



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Keech Road Avalon, MD 21227
which is presently zoned RC - 5

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

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

proposed two undersized lots

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be 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 _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

James A. Rudy

Name - Type or Print _____

Signature _____
Laura C. Rudy

Name - Type or Print _____

Signature _____
5958 Ivy League Dr 410-788-1499
Address Catonsville MD Telephone No. 21228
City _____ State _____ Zip Code _____

Representative to be Contacted:

RICHARDSON ENGINEERING, LLC
Name _____
30 E PADONIA RD ST500 410-560-1502
Address _____ Telephone No. _____
TIMONIUM MD 21093
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

Case No. 2013-0090-SPH
REV 9/15/98

UNAVAILABLE FOR HEARING
Reviewed By RDD Date 10/12/12

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

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

**ZONING DESCRIPTION
KEECH ROAD
13TH ELECTION DISTRICT
1ST Councilmanic District
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the north side of Keech Road at a distance of 315 feet south from the centerline intersection of Keech Road and Gun Road, thence leaving the north side right-of-way of Keech Road for the following courses and distances (1) North 37 degrees 38 minutes 38 seconds East 269.30 feet, (2) North 52 degrees 20 minutes 42 seconds West 21.70 feet, (3) North 02 degrees 01 minutes 28 seconds East 40.36 feet, (4) North 54 degrees 37 minutes 31 seconds West 72.59 feet, (5) North 41 degrees 58 minutes 15 seconds East 285.00 feet, (6) South 48 degrees 05 minutes 07 seconds East 576.06 feet, (7) South 48 degrees 20 minutes 38 seconds East 432.05 feet, (8) South 64 degrees 55 minutes 27 seconds West 346.74 feet, (9) South 64 degrees 55 minutes 28 seconds West 257.18 feet to a point on the north side of Keech Road, thence binding on the north side of Keech Road (right-of-way varies) the following courses and distances, (10) North 31 degrees 14 minutes 47 seconds West 89.90 feet, (11) North 52 degrees 48 minutes 17 seconds West 500.52 feet, (12) North 54 degrees 44 minutes 42 seconds West 48.08 feet to the point of beginning;

Containing a total net area of 456,267 square feet or 10.47 acres of land, more or less.

Item #0090

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

No. **88918**

Date: **Oct 12 2012**

PAID RECEIPT

BUSINESS ACTUAL TIME DAY
 10/12/2012 10:12:2012 10:20:10 2
 REC 0005 WALTON DOD DOD
 RECEIPT # 88918 10/12/2012 06:14
 5 520 ZONING CERTIFICATION
 Recpt Tot 6385.00
 6385.00 01 1.00 14
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				6385.00

Total: **6385.00**

Rec From:

For: **Zoning hearing - case # 2013-0090-SPH**

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: #2012-0090-SPH

Keech Road

NE/s Keech Road, 315 ft. SE of centerline of Gun Road

13th Election District - 1st Councilmanic District

Legal Owner(s): James & Laura Rudy

Special Hearing to approve the proposed two undersized lots, 1.27 acres and 1 acre in lieu of the required 1.5 acres each.

Hearing: Friday, December 7, 2012 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

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

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

11/154 November 15

887798



501 N. Calvert Street, Baltimore, MD 21278

November 15, 2012

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on November 15, 2012.

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

PATUXENT PUBLISHING COMPANY

By: Susan Wilkinson

Susan Wilkinson

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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: 2013-0090-SP4

Petitioner: JAMES & LAURA RUDY

Address or Location: KEECH ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: JAMES RUDY

Address: 5958 IVY LEAGUE DRIVE

CATONSVILLE, MD 21228

Telephone Number: _____

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 15, 2012 Issue - Jeffersonian

Please forward billing to:

James Rudy
5958 Ivy League Drive
Catonsville, MD 21228

410-788-1499

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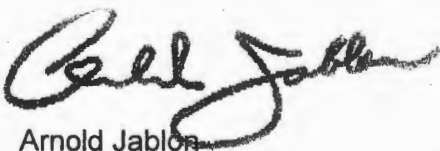
NE/s Keech Road, 315 ft. SE of centerline of Gun Road

13th Election District – 1st Councilmanic District

Legal Owners: James & Laura Rudy

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105 West Chesapeake Avenue, Towson 21204



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

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (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

November 7, 2012

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105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: James & Laura Rudy, 5958 Ivy League Drive, Catonsville 21228

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., NOVEMBER 17, 2012.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE OFFICE AT 410-887-3868.**
- (3) **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

November 28, 2012

James A. & Laura C. Rudy
5958 Ivy League Drive
Catonsville MD 21228

RE: Case Number: 2013-0090 SPH, Address: Keech Road, Avalon, MD 21227

Dear Mr. & Ms. Rudy:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on October 12, 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
Richardson Engineering LLC, 30 E. Padonia Road, Suite 500, Timonium MD 21093

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 10-22-12

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

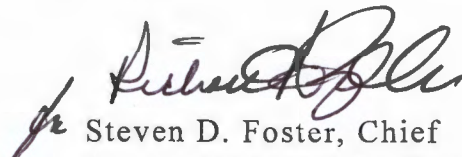
RE: Baltimore County
Item No. 2013-0090-SPH
Special Hearing
James & Laura Rudy
Keech Road.

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. 2013-0090-SPH.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: December 11, 2012

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: Keech Road Avalon, MD 21227

INFORMATION:

Item Number: 13-090

Petitioner: James A. Rudy

Zoning: RC 5

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

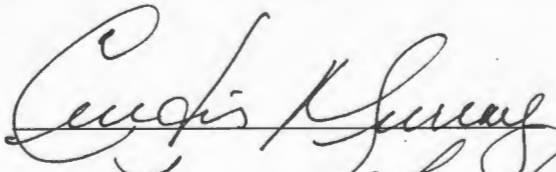
The Department of Planning has reviewed the subject request and has determined that the petitioner owns sufficient adjoining land to conform to the minimum width and area requirements and therefore does not meet the standards stated in Section 304.1.C of the BCZR. Furthermore, there appears to be self imposed hardship and no justification for zoning relief. As such, this department does not support the petitioner's request.

If the Administrative Law Judge opines contrary to the opinion of the Department of Planning, the following conditions shall apply to the proposed relief:

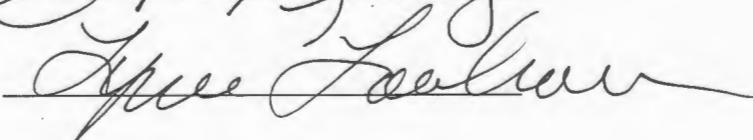
1. Submit building elevations to this department for review and approval prior to the issuance any building permit. The proposed dwelling shall be compatible in size, exterior building materials, color, and architectural detail as that of the existing dwellings in the area and be consistent with the performance standards of the RC 5 zone.
2. Provide landscaping along the public road, if applicable.

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

Prepared by:



Division Chief:
AVA/LL: CM



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE : October 24, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For November 25, 2012
Item Nos. 2013-0090 and 0092

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

DAK. CEN
cc: File

11/26/12
TO ALB
your decision

Richardson Engineering, LLC

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

410-560-1502, fax 443-901-1208

November 26, 2012

Attn: Mr. Arnold Jablon
Director of Permits, Approval and Inspections
111 W. Chesapeake Avenue
Towson, MD 21204

RECEIVED

NOV 28 2012

OFFICE OF ADMINISTRATIVE HEARINGS

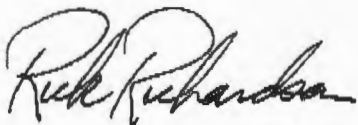
Subject: Keech Road
Zoning Case 2013-0090-SPH

Dear Mr. Jablon:

On behalf of our client, James Rudy, we are respectfully requesting a postponement of the hearing scheduled for December 7, 2012.

If you have any questions, please feel free to contact me at any time.

Very truly yours,



Patrick C. Richardson, Jr. PE

OK

JEB

11/28/2012

Please cancel in total
Rick Rudy 11/30/12

Debra Wiley - 2013-0090-SPH

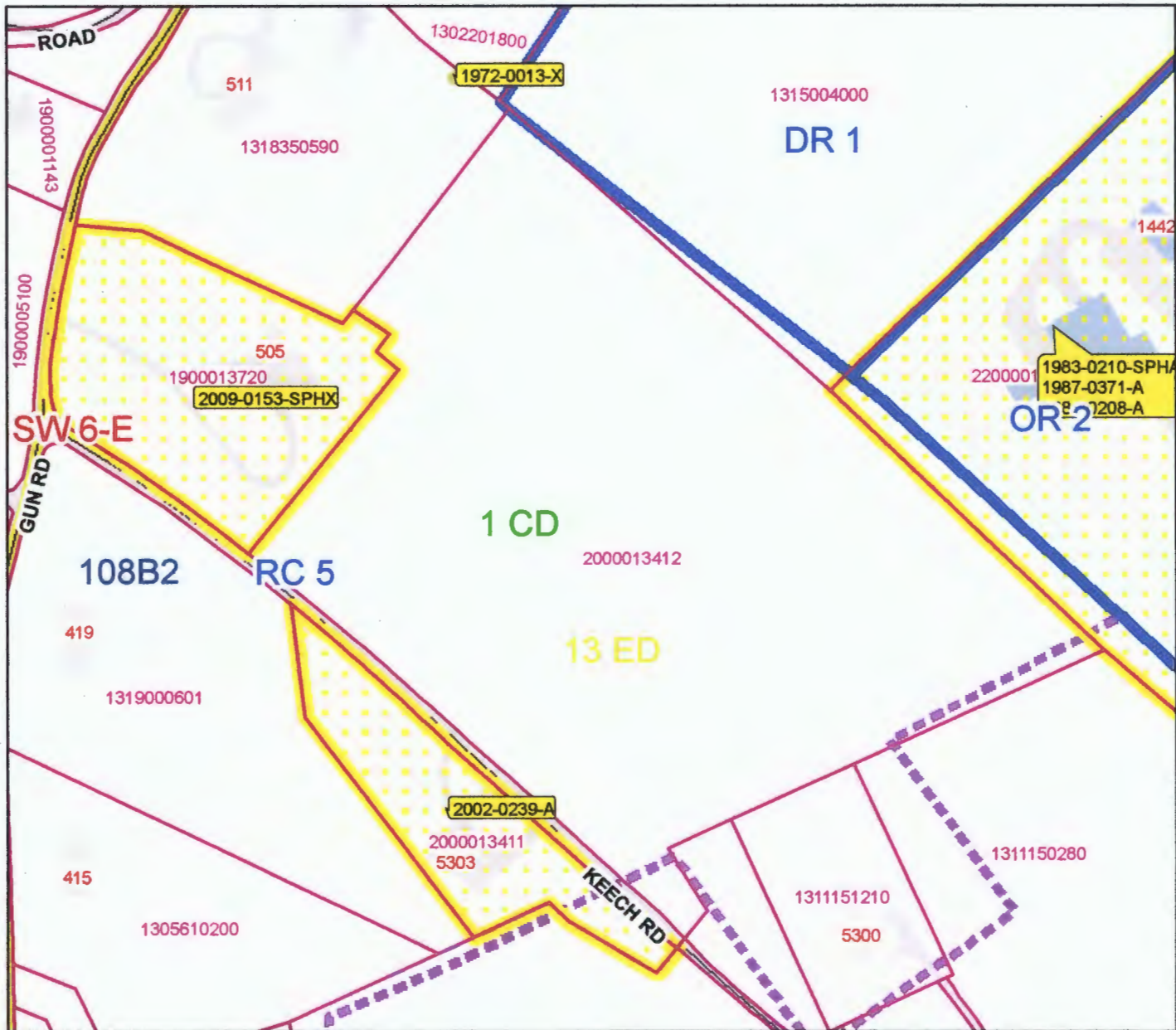
From: Debra Wiley
To: Fisher, June; Lewis, Kristen
Date: 11/28/2012 2:21 PM
Subject: 2013-0090-SPH
Attachments: Message from "zoneprt1"

Hi there,

Please see attached regarding postponement request for Friday, December 7, 2012. 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

Northeast Side Keech Road

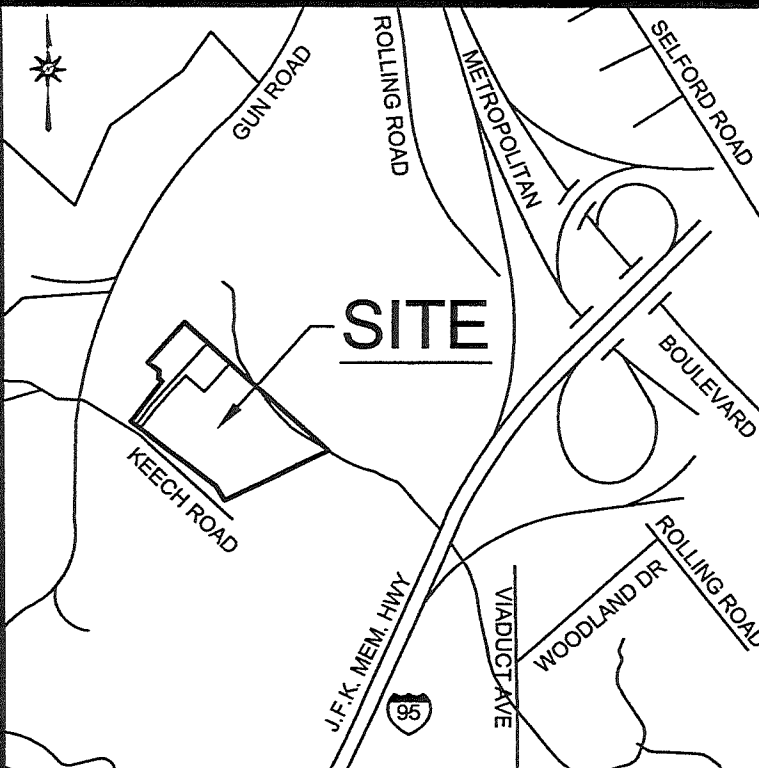
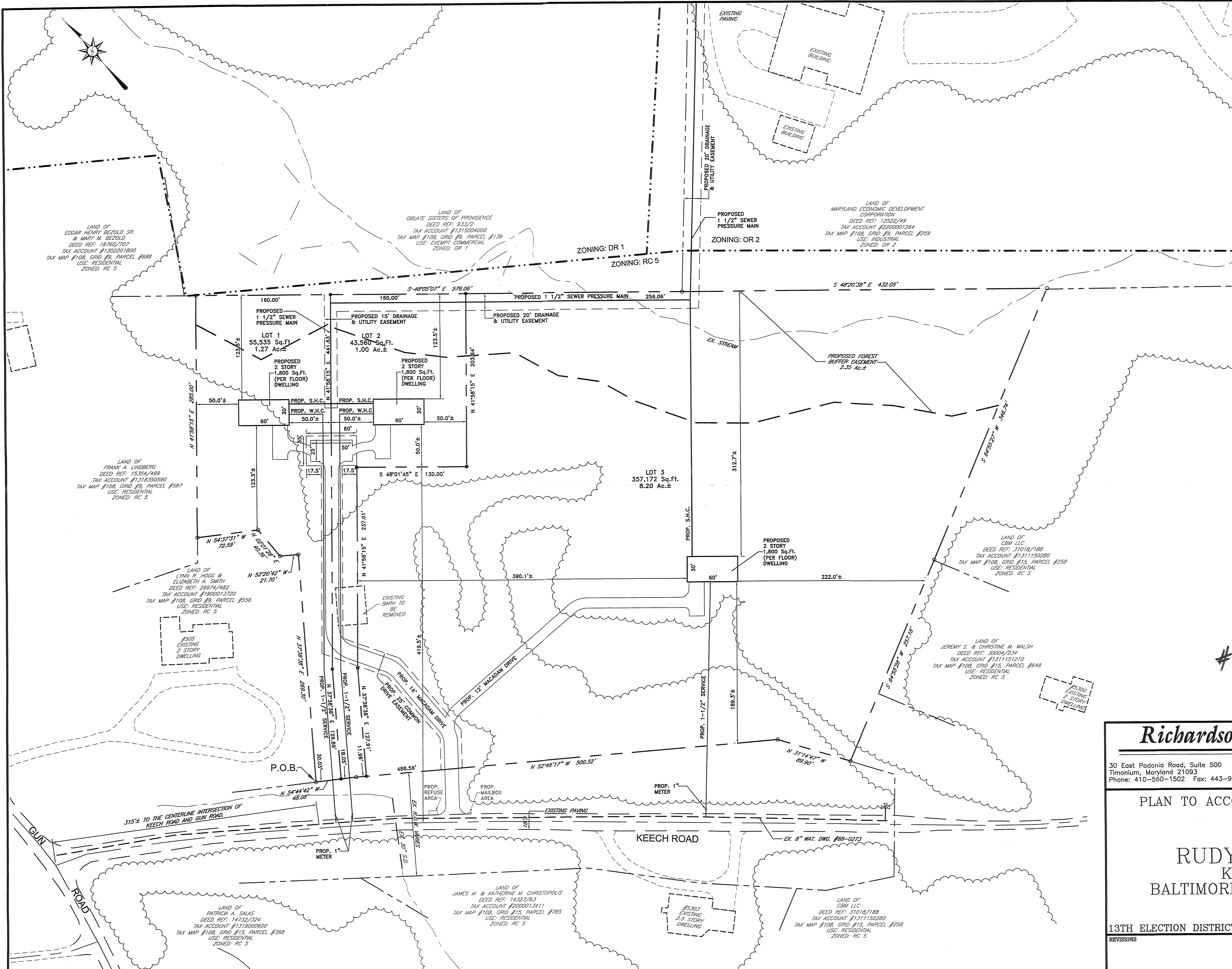


Publication Date: October 12, 2012
Publication Agency: People's Counsel
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 200 400
Feet

1 inch = 200 feet



LOCATION MAP

SCALE: 1" = 1000'

GENERAL NOTES:

- 1. OWNER: JAMES A. & LAURA C. RUDY #5958 IVY LEAGUE DRIVE BALTIMORE, MARYLAND 21228-5783
 - 2. TOTAL SITE AREA: 468,267 Sq.Ft. or 10.47 Ac.±
 - 3. USES: EXISTING: VACANT PARCEL PROPOSED: 3 RESIDENTIAL DWELLINGS.
 - 4. UTILITIES: WATER: PUBLIC SEWER: PUBLIC
 - 5. DEED REF: 22522/668
 - 6. TAX ACCOUNT: #2000013412
 - 7. COUNCILMANIC DISTRICT: 1st
 - 8. ZONING: RC 5 (PER 1"-200' ZONING MAP 108B2)
 - 9. TAX MAP #108, GRID #15, PARCEL #555.
 - 10. SITE LIES WITHIN ZONE "X" OF FLOOD INSURANCE RATE MAP (FIRM) PANEL #2400100502 F PANEL 502 OF 580 DATED SEPT. 26, 2008.
 - 11. ZONE "X" IS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - 12. NO PREVIOUS ZONING CASES OR VIOLATIONS ON FILE.
 - 13. NO PREVIOUS PERMITS ON FILE.
 - 14. SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - 15. THE PROPERTY IS NOT HISTORIC.
 - 16. WATERSHED: PATAPSCO RIVER.
 - 17. SETBACKS:
- | | REQUIRED | PROVIDED |
|--------|---------------|----------|
| FRONT: | 75' FROM C.L. | 489.50'± |
| SIDE: | 50' | 50.00'± |
| REAR: | 50' | 123.50'± |

#2013-0090-SPH
RD

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

RUDY PROPERTY
KEECH ROAD
BALTIMORE, MARYLAND 21227

13TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

REVISIONS	DRAWN BY:	DESIGNED BY:	SCALE:
	CND	PCR	1" = 50'
	DATE:	JOB NO.:	SHEET NO.:
	10-10-12	11065	1 OF 1