

MEMORANDUM

DATE: September 16, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0289-A - Appeal Period Expired

The appeal period for the above-referenced case expired on September 12, 2013. 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

IN RE: PETITION FOR VARIANCE

(1312 Goose Neck Road)

15th Election District

6th Councilman District

J & M Investments, LLC

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2013-0289-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Mark Haynes, Member, on behalf of the legal owner, J & M Investments, LLC. The Variance was filed pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") Sections 1A04.3.B.2.b, 301.2 and 1A04.3.A to permit side yards of 10 feet and 10 feet, a side yard of 4 feet for an open porch and stairs and a height of 45 feet in lieu of the required 50 feet, 50 feet, 37.5 feet and 35 feet, respectively, for a new dwelling on an existing lot of record. 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.

David Billingsley, who prepared the site plan, appeared in support of the petition. Several neighbors attended the hearing and expressed concern with certain aspects of the petition as filed. The file reveals that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations.

Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability (DEPS) dated July 1, 2013, Development Plans Review (DPR) dated June 17, 2013, and Department of Planning (DOP) dated July 3, 2013. DEPS indicated that the subject property is located within a Limited Development Area (LDA)

ORDER RECEIVED FOR FILING

Date

8/13/13

By

Sen

and a Buffer Management Area (BMA) and is subject to Critical Area requirements. DPR stated that in conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction. The DOP does not oppose the Petitioner's request, but indicated that the proposed construction must comply with RC 5 performance standards.

Testimony and evidence revealed that the subject property is approximately 0.356+/- acres and zoned RC 5. The property was improved with a single family dwelling, which was razed in approximately 2005. The Petitioner proposes to construct a modern single family dwelling (a rendering was admitted as Exhibit 8) on the lot but variance relief is required before it can do so.

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. The property is waterfront, narrow and deep, which renders it unique.

If the B.C.Z.R. were strictly enforced, the Petitioner would indeed suffer a practical difficulty, since it would be unable to construct a home on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by absence of County opposition. In addition, and as shown on the aerial photograph (Exhibit 6), the proposed home would be compatible with those in the immediate vicinity and would be positioned on the lot in a similar manner.

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Date 8/13/13

By Sen

As noted earlier, the neighbors on either side of the subject property attended the hearing and objected to the petition as filed. Specifically, they were concerned that their waterfront view would be obstructed, and that the proposed stairs would be unsightly in the location proposed. In response to this testimony, the Petitioner agreed to relocate the proposed dwelling closer to the road, which would necessitate an additional variance. As shown on the site plan (Exhibit 1), the house was originally shown 90' from the front property line. The Petitioner submitted a redlined site plan (Exhibit 10) wherein the dwelling would be positioned 45' from the front property line at Goose Neck Road, and 60' from the center line of the road. The petition in this case was amended at the hearing in this regard, to approve a 45' setback from the front lot line (in lieu of 50') and 60' setback from the center line of Goose Neck Road (in lieu of 75').

As modified, I believe the site plan represents an appropriate compromise. The property was previously improved with a single family dwelling, and both the aerial photo and County sewer plan (Exhibits 6 & 9) reveal that the prior dwelling was positioned on the lot in approximately the same location as shown on the redlined site plan (Exhibit 10). The dwelling proposed is attractive, and the DOP has determined that it satisfies the RC 5 performance standards. In these circumstances, I believe that the Petition (as amended) should be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition, and for the reasons set forth above, the variance relief requested shall be granted

THEREFORE, IT IS ORDERED, this 13th day of August, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Baltimore County Zoning Regulations ("B.C.Z.R") Sections 1A04.3.B.2.b, 301.2 and 1A04.3.A to permit side yards of 10 feet and 10 feet, a side yard of 4 feet for an open porch and stairs, a height of 45 feet, front yard of 45 feet and 60 feet from road centerline, in lieu of the required 50 feet, 50

ORDER RECEIVED FOR FILING

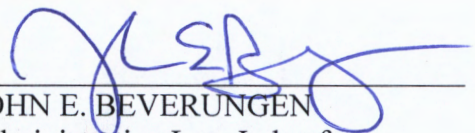
Date 8/13/13
By Aln

feet, 37.5 feet, 35 feet, 50 feet and 75 feet, respectively, for a new dwelling on an existing lot of record, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for appropriate permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its 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.
- The Petitioner shall remove from the site (and properly dispose) within 15 days of the date of this Order any and all debris or building materials currently on the lot.

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: sln

ORDER RECEIVED FOR FILING

Date 8/13/13
By sln



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

August 13, 2013

David Billingsley
601 Charwood Ct.
Edgewood, Maryland 21040

RE: Petitions for Variance
Case No.: 2013-0289-A
Property: 1312 Goose Neck Road

Dear Mr. Billingsley:

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,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: June Jackson and Earl Bigham, 1316 GooseNeck Road,
Baltimore, Maryland 21220
George M. and Kathy Norvell, 1310 Gooseneck Road,
Baltimore, Maryland 21220

CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

August 8, 2013

John E. Beverungen, Administrative Law Judge
Office of Administrative Hearings
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: 1312 GOOSE NECK ROAD
CASE NO. 2013-0289-A

Dear Judge Beverungen:

Enclosed, please find three copies of revised Petitioner's Exhibit 1 (Plat To Accompany Zoning Petition). The plat has been revised in accordance with the agreement reached between the petitioner and the adjacent property owners at the hearing this morning.

The location of the proposed dwelling has been revised to provide a rear or roadside setback of 45 from the road right-of-way line and 60 feet from the road centerline. Accordingly, the front or waterside setback has been increased to 212 feet. No change has been made to the requested 4 foot side setback for the open stairs and porch or the requested 45 foot dwelling height.

Thank you for your patience this morning in helping all come to an agreement.

Very truly yours,



David W. Billingsley

enclosures

CENTRAL DRAFTING AND DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MARYLAND 21040
(410) 679-8719 FAX (410) 679-1298

August 2, 2013

Department of Planning
105 W. Chesapeake Avenue
Towson, Md. 21204
ATTN: Matt Diana

RE: 1312 Goose Neck Road
Zoning Case 2013-0289-A

Dear Mr. Diana:

As requested, we are forwarding the following information required for you to prepare the statement of findings:

1. Photographs of the site and adjacent dwellings.
2. A front elevation of the proposed dwelling.

The owner, J & M Investments LLC, has not yet designed the proposed dwelling and would prefer to delay the design until the Administrative Law Judge has rendered a decision. The front elevation will be similar to that enclosed with this correspondence. A cultured stone veneer will be utilized on the front or road side lower level wall. Windows will be provided in the side lower level walls. A neutral colored siding (yellow or tan) will be utilized on the remainder of the dwelling. A covered wood deck is proposed at the front or road side and an open wood deck is proposed at the rear or water side of the dwelling.

It should be noted that many of the homes in the area are older one or two story dwellings built prior to the establishment of the regulations for construction in a tidal flood zone. As new homes are being constructed in the area, those in the tidal flood zone are elevated above the lower level garage / storage area.

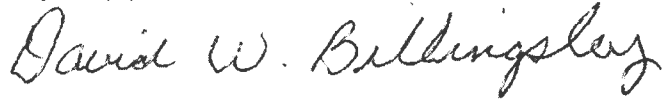
Landscaping along the public road is not prevalent in the neighborhood.

J & M Investments, LLC has constructed several waterfront homes in the Bowleys Quarters, Middle River and Edgemere area. Examples of their product can be seen at 995 and 863 Sue Grove Road. Dennis Wirtz of your office is familiar with those projects. Additionally, J & M Investments LLC has no objection to submitting the completed house plans for your review prior to filing for a building permit.

PAGE TWO

Thank you for your consideration in this matter and should you need any additional information, please do not hesitate to contact this office.

Very truly yours,

A handwritten signature in cursive script that reads "David W. Billingsley". The signature is written in dark ink and is positioned above the printed name.

David W. Billingsley

Encl.

Cc: Curtis Murray
Lynn Lanham



CBCA

FLOOD

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 1312 GOOSE NECK ROAD which is presently zoned RC5
Deed References: L 22713 FG42 10 Digit Tax Account # 1504502270
Property Owner(s) Printed Name(s) JFM INVESTMENTS, 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)

SEE ATTACHED

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): JFM INVESTMENTS LLC

MARK HAYNES, MEMBER

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

905 SUE GROVE RD. BALTO., MD.

Mailing Address

City

State

21221, (443) 322-6367,

Zip Code

Telephone #

Email Address

Representative to be contacted:

DAVID BILLINGSLEY

Name - Type or Print

Signature

601 CHARWOOD CT. EDGEWOOD, MD.

Mailing Address

City

State

21040, (410) 679-8719, dwb0209@yahoo.com

Zip Code

Telephone #

Email Address

CASE NUMBER 2013-0289-A

Filing Date 5/30/13

Do Not Schedule Dates: _____

Reviewer B1

SECTIONS 1A04.3.B.2.b, 301.2 AND 1A04.3.A (BCZR) TO PERMIT SIDE YARDS OF 10 FEET AND 10 FEET, A SIDE YARD OF 4 FEET FOR AN OPEN PORCH AND STAIRS AND A HEIGHT OF 45 FEET IN LIEU OF THE REQUIRED 50 FEET, 50 FEET, 37.5 FEET AND 35 FEET RESPECTFULLY FOR A NEW DWELLING ON AN EXISTING LOT OF RECORD.

ZONING DESCRIPTION

1312 GOOSE NECK ROAD

Beginning at a point on the northeast side of Goose Neck Road (30 feet wide), said point being northwesterly 955 feet from it's intersection with the center of Goose Harbor Road (30 feet wide), thence being all of Lot 241 as shown on the plat entitled First Addition To Plat 2, Bowleys Quarters recorded among the Baltimore County plat records in Plat Book 9 Folio 12.

Containing 15,500 square feet or 0.356 acre of land, more or less.

Being known as 1312 Goose Neck Road. Located in the 15TH Election District, 6TH Councilmanic District of Baltimore County, Maryland.

2013-0289-A

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 2013-0289-A
Petitioner: J & M INVESTMENTS LLC
Address or Location: 1312 GOOSE NECK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: J & M INVESTMENTS LLC
Address: 905 JUE GROVE RD.
BALTO MD 21221

Telephone Number: (443) 322-6367

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

No. **099602**

Date: **5/30/13**

PAID RECEIPT

BUSINESS ACTUAL TIME
 5/31/2013 5/30/2013 19:25:11 2

REG 0005 WALKIN MAIL INB
 >>RECEIPT # 635505 5/30/2013 06:13

Dept 5 500 ZIMING VERIFICATION
 CR 00000000

Receipt Tot \$75.00
 \$77.00 OT
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
000	006	0000		6150				75.00

Total: **\$75.00**

Rec From: **Dave B. Hargis**

For: **Zoning Variation**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

2-13-0289-4

CERTIFICATE OF POSTING
CERTIFICATE OF POSTING

RE: CASE NO: 2013-0289-A

PETITIONER/DEVELOPER _____

DAVE BILLINGSLEY

DATE OF HEARING/CLOSING: _____

August 8, 2013

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION:

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 AT _____

1312 GOOSE NECK RD

THIS SIGN(S) WERE POSTED ON _____

July 19, 2013
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 7/19/13
SIGNATURE OF SIGN POSTER AND DATE:

MARTIN OGLE
(SIGN POSTER)
60 CHELMSFORD COURT
BALTIMORE, MD 21220
(ADDRESS)
PHONE NUMBER: 443-629-3411

ZONING NOTICE

CASE # 2013-0289-A

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

PLACE: ROOM 205, JEFFERSON BUILDING 105
WEST CHESAPEAKE AVENUE, TOWSON 21204

DATE AND TIME: THURSDAY, AUGUST 8, 2013
AT 11:00 A.M.

REQUEST:

VARIANCE TO PERMIT SIDE YARDS OF 10 FEET AND
10 FEET, SIDE YARD OF 4 FEET FOR AN OPEN PORCH
AND STAIRS AND A HEIGHT OF 46 FEET IN LIEU OF
THE REQUIRED 60 FEET, 60 FEET AND 37.5 FEET AND
35 FEET RESPECTIVELY

THIS NOTICE IS TO BE DISPLAYED IN A PUBLIC PLACE FOR 10 DAYS PRIOR TO THE HEARING DATE.

DO NOT REMOVE THIS NOTICE UNTIL THE HEARING DATE UNDER PENALTY OF LAW.

MEETING IS HANDICAP ACCESSIBLE

made 7/19/13



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 18, 2013

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 July 18, 2013

☐ The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

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: #2013-0289-A

1312 Goose Neck Road

NE/s Goose Neck Road, 955 ft. NW centerline of Goose Harbor Road

15th Election District - 6th Councilmanic District

Legal Owner(s): J & M Investments, LLC, Mark Haynes

Variance: to permit side yards of 10 feet and 10 feet, side yard of 4 feet for an open porch and stairs and a height of 45 feet in lieu of the required 50 feet, 50 feet and 37.5 feet and 35 feet respectively.

Hearing: Thursday, August 8, 2013 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.
07/26/13 July 18 934439



KEVIN KAMENETZ
County Executive

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

July 1, 2013

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: 2013-0289-A

1312 Goose Neck Road

NE/s Goose Neck Road, 955 ft. NW centerline of Goose Harbor Road

15th Election District – 6th Councilmanic District

Legal Owners: J & M Investments, LLC, Mark Haynes

Variance to permit side yards of 10 feet and 10 feet, side yard of 4 feet for an open porch and stairs and a height of 45 feet in lieu of the required 50 feet, 50 feet and 37.5 feet and 35 feet respectively.

Hearing: Thursday, August 8, 2013 at 11:00 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: David Billingsley, 601 Charwood Court, Edgewood 21040
Mark Haynes, 905 Sue Grove Road, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 19, 2013.**
- (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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 18, 2013 Issue - Jeffersonian

Please forward billing to:

J & M Investments, LLC

443-322-6367

Attn: Mark Haynes

905 Sue Grove Road

Baltimore, MD 21221

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: 2013-0289-A

1312 Goose Neck Road

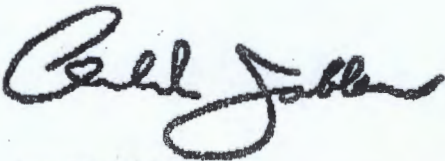
NE/s Goose Neck Road, 955 ft. NW centerline of Goose Harbor Road

15th Election District – 6th Councilmanic District

Legal Owners: J & M Investments, LLC, Mark Haynes

Variance to permit side yards of 10 feet and 10 feet, side yard of 4 feet for an open porch and stairs and a height of 45 feet in lieu of the required 50 feet, 50 feet and 37.5 feet and 35 feet respectively.

Hearing: Thursday, August 8, 2013 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE
1312 Goose Neck Road; NE/S Goose Neck
Road, 955' NW c/line Goose Harbor Road
15th Election & 6th Councilmanic Districts
Legal Owner(s): J & M Investments LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2013-289-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

JUN 13 2013

.....

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 13th day of June, 2013, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, Maryland 21040, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

8/8 11am

CASE NO. 2013-0289-A

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment

6/17/13

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

7/1/13

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

FIRE DEPARTMENT

7/3/13

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

6/17/13

STATE HIGHWAY ADMINISTRATION

No Objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/18/13

SIGN POSTING

Date:

7/19/13

by

Ogle

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 6, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 1312 Goose Neck Road

INFORMATION:

Item Number: 13-289

Petitioner: David Billingsley

Zoning: RC 5

Requested Action:

The Department of Planning reviewed the petitioner's request, accompanying site plan and provided a recommendation not opposing the petitioner's request to the Administrative Law Judge on June 25, 2013. As part of the aforementioned recommendation this department requested a list of items to be submitted for review and approval that demonstrated how the subject proposal would meet the performance standards set forth in Section 1A04.4 of the Baltimore County Zoning Regulations.

This department has reviewed typical elevation drawings of the proposed dwelling and photographs of the surrounding community and finds the proposal to be in accordance with the spirit and intent of the performance standards listed within Section 1A04.4 of the Baltimore County Zoning Regulations. In sum, this office does not oppose the subject request.

Prepared By: _____

Division Chief: _____

CM/LL



KEVIN KAMENETZ
County Executive

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

July 31, 2013

J & M Investments LLC
Mark Haynes
905 Sue Grove Road
Baltimore MD 21221

RE: Case Number: 2013-0289 A, Address: 1312 Goose Neck Road

Dear Mr. Haynes:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 30, 2013. 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
David Billingsley, 601 Charwood Court, Edgewood MD 21040

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 3, 2013

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

JUL 09 2013

OFFICE OF ADMINISTRATIVE HEARINGS

SUBJECT: 1312 Goose Neck Road

INFORMATION:

Item Number: 13-289

Petitioner: J & M Investments, LLC

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

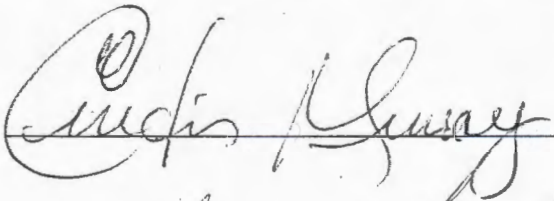
The Department of Planning does not oppose the petitioner's request. However, this department is required to provide a statement of finding to the Administrative Law Judge indicating how the proposed construction complies with the current RC 5 requirements. To prepare the statement of finding, the following information must be submitted to this department:

1. Photographs of existing adjacent dwellings.
2. Submit building elevations (all sides) of the proposed dwelling to this department for review and approval prior to the hearing. The proposed dwelling shall be compatible in size and architectural detail as that of the existing dwellings in the area. Ensure that the exterior of the proposed building(s) uses the same finish materials and architectural details on the front, side, and rear elevations. Use of quality material such as brick, stone, or cedar is encouraged.
3. Design all decks, balconies, windows, dormers, chimneys, and porches as a component of the building following dominant building lines. Decks shall be screened to minimize visibility from a public street.

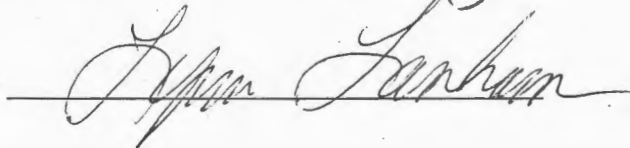
4. Design all accessory structures at a scale appropriate to the dwelling and design garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.
5. Provide landscaping along the public road, if consistent with the existing streetscape.

For further questions or additional information concerning the matters stated herein, please contact Matt Diana with the Department of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

BALTIMORE COUNTY, MARYLAND

RECEIVED

Inter-Office Correspondence

JUL 02 2013



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: July 1, 2013

SUBJECT: DEPS Comment for Zoning Item # 2013-0289-A
Address 1312 Goose Neck Road
(J&M Investments, LLC Property)

Zoning Advisory Committee Meeting of June 10, 2013.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Buffer Management Area (BMA) and is subject to Critical Area requirements. The applicant is proposing to allow a single family dwelling with attached deck and a driveway with reduced side yard setbacks and greater height. The lot is waterfront and is undeveloped. The proposed dwelling is outside of the 100-foot buffer. The plan indicates the lot size as 15,500 square feet but the tax records indicate the lot size is 14,700 square feet. Correct lot size must be verified and provided. Lot coverage on the entirety of this property is limited to 31.25%, with mitigation required for lot coverage above 25%. The proposed lot coverage is 3,110 square feet, below the 25% limit for both acreages. 15% afforestation is required in the LDA; existing trees may be counted towards this requirement. If the applicant can meet the 15% afforestation requirements, the relief requested by the applicant will result in minimal adverse impacts to water quality.

2. Conserve fish, plant, and wildlife habitat;

This property is waterfront. If the afforestation requirement is met, that will help conserve fish, plant, and wildlife habitat in the Chesapeake Bay.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

Afforestation information was not included. Provided that the applicants meet the requirements stated above, the relief requested will be consistent with established land-use policies.

Reviewer: *Regina Esslinger – Environmental Impact Review (EIR)*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For June 17, 2013
Item No. 2013-0289

DATE: June 17, 2013

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The base flood elevation for this site is 8.5 feet [NAVD 88].

The flood protection elevation is 9.5 feet.

In conformance with *Federal Flood Insurance* requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the Baltimore County Building Code which adopts, with exceptions, the *International Building Code*.

DAK: CEN.
Cc: file.
ZAC-ITEM NO 13-0289-06172013.doc

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



MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 6-17-13

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

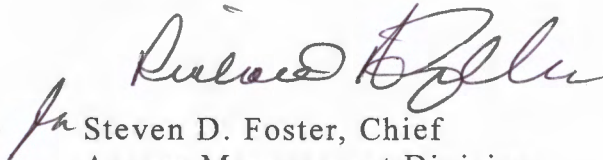
RE: Baltimore County
Item No 2013-0289-A
Variance
Jim Investments LLC.
Mark Hynes, Member
1312 Goose Neck Road.

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. 2013-0289-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

818 11am

Maryland Department of Assessments and Taxation
Real Property Data Search (vw6.1A)
BALTIMORE COUNTY

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

Account Identifier: District - 15 Account Number - 1504502270

Owner Information

Owner Name: 1312 GOOSENECK ROAD LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 11717 BELAIR RD **Deed Reference:** 1) /22713/ 00642
KINGSVILLE MD 21087- 2)

Location & Structure Information**Premises Address**

GOOSE NECK RD
0-0000

Legal Description

Waterfront BOWLEYS QUARTERS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	
0091	0023	0133		0000			241	3	Plat Ref:	0009/0012

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

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		14,700 SF	34

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2012	07/01/2012	07/01/2013
Land	242,600	197,600		
Improvements:	13,100	9,600		
Total:	255,700	207,200	207,200	207,200
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
DOYLE DOROTHY M	10/13/2005	\$325,000
Type:	Deed1:	Deed2:
ARMS LENGTH VACANT	/22713/ 00642	

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

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

Exemption Information

Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

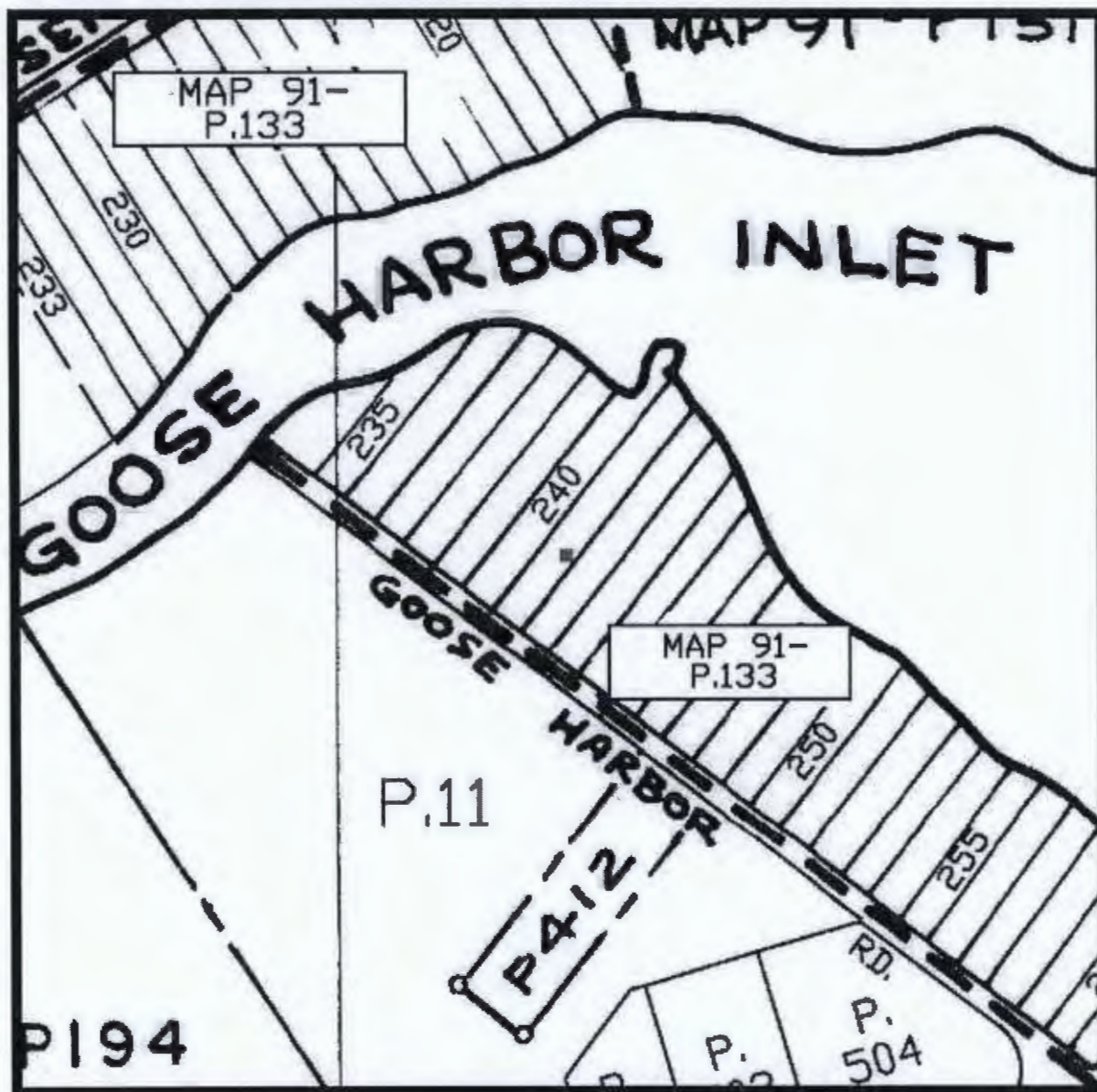
Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

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
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District - 15 Account Number - 1504502270



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.

CASE NAME Goose Neck Rd.
CASE NUMBER 2013-289-A
DATE 8-8-13

[illegible]

CASE NAME 1312 GOOSE NECK RD
CASE NUMBER 2013-0289-A
DATE 8-8-13

[illegible]

JB

8/8

11 Am

Case No.: 2013-0289-A

Exhibit Sheet

9-16-13

SLN

8-13-13

Petitioner/Developer

Protestant

No. 1	Site plan	
No. 2	SDAT sheet	
No. 3	Tax map	
No. 4	Plot 2 - Bawley's Quarters	
No. 5	Deed to subject property	
No. 6	aerial photo	
No. 7	7A-7I color color photos w/ map	
No. 8	Building Elevation	
No. 9	County Sewer Map	
No. 10	Revised Site Plan	
No. 11		
No. 12		

PETITIONER'S EXHIBITS

**1312 GOOSE NECK ROAD
CASE NO. 2013-0289-A**

- 1. PLAT TO ACCOMPANY PETITION DATED REVISED AUGUST 1, 2013**
- 2. SDAT REAL PROPERTY DATA SEARCH**
- 3. PORTION OF TAX MAP 91**
- 4. PLAT 2 BOWLEYS QUARTERS P.B. 9 F. 12 (RECORDED JULY 3, 1928)**
- 5. DEED OF RECORD L. 33825 F. 155**
- 6. AERIAL PHOTO**
- 7a – 7i. PHOTOS**
- 8. ROADSIDE BUILDING ELEVATION**

Real Property Data Search (w3)

[Search Help](#)

Search Result for BALTIMORE COUNTY

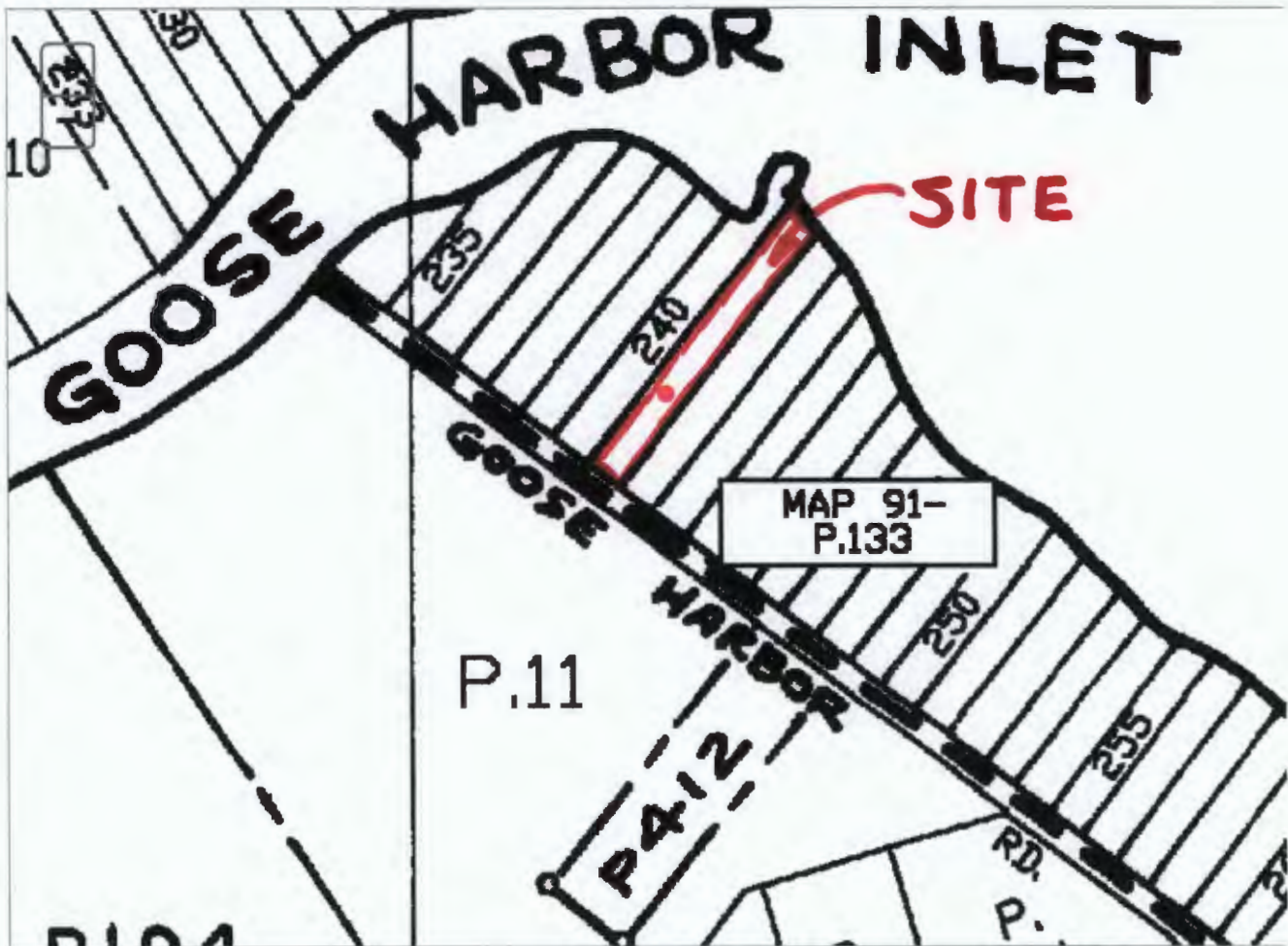
View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier: District - 15 Account Number - 1504502270		
Owner Information		
Owner Name:	J & M INVESTMENTS LLC	Use: RESIDENTIAL
Mailing Address:	16071 A E MULLINIX RD WOODBINE MD 21797-	Principal Residence: NO
		Deed Reference: 1) /33825/ 00155 2)
Location & Structure Information		
Premises Address:	GOOSE NECK RD BALTIMORE MD 21220- Waterfront	Legal Description: BOWLEYS QUARTERS
Map: 0091	Grid: 0023	Parcel: 0133
Sub District: 0000	Subdivision: 0000	Section: 241
Block: 2012	Lot: 2012	Assessment Year: 2
Plat No: 0009/ 0012	Plat Ref: 0009/ 0012	
Town: NONE	Ad Valorem:	Tax Class:
Special Tax Areas:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 14,700 SF
		County Use 34
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of 01/01/2012
Land:	242,600	197,600
Improvements	13,100	9,600
Total:	255,700	207,200
Phase-in Assessments		As of 07/01/2012
		As of 07/01/2013
Land:		
Improvements		
Total:		
Preferential Land:	0	0
Transfer Information		
Seller: 1312 GOOSENECK ROAD LLC	Date: 06/24/2013	Price: \$195,000
Type: ARMS LENGTH IMPROVED	Deed1: /33825/ 00155	Deed2:
Seller: DOYLE DOROTHY M	Date: 10/13/2005	Price: \$325,000
Type: ARMS LENGTH VACANT	Deed1: /22713/ 00642	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2012
County: 000		07/01/2013
State: 000		
Municipal: 000		
Tax Exempt:	Special Tax Recapture:	
Exempt Class: NONE		
Homestead Application Information		
Homestead Application Status: No Application		

PETITIONER'S
EXHIBIT NO. 2

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: 15 Account Number: 1504502270



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Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).

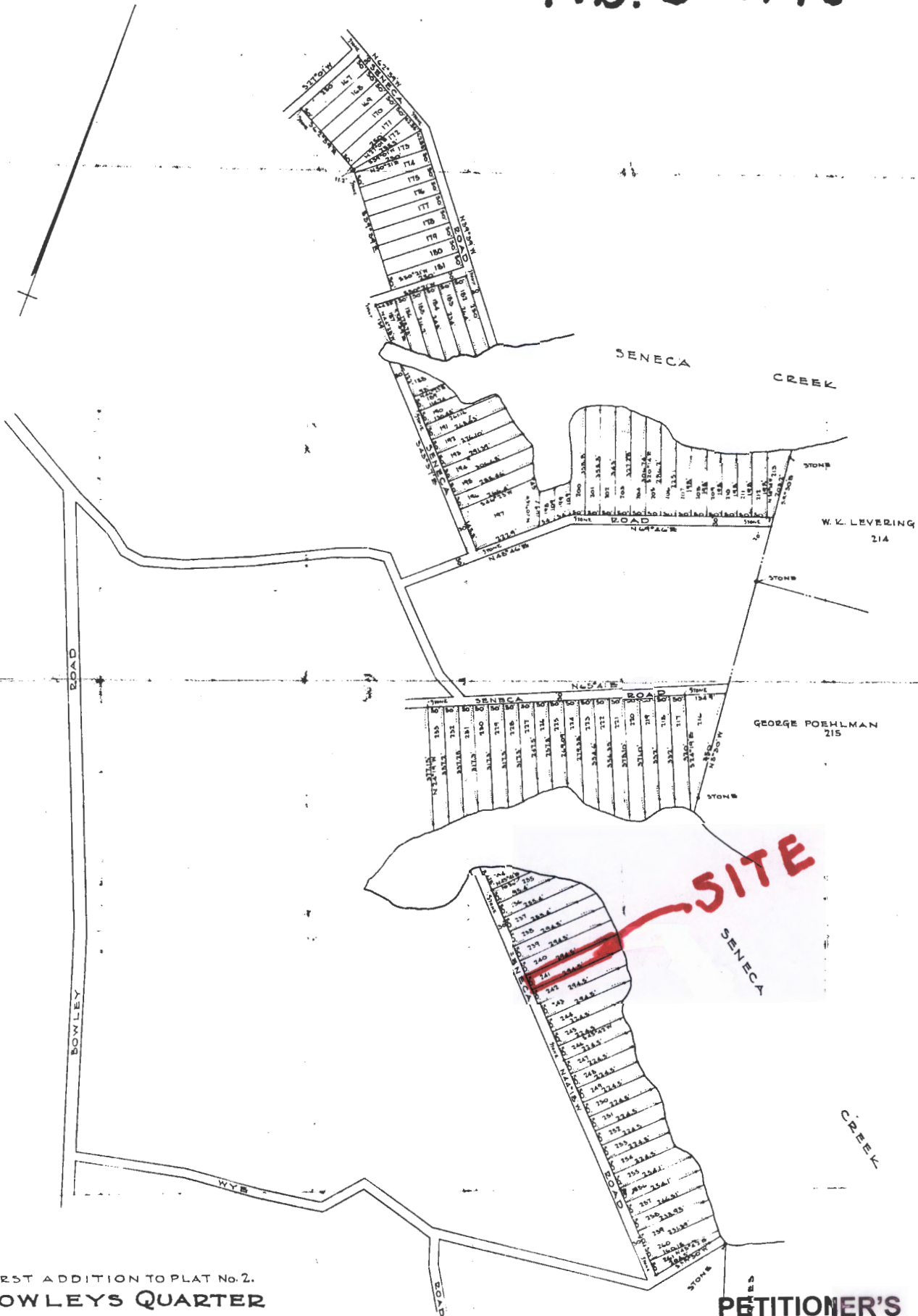
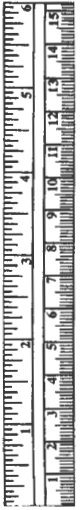


(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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PETITIONER'S
EXHIBIT NO. 3

P.B. 9 F. 12



FIRST ADDITION TO PLAT No. 2.
BOWLEYS QUARTER

SCALE 1"=200' JUNE 6, 1927.

E.V. COONAN & CO.
SURVEYORS & CIVIL ENGINEERS.
231 COURTLAND ST.
BALTIMORE, MD.

PETITIONER'S
EXHIBIT NO. 4

0033825 155

Property Address: 1312 Goose Neck Road
Tax ID #15-1504502270

FEE SIMPLE DEED

THIS DEED, Made this 24th day of May, 2013, by and between **1312 Gooseneck Road, LLC, a Maryland Limited Liability Company**, Grantor and party of the first part; and **J & M Investments LLC, a Maryland Limited Liability Company**, Grantee and party of the second part.

WITNESSETH, That in consideration of the sum of One Hundred Ninety Five Thousand dollars and Zero cents (\$195,000.00), and other and good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey to the said party of the second part, its successors and assigns, all that property situate in Baltimore County, State of Maryland, that is to say:

BEING KNOWN as Lot numbered Two Hundred and Forty One (#241), as shown on Plat entitled "First Addition to Plat Numbered Two, Bowleys Quarter" which plat is recorded among the Land Records of Baltimore County, Maryland in Plat Book WHM No. 9, folio 12.

Being also the same property which by Deed dated September 29, 2005 and recorded among the Land Records of Baltimore County in Liber 22713, Folio 642 was granted and conveyed by Dorothy M. Doyle to 1312 Gooseneck Road, LLC, the grantor herein.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said party of the second part, its successors and assigns, forever, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatever, to encumber the property hereby conveyed; that it will warrant specially the property hereby conveyed, and it will execute such further assurances as may be requisite.



**RESIDENTIAL TITLE
& ESCROW COMPANY**

100 Painters Mill Road
Suite 200
Owings Mills, MD 21117
410-653-3400

WITNESS the hand(s) and seal(s) of the said grantor(s).

WITNESS:

1312 Gooseneck Road, LLC

Handwritten signature

BY: Handwritten signature (Seal)
 BY: Handwritten signature Howard Lee Castleman
Member

STATE OF MARYLAND, COUNTY OF BALTO { To Wit:

I HEREBY CERTIFY, that on this 24 day of MAY in the year two thousand thirteen (2013), before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Howard Lee Castleman, known to me (or satisfactorily proven) who acknowledged him/herself to be the member of 1312 Gooseneck Road LLC, and acknowledged that he/she as such member, being authorized so to do, executed the same for the purposes therein contained and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 9/13/15

Handwritten signature
 Notary Public



This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Handwritten signature

David E. Miller - Attorney

David E. Miller

Return to:
 Residential Title & Escrow Co
 100 Painters Mill Road # 200
 Owings Mills, MD 21117
 File #67527 - cc
 Deeds/1312 Goose Neck Road



1312 GOOSE NECK
ROAD

Created By
Baltimore County
My Neighborhood



This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all responsibility for damages, including but not limited to, actual, special, indirect, and consequential damages, attorneys' and experts' fees, and court costs incurred as a result of, arising from or in connection with the use of or reliance upon this data.

PETITIONER'S EXHIBIT NO. 6

Printed 7/31/2013



87' Feet



1312 GOOSE NECK
ROAD

Created By
Baltimore County
My Neighborhood



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PETITIONER'S
EXHIBIT NO. 6

a



c



b



d





2



3

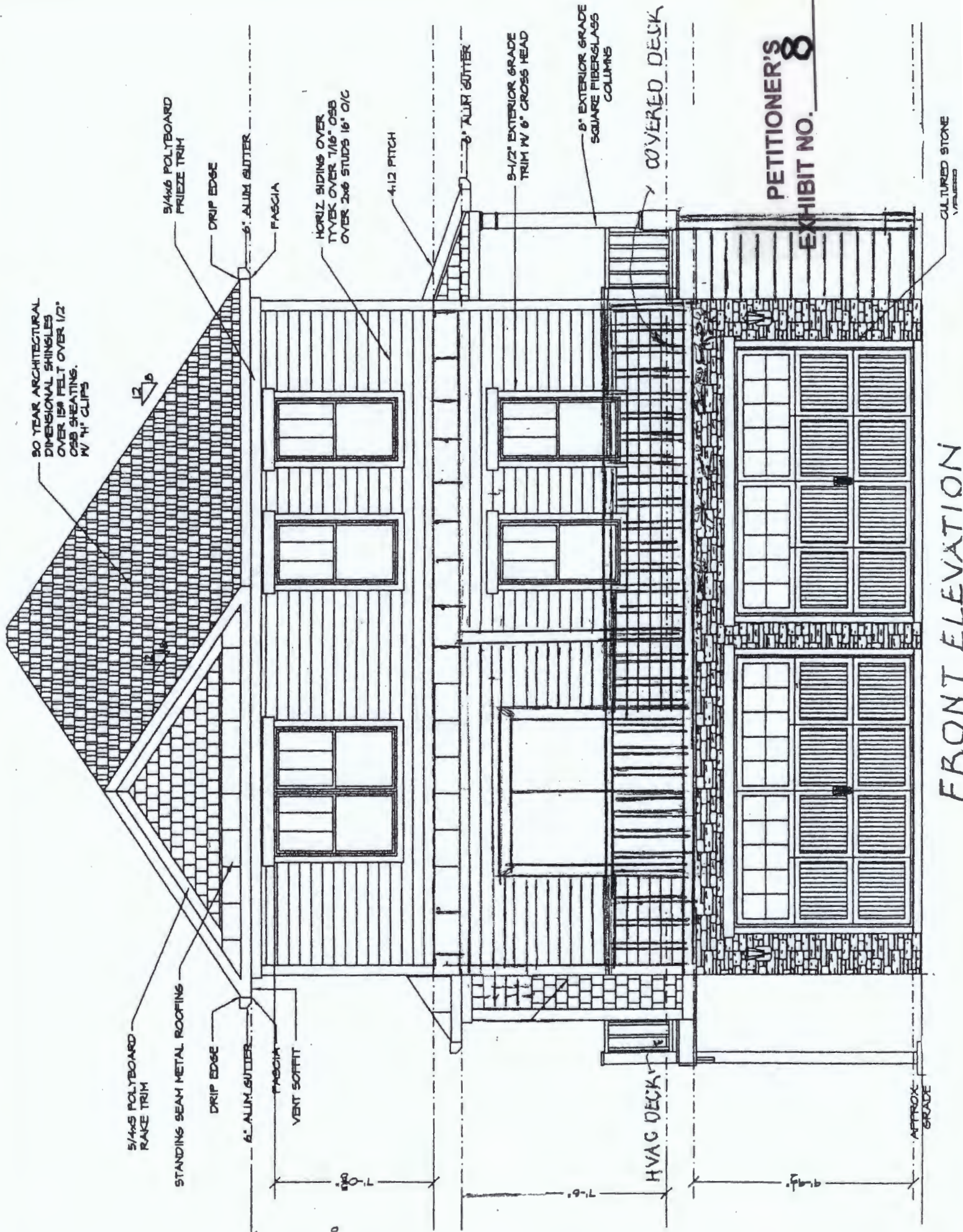


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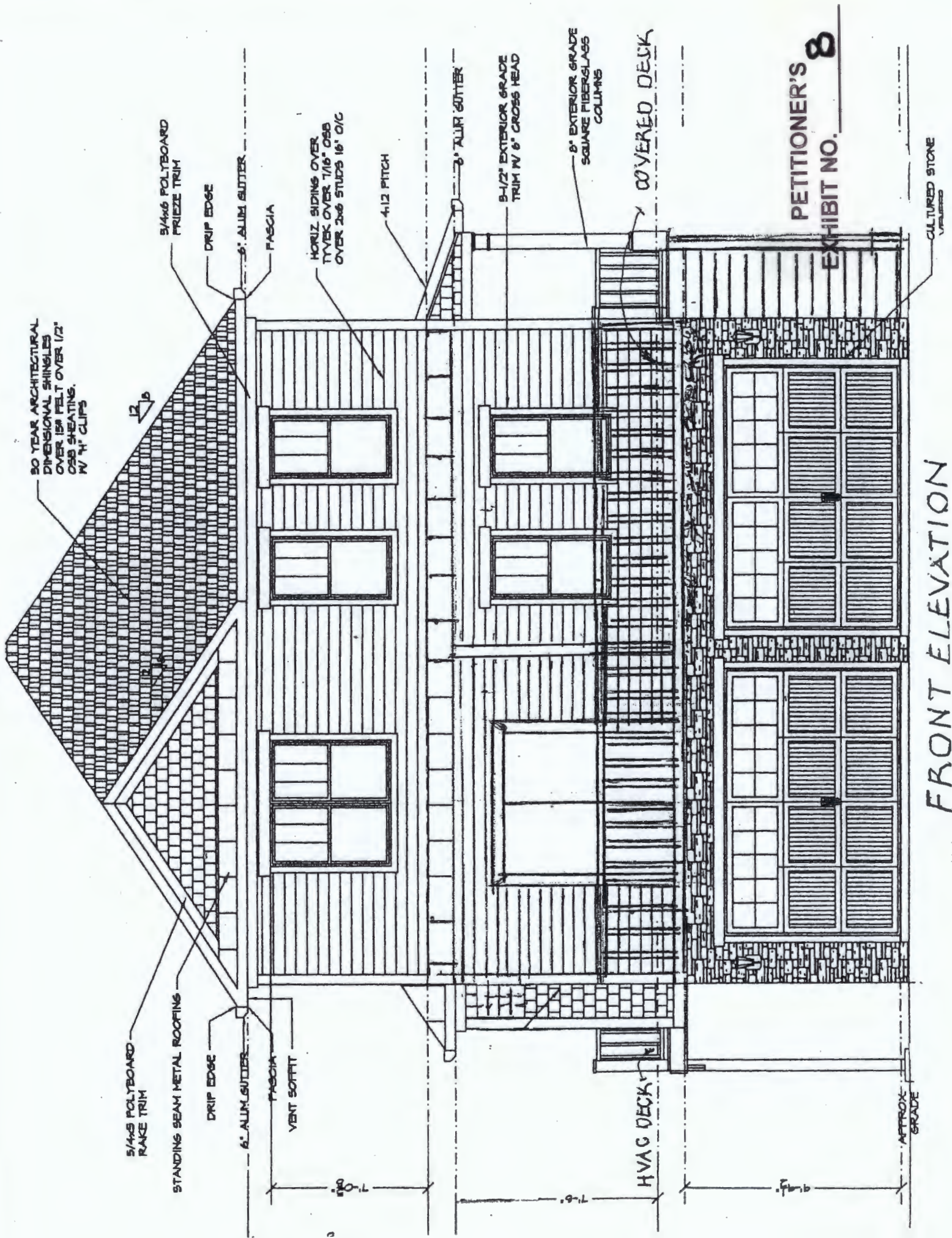
5





PETITIONER'S
EXHIBIT NO. 8

FRONT ELEVATION

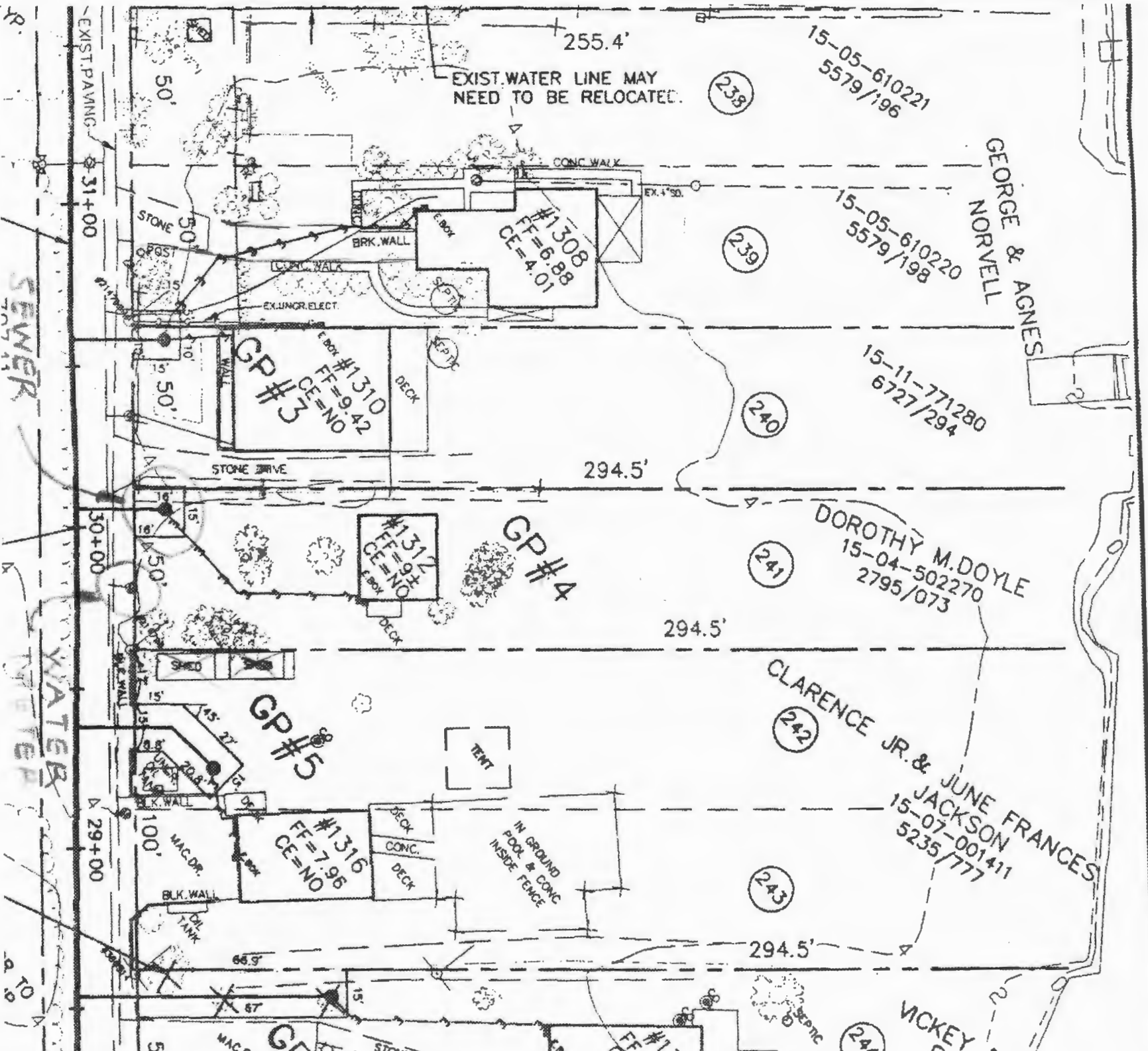


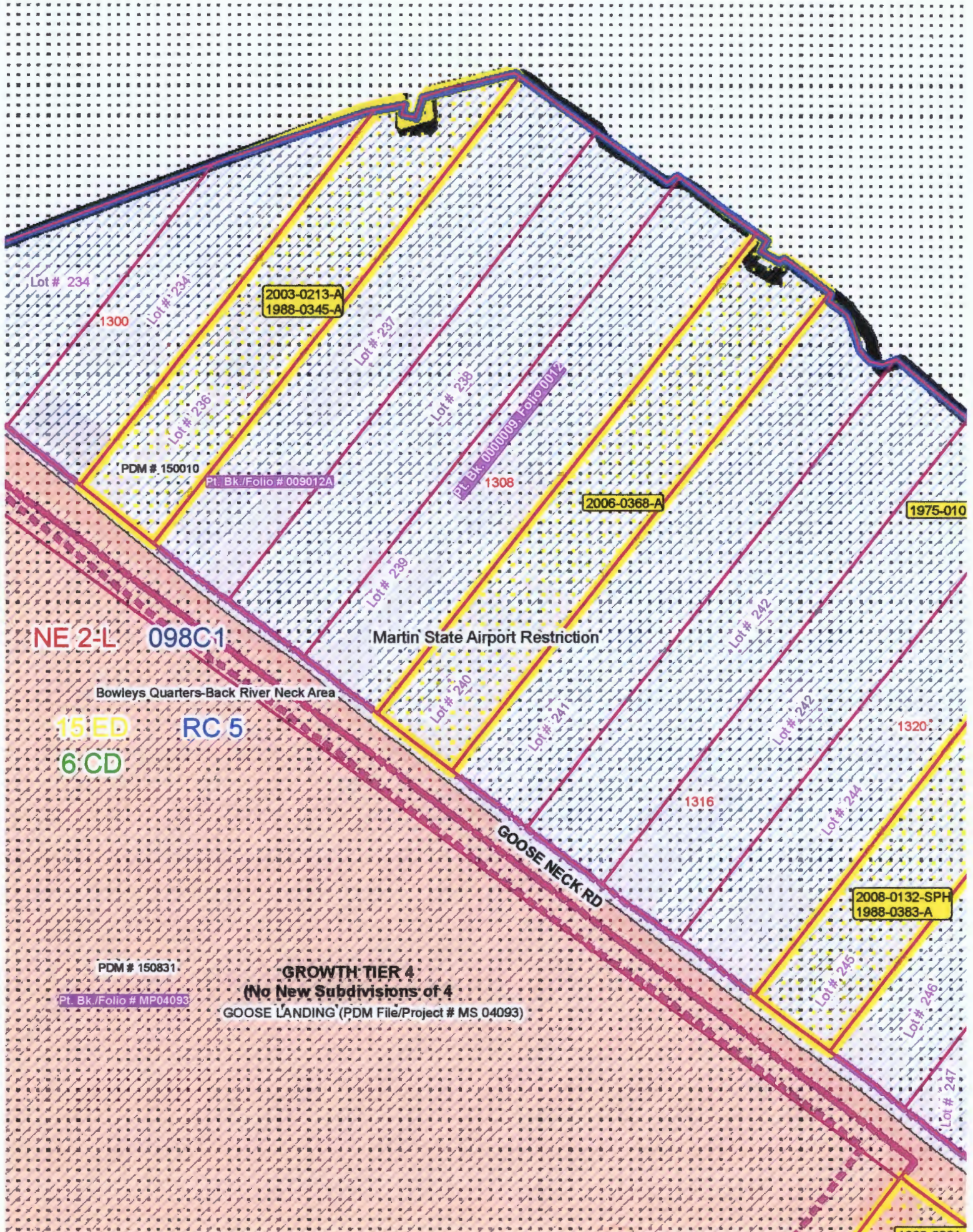
PETITIONER'S
EXHIBIT NO. **8**

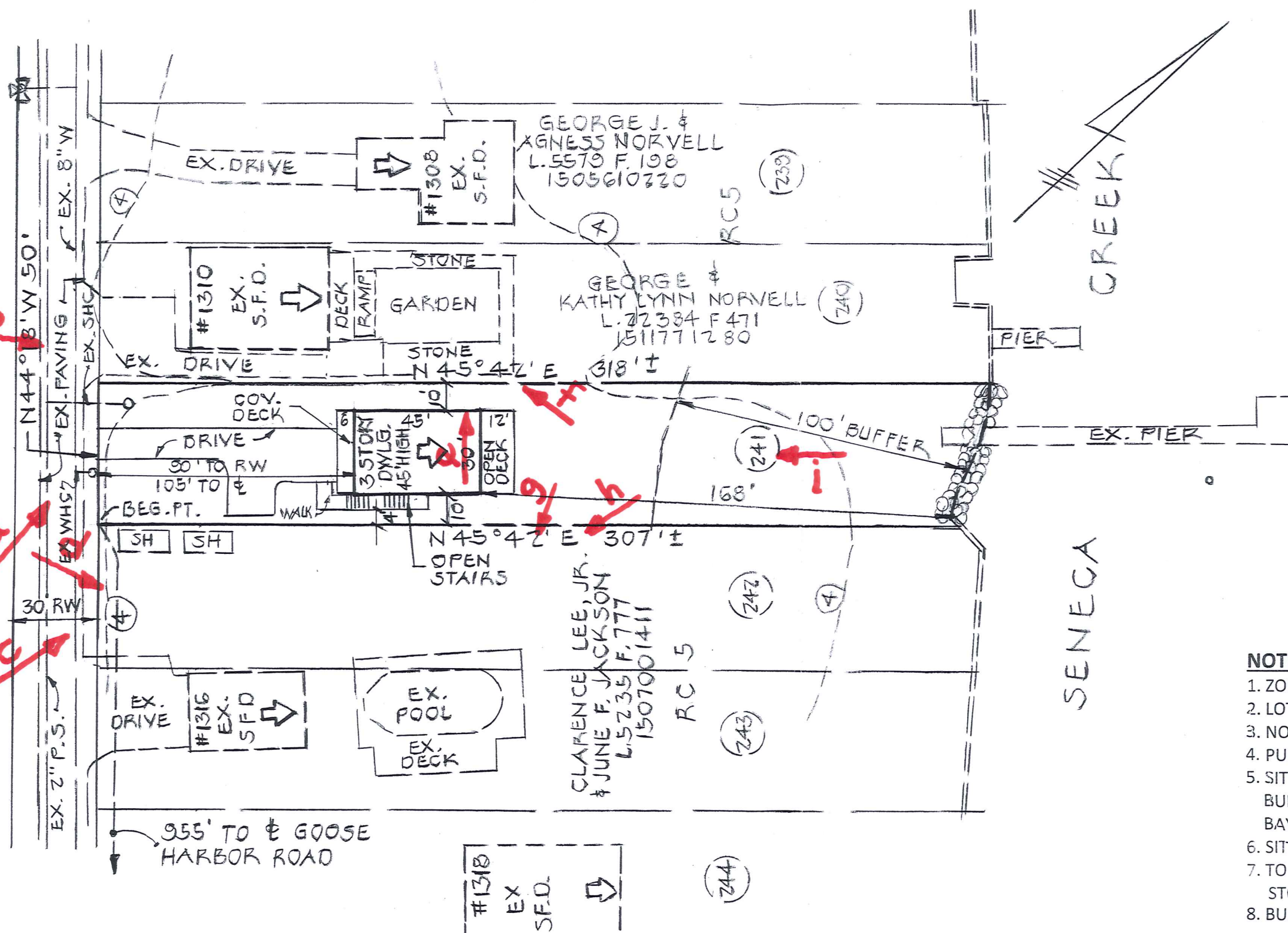
FRONT ELEVATION

PETITIONER'S

EXHIBIT NO. 9







1. ZONING.....RC 5 (MAP NO. 098C1)
2. LOT AREA.....15,500 S.F. = 0.356 ACRE +/-
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS KNOWN
4. PUBLIC WATER AND SEWER IS EXISTING
5. SITE IS LOCATED IN A LIMITED DEVELOPMENT AREA AND BUFFER MANAGEMENT AREA WITHIN THE CHESAPEAKE BAY CRITICAL AREA
6. SITE IS LOCATED IN A 100 YEAR TIDAL FLOOD ZONE
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST.
8. BUILDING COVERAGE....1350 / 15,500 = 8.7 %

DWELLING.....	1350 S.F.
COVERED DECK.....	180 S.F.
STAIRS AND WALK.....	240 S.F.
DRIVEWAY.....	1340 S.F.
<u>TOTAL.....</u>	<u>3110 S.F.</u>

LOT AREA	LOT COVERAGE PERMITTED
15,500 S.F	3875 S.F. (25 %)
	4844 (31.25 S.F.) WITH MITAGATION

J & M INVESTMENTS LLC
905 SUE GROVE ROAD
BALTIMORE, MD. 21221
DEED REF: L.22713 F.642
ACCT. NO. 1504502270

REVISED: AUGUST 1, 2013 – ADD DECK AND GARDEN IN FRONT YARD OF # 1310
AND HOUSE LOCATION AT # 1318

PHOTOS

PETITIONER'S
EXHIBIT NO. 7a-7i

PLAT TO ACCOMPANY ZONING PETITION

1312 GOOSE NECK ROAD

LOT 241 FIRST ADDITION TO PLAT NO. 2

BOWLEYS QUARTERS P.B. 9 F. 12

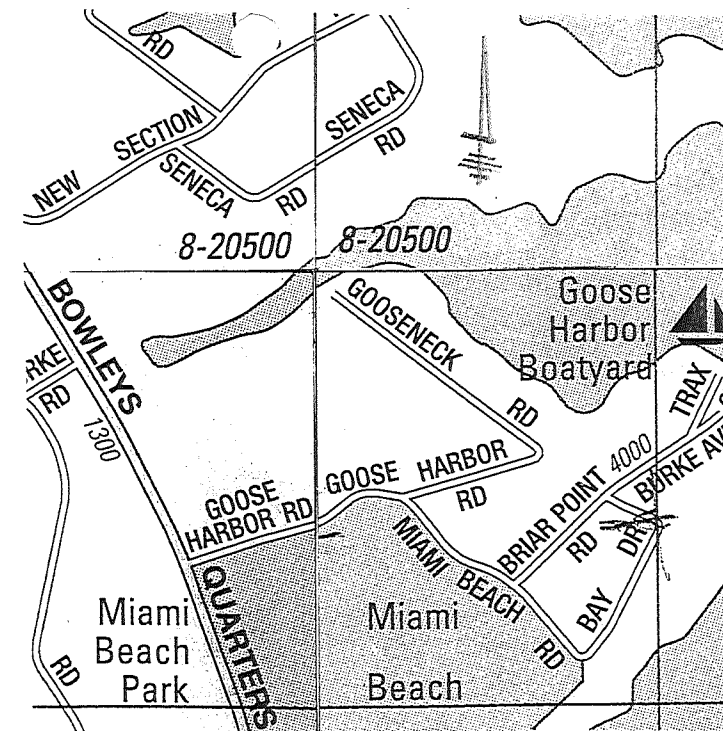
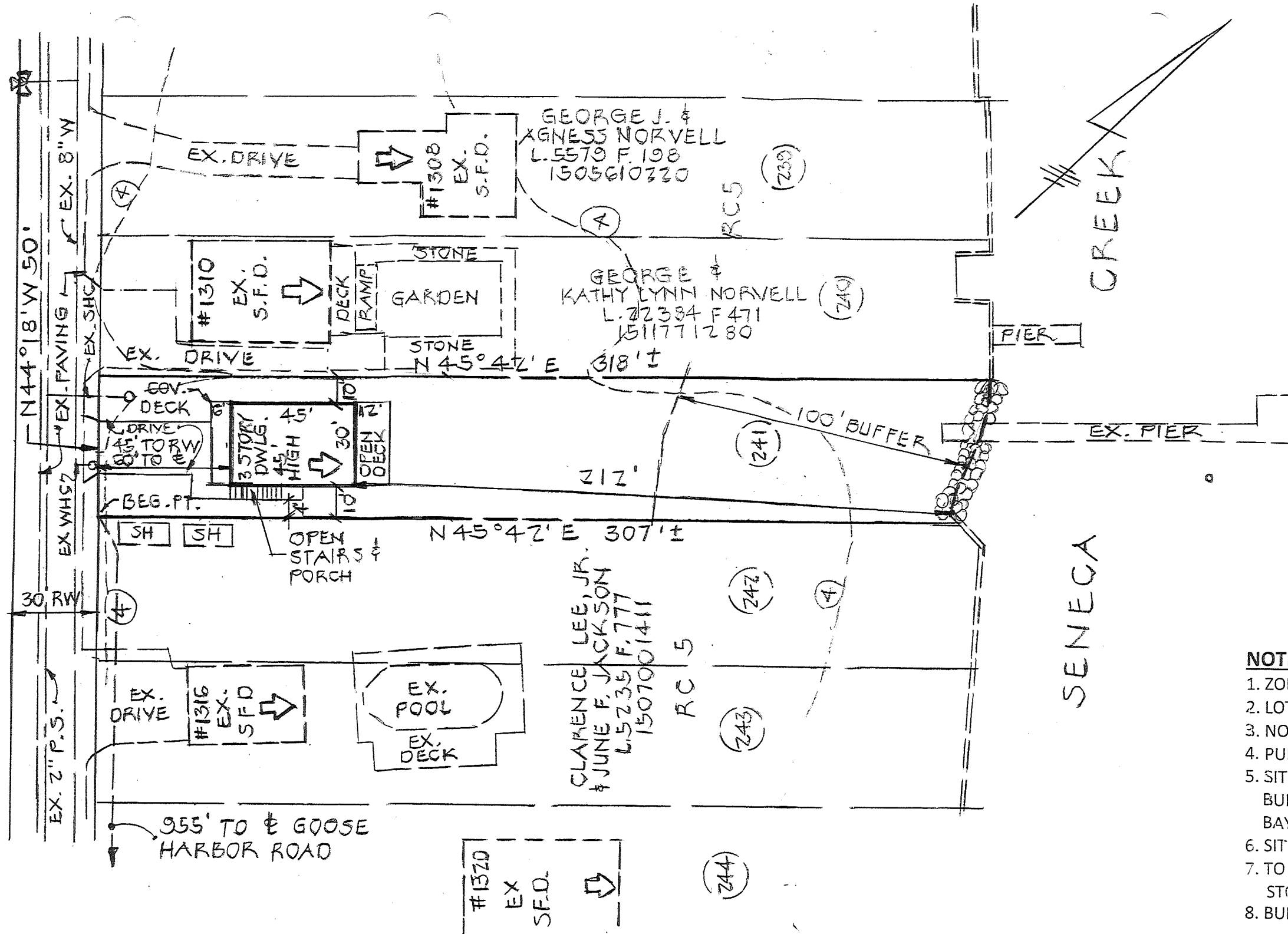
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 40 FEET

MAY 14, 2013

LOT AREA	LOT COVERAGE PERMITTED	LOT COVERAGE PROPOSED	ADDITIONAL COVERAGE ALLOWED
15,500 S.F.	3875 S.F. (25 %)	3110 S.F.	765 S.F.
	4844 (31.25 S.F.) WITH MITAGATION		1734 S.F.

GOOSE NECK ROAD



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....RC 5 (MAP NO. 098C1)
2. LOT AREA.....15,500 S.F. = 0.356 ACRE +/-
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4. PUBLIC WATER AND SEWER IS EXISTING
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LOT COVERAGES

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COVERED DECK.....	180 S.F.
STAIRS AND WALK.....	240 S.F.
DRIVEWAY.....	1340 S.F.
TOTAL.....	3110 S.F.

LOT COVERAGE TABLE

LOT AREA	LOT COVERAGE PERMITTED	LOT COVERAGE PROPOSED	ADDITIONAL COVERAGE ALLOWED
15,500 S.F.	3875 S.F. (25 %)	3110 S.F.	765 S.F.
	4844 (31.25 S.F.) WITH MITIGATION		1734 S.F.

OWNER

J & M INVESTMENTS LLC
905 SUE GROVE ROAD
BALTIMORE, MD. 21221
DEED REF: L.22713 F.642
ACCT. NO. 1504502270

REVISED: AUGUST 8, 2013 – PER AGREEMENT WITH NEIGHBORS AT HEARING, REVISE REAR OR ROADSIDE SETBACK TO 45 FEET FROM RIGHT-OF-WAY & 60 FEET FROM ROAD CENTERLINE AND FRONT OR WATERSIDE SETBACK TO 212 FEET

PLAT TO ACCOMPANY ZONING PETITION

1312 GOOSE NECK ROAD

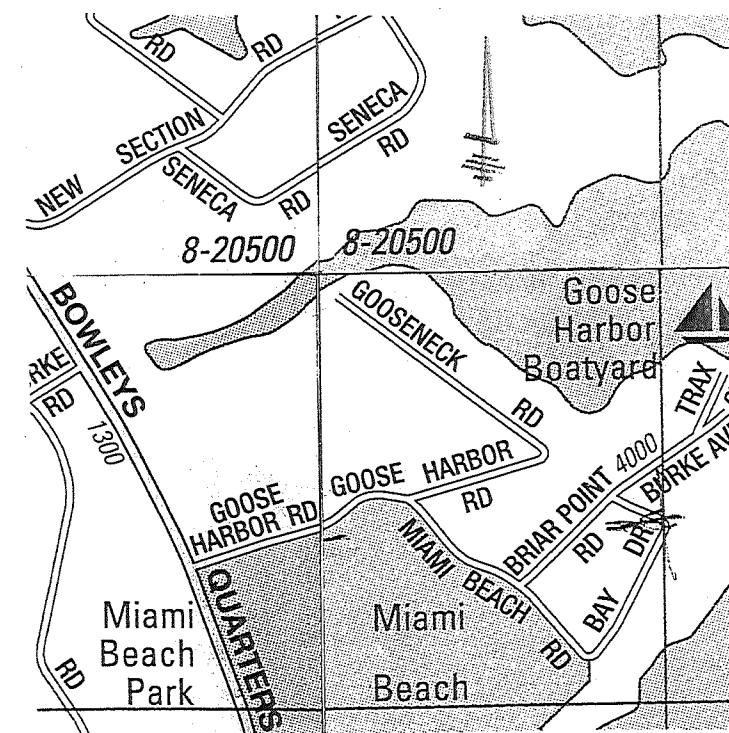
LOT 241 FIRST ADDITION TO PLAT NO. 2

BOWLEYS QUARTERS P.B. 9 F. 12

ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.

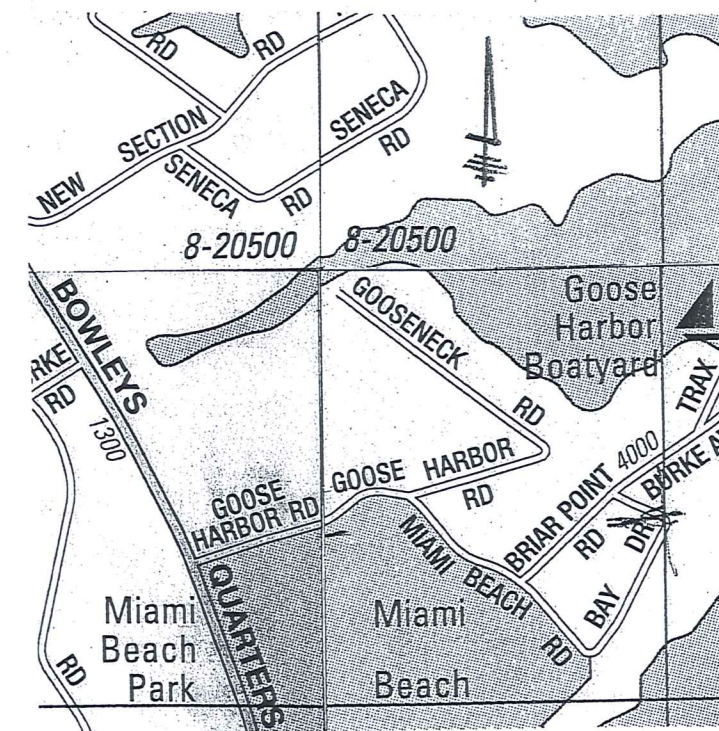
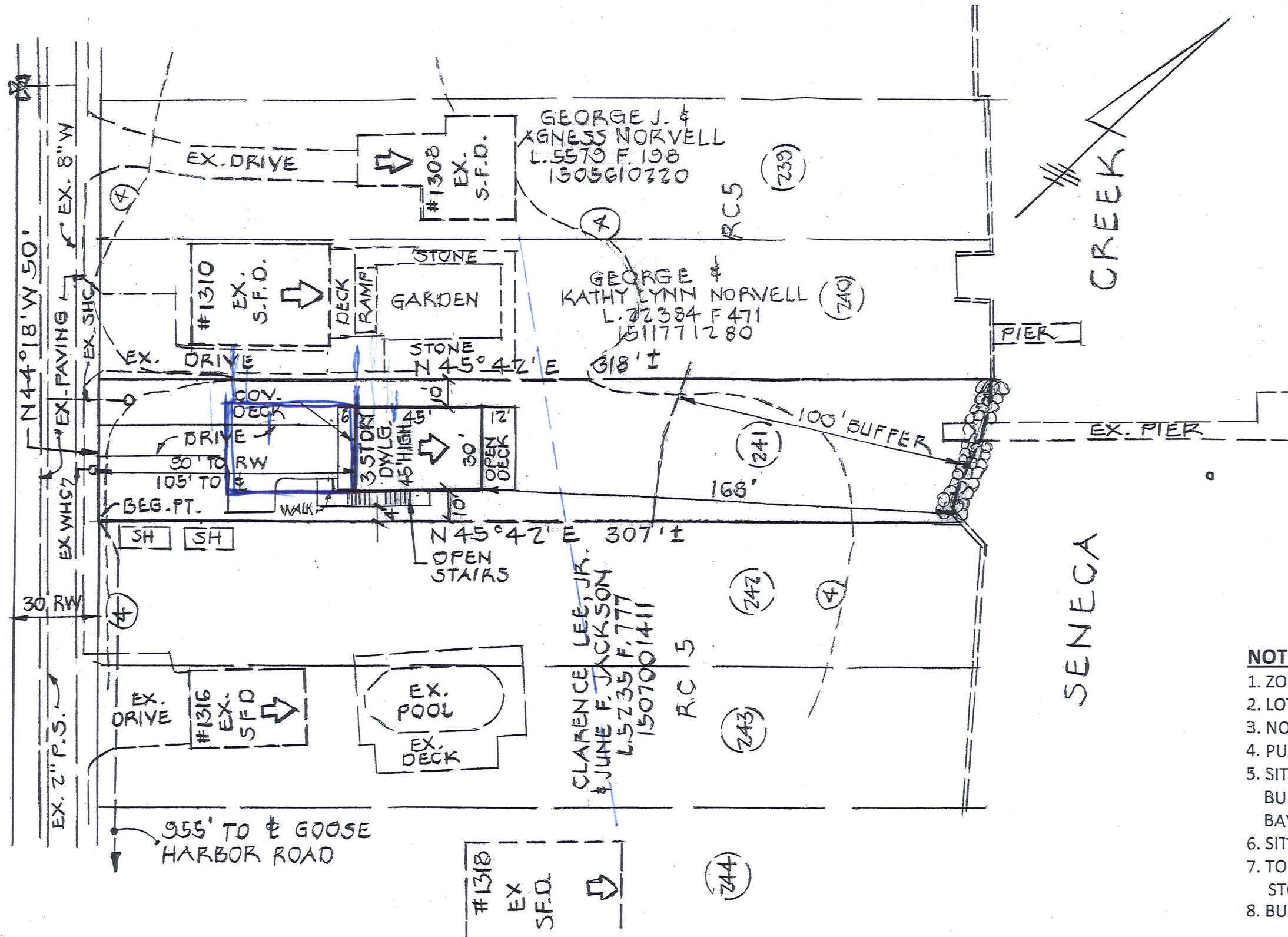
SCALE: 1 INCH = 40 FEET

MAY 14, 2013



CENTRAL DRAFTING & DESIGN, INC.
601 CHARWOOD COURT
EDGEWOOD, MD 21040
(410) 679-8719

GOOSE NECK ROAD



VICINITY MAP
SCALE: 1" = 1000'

NOTES

1. ZONING.....RC 5 (MAP NO. 098C1)
2. LOT AREA.....15,500 S.F. = 0.356 ACRE +/-
3. NO PREVIOUS ZONING HISTORY OR VIOLATIONS KNOWN
4. PUBLIC WATER AND SEWER IS EXISTING
5. SITE IS LOCATED IN A LIMITED DEVELOPMENT AREA AND BUFFER MANAGEMENT AREA WITHIN THE CHESAPEAKE BAY CRITICAL AREA
6. SITE IS LOCATED IN A 100 YEAR TIDAL FLOOD ZONE
7. TO THE PREPARER'S KNOWLEDGE, NO UNDERGROUND STORAGE TANKS OR HISTORIC STRUCTURES EXIST.
8. BUILDING COVERAGE....1350 / 15,500 = 8.7 %

LOT COVERAGES

DWELLING.....	1350 S.F.
COVERED DECK.....	180 S.F.
STAIRS AND WALK.....	240 S.F.
DRIVEWAY.....	1340 S.F.
TOTAL.....	3110 S.F.

LOT COVERAGE TABLE

LOT AREA	LOT COVERAGE PERMITTED	LOT COVERAGE PROPOSED	ADDITIONAL COVERAGE ALLOWED
15,500 S.F.	3875 S.F. (25 %)	3110 S.F.	765 S.F.
	4844 (31.25 S.F.) WITH MITAGATION		1734 S.F.

OWNER

J & M INVESTMENTS LLC
905 SUE GROVE ROAD
BALTIMORE, MD. 21221
DEED REF: L. 22713 F. 642
ACCT. NO. 1504502270

REVISED: AUGUST 1, 2013 – ADD DECK AND GARDEN IN FRONT YARD OF # 1310 AND HOUSE LOCATION AT # 1318

PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY ZONING PETITION

1312 GOOSE NECK ROAD

LOT 241 FIRST ADDITION TO PLAT NO. 2

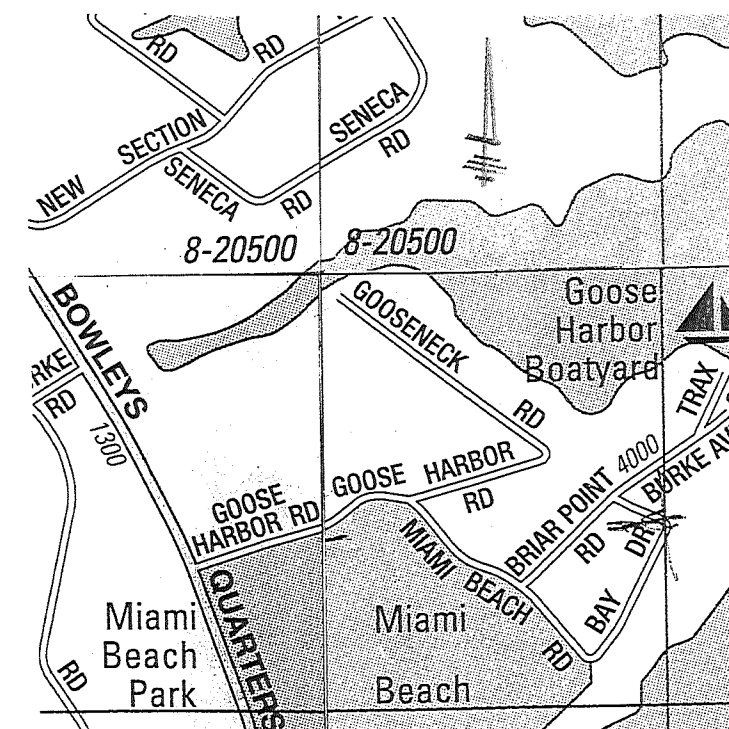
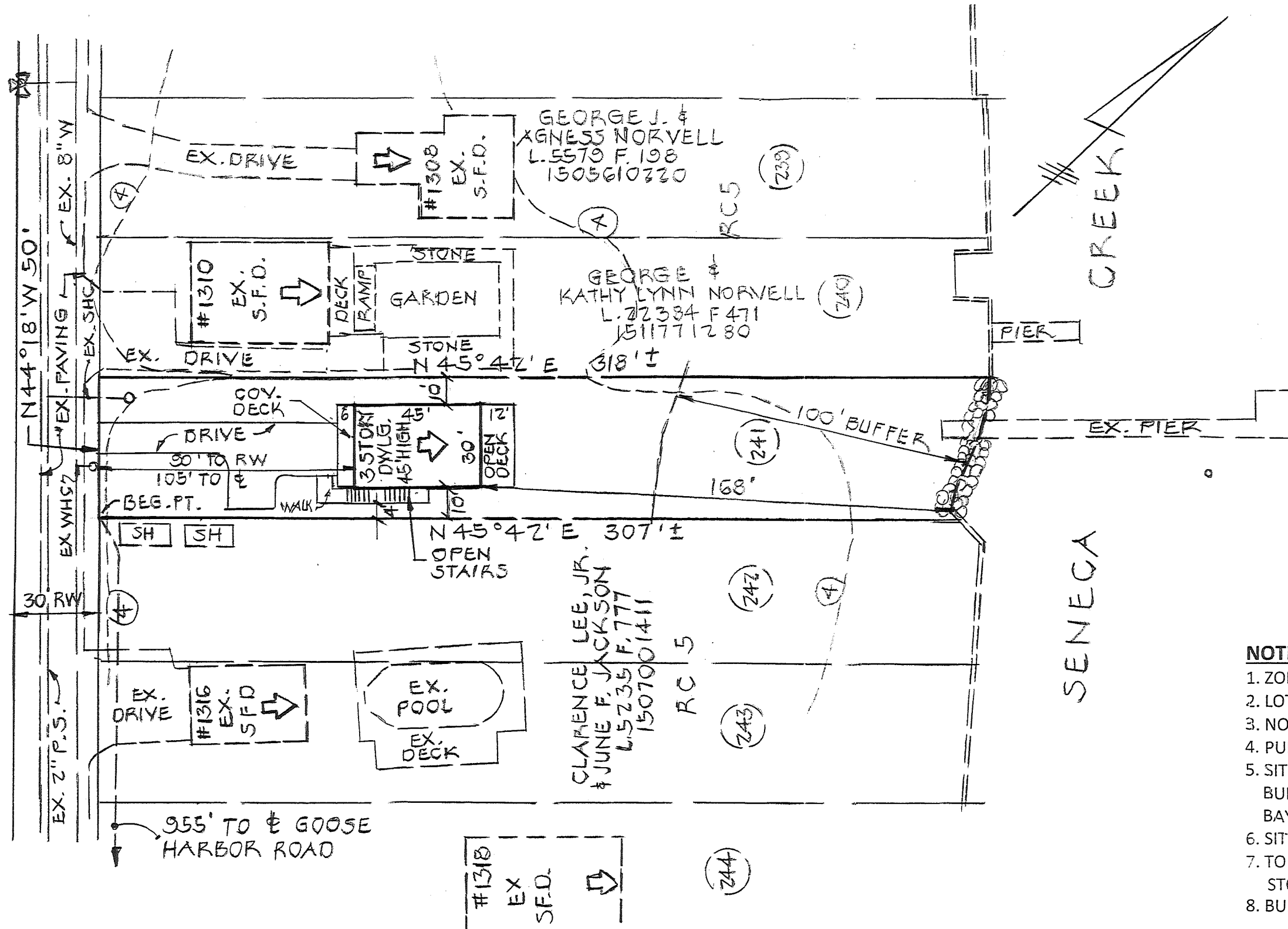
BOWLEYS QUARTERS P.B. 9 F. 12

ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 40 FEET

MAY 14, 2013

GOOSE NECK ROAD



VICINITY MAP
SCALE: 1" = 1000'

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OWNER

J & M INVESTMENTS LLC
905 SUE GROVE ROAD
BALTIMORE, MD. 21221
DEED REF: L.22713 F.642
ACCT. NO. 1504502270

REVISED: AUGUST 1, 2013 – ADD DECK AND GARDEN IN FRONT YARD OF # 1310
AND HOUSE LOCATION AT # 1318

PETITIONER'S
EXHIBIT NO. 1

PLAT TO ACCOMPANY ZONING PETITION

1312 GOOSE NECK ROAD

LOT 241 FIRST ADDITION TO PLAT NO. 2

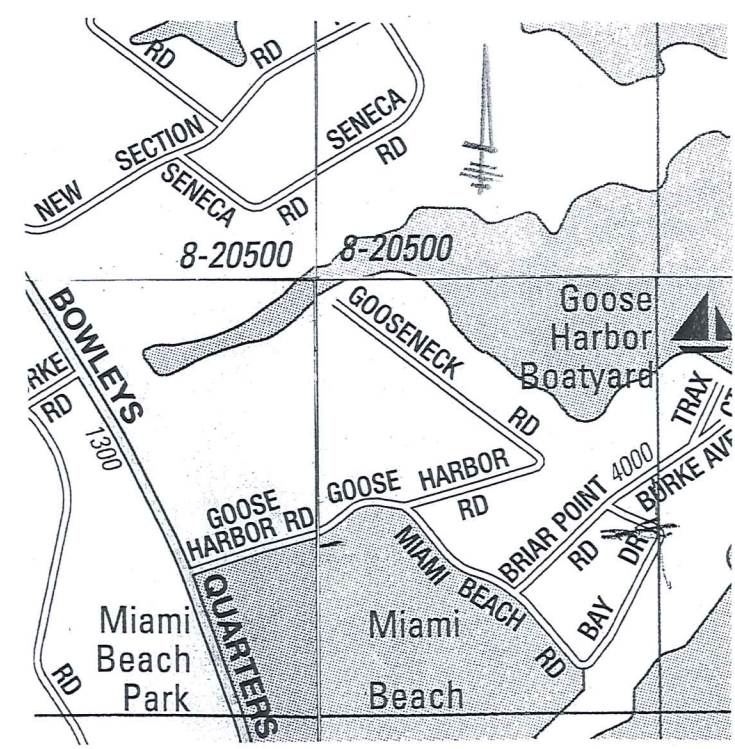
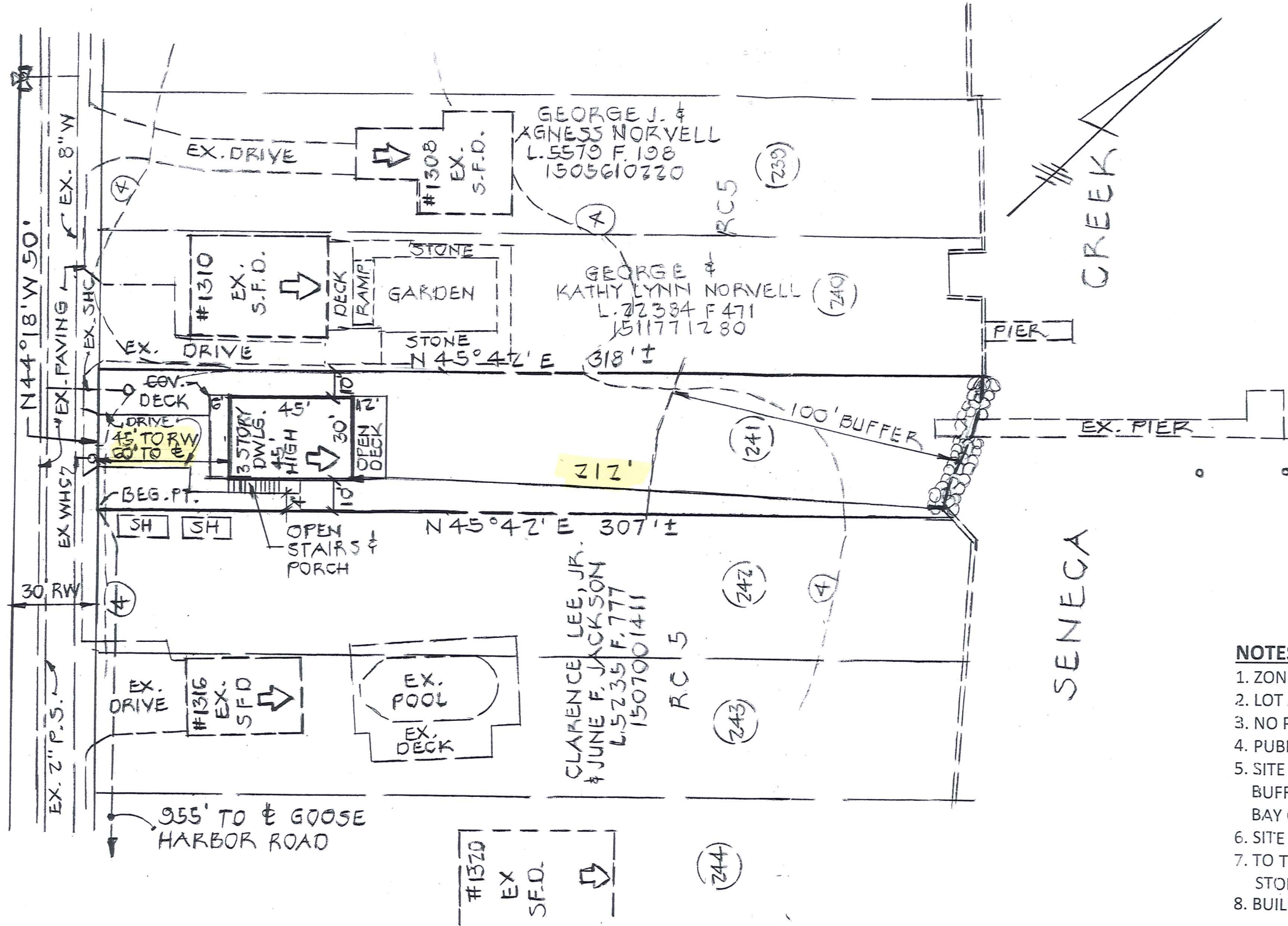
BOWLEYS QUARTERS P.B. 9 F. 12

ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.

SCALE: 1 INCH = 40 FEET

MAY 14, 2013

GOOSE NECK ROAD



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OWNER

J & M INVESTMENTS LLC
905 SUE GROVE ROAD
BALTIMORE, MD. 21221
DEED REF: L.22713 F.642
ACCT. NO. 1504502270

REVISED: AUGUST 8, 2013 - PER AGREEMENT WITH NEIGHBORS AT HEARING, REVISE REAR OR ROADSIDE SETBACK TO 45 FEET FROM RIGHT-OF-WAY & 60 FEET FROM ROAD CENTERLINE AND FRONT OR WATERSIDE SETBACK TO 212 FEET

PLAT TO ACCOMPANY ZONING PETITION

Petitioner's No. 10

1312 GOOSE NECK ROAD
LOT 241 FIRST ADDITION TO PLAT NO. 2
BOWLEYS QUARTERS P.B. 9 F. 12
ELECTION DISTRICT 15C6 BALTIMORE COUNTY, MD.
SCALE: 1 INCH = 40 FEET MAY 14, 2013