.
		REVIEW BY:
		SHEET: 1 OF 1

