

IN RE: PETITION FOR VARIANCE
(7517 Rossville Blvd.)
14th Election District
6th Councilman District
G. W. Site Services, Inc.
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0113-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by Galen Wallace on behalf of G. W. Site Services, Inc., the legal owner of the subject property. The Petitioner is requesting variance relief from Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.), (1) to permit a proposed dwelling with a front yard setback of 23 ft. and a rear yard setback of 23 ft. in lieu of the required 30 ft. each; and (2) to amend the Final Development Plan (FDP) of Cedar Lane Farms, Phase 1, Lot 25 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the requests was Galen Wallace, principal of G.W. Site Services, Inc., legal owner. Neil Lanzi, Esquire, appeared and represented the Petitioner. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. There were no Protestants in attendance and the file does not contain any letters of opposition. There were no substantive Zoning Advisory Committee (ZAC) comments received.

The subject property is approximately 17,641 square feet (0.4 acres), and is zoned DR 3.5. The property is unimproved, and the Petitioner proposes to construct a single family dwelling on site. Given the configuration of the lot, variance relief is needed before it can do so.

ORDER RECEIVED FOR FILING

Date 12/31/13
By Der

Based upon the testimony and evidence presented, I will grant the petition for variance.

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 lot is irregularly shaped (pie-shaped) and the building envelope is constrained by environmental features.

If the B.C.Z.R. were strictly interpreted, the Petitioner would indeed suffer a practical difficulty, given it would be unable to construct on the lot an appropriate single family dwelling (i.e., one that is approximately 3,000 square feet, which is the size of the other homes in the subdivision). 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.

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 31st day of December, 2013, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief pursuant to Section 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.): (1) to permit a proposed dwelling with a front yard setback of 23 ft. and a rear yard setback of 23 ft. in lieu of the required 30 ft. each; and (2) to amend the Final Development Plan (FDP) of Cedar Lane Farms, Phase 1, Lot 25 only (to reflect the variance relief granted above), be and is hereby GRANTED.

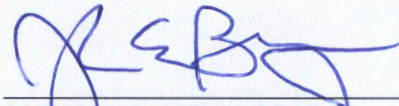
ORDER RECEIVED FOR FILING

Date 12/31/13
By Den

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.

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:slm

ORDER RECEIVED FOR FILING

Date 12/31/13

By slm

KEVIN KAMENETZ
County Executive



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

December 31, 2013

Neil Lanzi, Esquire
409 Washington Avenue
Suite 617
Towson, Maryland 21204

RE: Petition for Variance
Property: 7517 Rossville Blvd.
Case No.: 2014-0113-A

Dear Mr. Lanzi:

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 Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County 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:slm
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 7517 ROSSVILLE BLVD 21237 which is presently zoned DR-3-5
Deed References: 34342/461 10 Digit Tax Account # 2400001307
Property Owner(s) Printed Name(s) G.W. SITE SERVICES, INC.

(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)

Section 1B01.2.C.1.b – to permit a proposed dwelling with a front yard setback of 23 feet and a rear yard setback of 23 feet in lieu of the required 30 feet each; and to amend the final development plan of Cedar Lane Farms, Phase 1, lot 25 only.

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):

G.W. SITE SERVICES INC.

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

229 LINDEN AVE. TOWSON MD

Mailing Address

City

State

21286 443 470 0868

Zip Code

Telephone #

Email Address

galen-52657@yahoo.com

Representative to be contacted:

GALEN WALLACE

Name – Type or Print

Signature

229 LINDEN AVE. TOWSON MD

Mailing Address

City

State

21286 443 470 0868

Zip Code

Telephone #

Email Address

galen-52657@yahoo.com

CASE NUMBER 2014-0113-A

Filing Date 11/7/13

Do Not Schedule Dates: _____

Reviewer [Signature]

REV. 10/4/11

ZONING PROPERTY DESCRIPTION FOR 7517 Rossville Boulevard, Baltimore, MD 21237

Beginning at a point on the north side of Rossville Boulevard which is eighty feet wide at a distance of five-hundred and ten feet east of the centerline of the nearest improved intersecting street Cedar Pond Lane which is fifty feet wide.

Being Lot 25 in the subdivision of Phase 1, Cedar Lane Farms as recorded in Baltimore County Plat Book S.M. 75 Folio 4 containing 0.405 Acres of land. Located in the 14th Election District and 6th Councilmanic District.

Item # 10113

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: 2014-0113-A

Petitioner: G.W. SITE SERVICES INC

Address or Location: 7517 ROSSVILLE BLVD BAL. MD 21237

PLEASE FORWARD ADVERTISING BILL TO:

Name: G.W. SITE SERVICES INC

Address: 229 LINDEN AVE.

TOWSON MD 21286

Telephone Number: 443 470 0868

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

No. **105020**

Date: **11/7/13**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 11/08/2013 11/07/2013 11:40:18 5

RIG MS05 WALKIN RB06 LRB
 RECEIPT # 706352 11/07/2013 OFLH

Dept 5 528 ZONING VERIFICATION

TR NO. 105020

Recpt Tot \$150.00

\$150.00 CR \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				150.00

Total: **150.00**

Rec From:

For: **zoning hearing - case # 2014-0113-A**

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: CASE NO: 2014-0113-A

PETITIONER/DEVELOPER _____

G.W. SITE SERVICES LLC

DATE OF HEARING/CLOSING: _____

12/30/13

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 _____

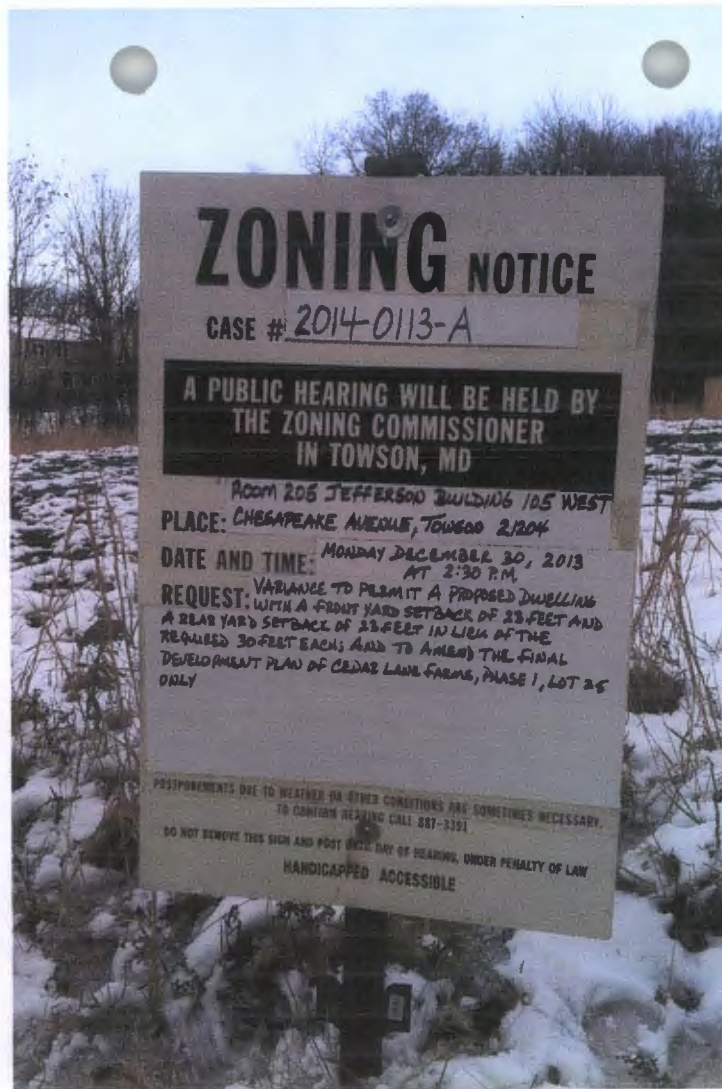
7517 ROSSVILLE BLVD

THIS SIGN(S) WERE POSTED ON Tuesday, December 10, 2013
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 12/10/13
SIGNATURE OF SIGN POSTER AND DATE:

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



December 10, 2013
M. J. Martin



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

December 12, 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 December 10, 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: #2014-0113-A

7517 Rossville Boulevard

N/s Rossville Blvd., 510 ft. East of centerline of Cedar Pond Lane

14th Election District - 6th Councilmanic District

Legal Owner(s): G. W. Site Services, LLC

Variance: to permit a proposed dwelling with a front yard setback of 23 feet and a rear yard setback of 23 feet in lieu of the required 30 feet each; and to amend the final development plan of Cedar Lane Farms, Phase 1, lot 25 only.

Hearing: Monday, December 30, 2013 at 2:30 p.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.

JT 12/655 December 10

961232



KEVIN KAMENETZ
County Executive

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

November 29, 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: 2014-0113-A

7517 Rossville Boulevard

N/s Rossville Blvd., 510 ft. East of centerline of Cedar Pond Lane

14th Election District – 6th Councilmanic District

Legal Owners: G.W. Site Services, LLC

Variance to permit a proposed dwelling with a front yard setback of 23 feet and a rear yard setback of 23 feet in lieu of the required 30 feet each; and to amend the final development plan of Cedar Lane Farms, Phase 1, lot 25 only.

Hearing: Monday, December 30, 2013 at 2:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over a horizontal line.

Arnold Jablon
Director

AJ:kl

C: G.W. Site Services, LLC, 229 Linden Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, DECEMBER 10, 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
Tuesday, December 10, 2013 Issue - Jeffersonian

Please forward billing to:
G.W. Site Services, LLC
Galen Wallace
229 Linden Avenue
Towson, MD 21286

443-470-0868

NOTICE OF ZONING HEARING

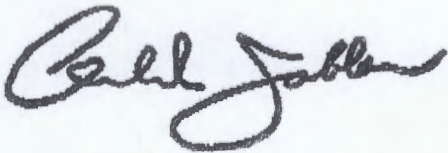
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2014-0113-A

7517 Rossville Boulevard
N/s Rossville Blvd., 510 ft. East of centerline of Cedar Pond Lane
14th Election District – 6th Councilmanic District
Legal Owners: G.W. Site Services, LLC

Variance to permit a proposed dwelling with a front yard setback of 23 feet and a rear yard setback of 23 feet in lieu of the required 30 feet each; and to amend the final development plan of Cedar Lane Farms, Phase 1, lot 25 only.

Hearing: Monday, December 30, 2013 at 2:30 p.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.

MEMORANDUM

DATE: January 31, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0113-A - Appeal Period Expired

The appeal period for the above-referenced case expired on January 30, 2014. 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

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
7517 Rossville Boulevard; N/S Rossville *
Boulevard, 510' E of c/line Cedar Pond Lane * OF ADMINISTRATIVE
14th Election & 6th Councilmanic Districts *
Legal Owner(s): G.W. Site Services, Inc * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2014-113-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

NOV 15 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 15th day of November, 2013, a copy of the foregoing Entry of Appearance was mailed to Galen Wallace, 229 Linden Avenue, Towson, MD 21286, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
Received

Department

11/20

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

N/C

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

FIRE DEPARTMENT

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

11/15

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. 96-163-A (couldn't find copy))

NEWSPAPER ADVERTISEMENT

Date:

12/10/13

SIGN POSTING

Date:

12/10/13

by OGLE

PEOPLE'S COUNSEL APPEARANCE

Yes



No



PEOPLE'S COUNSEL COMMENT LETTER

Yes



No



Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

December 30, 2013

G.W. Site Services, Inc.
229 Linden Avenue
Towson MD 21286

RE: Case Number: 2014-0113 A, Address: 7517 Rossville Boulevard

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 7, 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
Galen Wallace, 229 Linden Avenue, Towson MD 21286

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



James T. Smith, Jr., Secretary
Melinda B. Peters, Administrator

Date: 11-15-13

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

RE: Baltimore County
Item No 2014-0113-A.
Variance
G.W. Site Services, Inc.
7517 Rossville Boulevard.

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. 2014-0113-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,

A handwritten signature in blue ink, appearing to read "Steven D. Foster".

Steven D. Foster, Chief/
Development Manager
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

From: galen wallace <galen_52657@yahoo.com>
To: "crichards@baltimorecountymd.gov" <crichards@baltimorecountymd.gov>
Date: 12/2/2013 6:48 AM
Subject: Petition for Variance 2014-113-A; 7517 Rossville Blvd. 21237

Dear Mr. Richards,

I submitted variance paperwork for the above referenced zoning case on November 6th. I have received in the mail a copy of the People's Counsel Entry of Appearance but I have yet to receive the letter from your office with the property posting instructions and hearing date. It's been over three weeks.

When can I expect this paperwork? I would like to break ground in the spring. Should it take three weeks plus to send out a letter?

Please advise.

Sincerely,

Galen Wallace, President
G.W. Site Services, Inc.
229 Linden Ave.
Towson, MD 21286
443-470-0868

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 20, 2013

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

SUBJECT: Zoning Advisory Committee Meeting
For November 18, 2013
Item No. 2014-0078, 0106, 0107, 0109, 0110, 0111, 0112, 0113 and
0114

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\ZAC11182013 -.doc

Real Property Data Search (w2)

[Search Help](#)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Account Identifier:	District - 14 Account Number - 2400001307	
Owner Information		
Owner Name:	GW SITE SERVICES INC	Use: RESIDENTIAL
		Principal Residence: NO
Mailing Address:	229 LINDEN AVE TOWSON MD MD 21286-	Deed Reference: 1) /34342/ 00461 2)
Location & Structure Information		
Premises Address:	7517 ROSSVILLE BLVD 0-0000	Legal Description: .405 AC 7517 ROSSVILLE BLVD NS CEDAR LANE FARMS
Map: 0081	Grid: 0018	Parcel: 1263
Sub District:	Subdivision: 0000	Section:
Block:	Lot: 25	Assessment Year: 2012
Plat No:	Plat Ref: 0075/ 0004	
Special Tax Areas:	Town:	NONE
	Ad Valorem:	
	Tax Class:	
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area
		Property Land Area 17,641 SF
County Use		04
Stories	Basement	Type
Exterior	Full/Half Bath	Garage
Last Major Renovation		
Value Information		
	Base Value	Value
		As of
		01/01/2012
Land:	120,400	120,400
Improvements	0	0
Total:	120,400	120,400
Preferential Land:	0	0
Phase-in Assessments		
	As of	As of
	07/01/2013	07/01/2014
Transfer Information		
Seller: K HOVNANIAN HOMES OF MARYLAND	Date: 10/16/2013	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /34342/ 00461	Deed2:
Seller: MARYLAND LANMARK 2001 LLC	Date: 05/03/2005	Price: \$600,714
Type: ARMS LENGTH MULTIPLE	Deed1: /21801/ 00369	Deed2:
Seller: C L FARMS LLC	Date: 08/27/2003	Price: \$260,000
Type: ARMS LENGTH MULTIPLE	Deed1: /18671/ 00147	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	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		

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

Order the **TAX MAP** [click here...](#)

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

→

CASE NAME 7517 Rossview Blvd
CASE NUMBER 2014-0113-A
DATE 12/30/13

[illegible]

Case No.:

2014-0113-A

Exhibit Sheet

12/31/13
pen

Petitioner/Developer

DW
1-31-14

Protestants

No. 1	Site plan	
No. 2	Order in No. 96-163-A	
No. 3	3A-3C Color photos	
No. 4	Google photo-aerial	
No. 5	Letter 12-6-13 from neighbor Robinson	
No. 6	Letter 12-5-13 from Gardina	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

IN RE: DEVELOPMENT PLAN HEARING and
PETITION FOR VARIANCE
{Cedar Lane Farms} N of
Rossville Blvd., W of Gumspring Rd
14th Election District
6th Councilmanic District

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case Nos. XIV-342 & 96-163-A

James P. McDonagh, Owner;
Cedar Lane, Inc., Developer

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before this Hearing Officer/Zoning Commissioner as a combined hearing, pursuant to Section 26-206.1 of the Baltimore County Code, wherein approval is sought of a development plan prepared by George W. Stephens, Jr. and Associates, Inc., for the proposed Planned Unit Development (PUD-R-1) of the subject property by James P. McDonagh, Owner, and his corporation, Cedar Lane, Inc., Developer, with 36 single family dwellings and 189 townhouses, in accordance with the development plan submitted and marked into evidence as Developer's Exhibit 1. In addition to development plan approval, the Owner/Developer seeks variance relief from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.), and from Section 11A of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance of 15 feet from a side building face of a group house to a public street right-of-way in lieu of the required 25 feet for Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149, and 155. Variance relief is also requested from Section 1B01.2.C.1.b of the B.C.Z.R. and Section 11A of the C.M.D.P. to permit a setback of an additional 5 feet for buildings located adjacent to arterial roadways in lieu of the required 20 feet for single family Lots 25 and 26. The PUD-R-1 authorization plan (development plan) and plat to accompany the Petition for Variance was submitted into evidence as Developer's and

RECEIVED FOR FILING
12/28/95
1560

#2

Petitioner's Exhibit 1A. That plan depicts the specifics of the development plan proposed and also shows the variance requests at issue.

Appearing at the public hearing required for this project were James McDonagh and Kevin McDonagh, representatives of Cedar Lane, Inc., Owner/Developer of the subject property, and Brent Petersen and David Martin, Professional Engineers with G. W. Stephens, Jr. & Associates, Inc., the engineering firm which prepared the plan. Mr. Martin was the principal consultant in the development of the plan. Mickey Cornelius, Traffic Engineering expert with The Traffic Group, Inc., and Robert A. Hoffman, Esquire, attorney for the Owner/Developer, also appeared. Numerous representatives of the various Baltimore County/State reviewing agencies attended the hearing, including Carol McEvoy from the Office of Planning and Zoning, Larry Pilson from the Department of Environmental Protection and Resource Management (DEPRM), Lee Dreiger from the Storm Water Management Section of DEPRM, James R. Logan from the Department of Permits and Development Management (DPDM), and Kurt Kugelberg, Project Manager with DPDM. In addition, numerous residents from the surrounding community appeared, all of whom signed the Citizen Sign-In Sheet. Among those individuals who testified were Amos G. Harvey, Preston Snedegar, John Greely, and Melvin W. Inners.

The plan at issue has proceeded through the development review process as codified in Title 26 of the Baltimore County Code (BCC). The subject plan required referral to and approval by the Planning Board of Baltimore County in that same was submitted as a PUD (Planned Unit Development) R-1. In fact, the Planning Board approved this development plan on January 19, 1995. PUDs are the tools of the planning process which are defined within Section 430 of the B.C.Z.R. A PUD-R-1 is a planned unit

development with a minimum tract size of 5 acres. In adopting the PUD legislation, the County Council expressed the intent to provide flexibility in the application of the land use regulations and to allow alternative review processes. These processes were to encourage development of creatively designed neighborhoods which would provide a higher degree of project design than through the conventional application of the regulations. A PUD plan should be utilized to provide a development which will ensure compatibility with surrounding existing and proposed land uses and will not be detrimental to the surrounding locale. A series of stringent standards are established for all PUDs within Section 430.4 of the B.C.Z.R. Moreover, the Hearing Officer in reviewing a PUD plan must make certain findings with respect to the merits of the plan, as more fully set forth in Section 26-206(r) of the BCC.

As to the plan's progress through the review process, it is to be noted that an initial concept plan conference for this development was conducted on October 17, 1994. As required, a community input meeting was held on December 19, 1994 at the White Marsh Branch Library. Subsequently, a development plan was submitted and a conference held thereon on November 15, 1995. Following the submission of that plan, development plan comments were submitted by the appropriate agencies of Baltimore County and a revised development plan incorporating these comments was submitted at the hearing held before me on December 5, 1995.

The hearing was bifurcated to consider the development plan case and requested variances separately. An overall view of the plan shows that the subject property consists of 58.96 acres, split zoned D.R. 3.5 (45.17 acres), D.R. 5.5 (11.29 acres), and D.R. 10.5 (2.5 acres). The property is located on the north side of Rossville Boulevard, between

Gumspring Road and Perry Hall Boulevard in White Marsh. Presently, the site contains an existing dwelling, barn and outbuildings, and has been utilized on a temporary basis as a golf driving range. The existing structures are to be razed and the golf driving range use discontinued. The Owner/Developer proposes constructing 36 single family dwellings and 189 townhouse units as shown on the plan. Essentially, the townhouses are grouped to the north and west portions of the site, near the intersection of Perry Hall Boulevard and Rossville Boulevard. The single family homes are will be located on the south and east portions of the site. A cul-de-sac, around which 10 single family houses are proposed to be constructed, will be accessed via Gumspring Road. The balance of the single family houses will be built off of an internal roadway within the site.

In addressing the development plan issues, it is to be noted that Section 26-206 of the Baltimore County Code (BCC) requires the Hearing Officer to identify all open/unresolved development plan agency issues or comments at the onset of the hearing. In this regard, Mr. Hoffman, on behalf of the Owner/Developer, proffered that many of the issues had been resolved by red-lined amendments to the development plan and identified those issues that remained outstanding. In terms of resolved issues, Mr. Hoffman noted that a revised landscape plan had been submitted pursuant to a request from the Office of Planning and Zoning (OPZ), that sidewalks were now shown on the plan adjacent to Rossville Boulevard, that the location of the tot lot had been shifted out of the forest buffer easement area, and that the plan had been amended to show that pedestrian paths would be paved or covered in wood chips within the forest buffer and homeowners' association easement areas. As to other open OPZ issues, Mr. Hoffman testified that a note was added to the plan to reflect the fact

that grading in local open space areas would be fully resolved on the final grading plan, that the fronts of the dwellings on single family Lots 27 and 36 will be screened, and alternatives will be shown on the plan to allow the houses on those lots to be oriented either towards Gumspring Road or the internal cul-de-sac. As to the issues raised by DEPRM which had been resolved, Mr. Hoffman observed that the red-lined plan now shows a 75-foot forest buffer easement near the location of the tot lot, that the foot path arrangement through the forest buffer easement area has been modified and approved, and that forest conservation and buffer easements have been labeled and shown on the plan. As to resolved issues relating to storm water management, inlets to assure water quality have been shown on Lots 25 and 26 and preliminary hydrology computations have been approved by Lee Dreiger in DEPRM's Storm Water Management section.

Mr. Hoffman also proffered that the concerns voiced by the Department of Recreation and Parks relating to the equipment to be utilized on the tot lot had been resolved and that certain technical additions and corrections to the plan would be made to satisfy the concerns raised by the Department of Permits and Development Management (DPDM).

The County/State agency representatives who were present at the hearing corroborated Mr. Hoffman's testimony that the above-identified issues have been resolved and that the amended, red-lined development plan marked as Developer's Exhibit 1A, was largely in compliance with the development regulations, policies and rules contained within the BCC. However, both Mr. Hoffman and Mr. James Logan, on behalf of the Department of Public Works (DPW) agreed that three County issues remained outstanding. One of these issues relates to the paving width of the road within that part of the proposed development which features the townhouse units.

ORDER RECEIVED FOR FILING

date

y

Specifically, the plan shows a 22-foot wide paving in certain areas of the road adjacent to perpendicular parking. ~~Mr. Logan believes that public~~ works standards requiring a 24-foot wide paving should be strictly adhered to in this case. Secondly, the Developer and County have not come to an agreement regarding the extension of public sewer north of the subject site. The Developer has shown a sewer extension to the property line, however, the County would prefer that the extension be continued in a northerly direction off site. Lastly, the specific layout of the extension of the public sewer from the south is unclear. But for these three issues, the Developer and County concur that the development plan is in compliance with the rules, regulations and policies codified in Title 26 of the B.C.C.

Turning first to the issue of the width of the road paving, it is to be noted that waivers of public works standards can be granted by this Hearing Officer, pursuant to Section 26-172 of the B.C.C. That Section offers an alternative test which the Developer must satisfy for a waiver to be granted. Specifically, a waiver can be granted upon a finding by a Hearing Officer that the size, scope and nature of the proposed development does not justify strict compliance with these regulations; that the waiver would be within the scope, purpose and intent of the regulations; and, that all other County laws, ordinances, and regulations have been satisfied. In the alternative, a waiver can be granted if a showing is made that compliance with the regulations would cause unnecessary hardship.

In this case, there can be no claim of unnecessary hardship. Testimony proffered at the hearing is that the plan could be amended to reflect the 24-foot paving width requirement. Thus, this project can be

the sewer line along the stream valley system adjacent to that roadway.

~~This would eliminate certain difficulties in design and construction and~~
would provide sewer availability to other properties. Unfortunately, at the time of the hearing, it was unclear whether the preferred system could be implemented, owing to the fact that off-site right-of-way acquisitions need be made. Under the circumstances, I will approve the project as submitted in that it is clear that adequate access to public sewer can be provided in the method shown on the plan through Gumspring Road. However, this Order shall not be construed so as to prohibit the subsequent adoption of the preferred approach and the construction of a sewer line through the stream valley. If such a system can be installed, it is clearly preferable.

The remaining issue raised by the County relates to the extension of the sewer line in a northerly direction, towards Perry Hall Boulevard. The submitted development plan shows an extension of the sewer line to the tract boundary line, as required under the Code. The County would prefer further extension so as to tie the sewer into an existing line in the bed of Perry Hall Boulevard. Although such an extension is clearly warranted and preferable, I do not find that this Developer should be required to make such an off-site extension. This plan complies with the development regulations and the policies adopted thereto. I believe it inequitable to, in effect, require this Developer to make extensive off-site improvements to solve regional problems. In this case, the Developer's compliance with the letter of the law is acceptable and the plan should be approved on that basis.

Having addressed the County's concerns, attention is next turned to the concerns raised by the community representatives. These concerns

generally related to a feared potential increase in traffic, the impact of the proposed development on public utilities, concerns on overcrowding of schools, and a general opposition to the size and scale of this project.

I am understanding of the community's concerns. This is a big project which will entail the construction of a significant number of homes. I am unconvinced, however, that these concerns warrant a denial or modification of the plan. In my judgment, the plan is of high quality and has been carefully developed and reviewed. This is a large tract that is located in an area which can support development. The property is near major arterial streets and the testimony and report by Mr. Cornelius, the Developer's traffic engineering expert, was persuasive. None of the testimony and evidence offered by the Protestants was convincing to rebut that produced by the Developer and its experts.

Having therefore addressed all of the concerns and issues raised, it is clear that the development plan should be approved, as modified herein. The testimony and evidence presented was persuasive that the plan sufficiently complies with the development regulations as codified in the Baltimore County Code (B.C.C.). Moreover, I find that the Developer has satisfied and met those standards for approval of this PUD-R-1 plan as set forth in Section 26-206(r) of the B.C.C. For all of these reasons, I will approve the plan, consistent with the comments set forth herein.

Attention is next then turned to the Petition for Variances. The series of variances from Section 1B01.2.C.1(c) relate to a number of the individual townhouse units. These variances are necessary due to the uniqueness of the property and constraints resulting in part, from the proposed PUD development. The variances are all internal in nature and do not affect surrounding properties. The record of the case will reflect

ORDER RECEIVED FOR FILING

to

testimony offered by Mr. Martin which supports a granting of the variances.

I am persuaded that the Petitioner has adduced the requisite testimony and evidence to support a finding that the variance standards set forth within Section 307.1 of the B.C.Z.R. have been satisfied.

The other variance request relates to single family Lots 25 and 26. These two individual lots will feature houses which front Rossville Boulevard. The variance requested is appropriate here due to site constraints and the existence of the forest buffer easement immediately to the rear of these lots. The testimony of Mr. Martin was uncontradicted and persuasive that these variances should be granted.

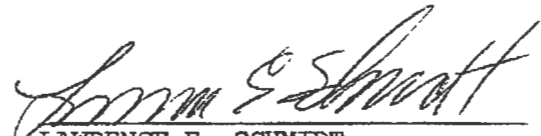
Therefore, pursuant to the zoning and development plan regulations of Baltimore County as contained within the B.C.Z.R. and Subtitle 26 of the Baltimore County Code, the advertising of the property and public hearing held thereon, the development plan shall be approved and the Petition for Variance granted, consistent with the comments contained herein and the restrictions set forth hereinafter. Moreover, I find that the Developer has satisfied and met those standards for approval of this PUD-R-1 plan as set forth in Section 26-206 of the B.C.C. For all of these reasons, I will approve the plan, consistent with the comments set forth herein.

THEREFORE, IT IS ORDERED by this Hearing Officer/Zoning Commissioner and Hearing Officer for Baltimore County this 20th day of December, 1995 that the development plan for Cedar Lane Farms, identified herein as Developer's Exhibit 1, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.), and from Section 11A of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit a distance of 15 feet from a

side building face of a group house to a public street right-of-way in lieu of the required 25 feet for Lots 1, 8, 18, 19, 31, 56, 73, 74, 94, 95, 110, 111, 124, 136, 149. and 155. Variance relief is also requested from Section 1B01.2.C.1.b of the B.C.Z.R. and Section 11A of the C.M.D.P. to permit a setback of an additional 5 feet for buildings located adjacent to arterial roadways in lieu of the required 20 feet on single family Lot Nos. 25 and 26, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 26-209 of the Baltimore County Code.


LAWRENCE E. SCHMIDT
Zoning Commissioner/Hearing
Officer for Baltimore County

LES:bjs

RECEIVED
BALTIMORE COUNTY
19/06/01
19/06/01
19/06/01







FOR SALE
For Information Call
240-375-5074
BROKER No. 3148

ZONING NOTICE
CASE # 2014-0113-A
**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**
PLACE: CHESTNUT AVE, TOWSON 21206
DATE AND TIME: MONDAY, DECEMBER 30, 2013
AT 2:30 P.M.
REQUEST: VARIANCE TO PERMIT A PROPOSED DWELLING
A REAR YARD SETBACK OF 33 FEET AND
REAR YARD SETBACK OF 33 FEET IN LINE WITH
DEVELOPMENT PLAN OF CLARK LANE, PHASE 1, LOT B-5
DAILY
PREPARED BY: SEE TO DEVELOP OR OTHER CONDITIONS ARE NECESSARY
TO COMPLY WITH THE ZONING ACT, 331
NO ONE NEEDS THIS SIGN AND POST ONE OF THEM UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



FOR SALE
For Information Call
240-375-5074
BROKER No. 3148

ZONING NOTICE
CASE # 2014-0113-A
**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**
PLACE: CHESTNUT AVE, TOWSON 21206
DATE AND TIME: MONDAY, DECEMBER 30, 2013
AT 2:30 P.M.
REQUEST: VARIANCE TO PERMIT A PROPOSED DWELLING
A REAR YARD SETBACK OF 33 FEET AND
REAR YARD SETBACK OF 33 FEET IN LINE WITH
DEVELOPMENT PLAN OF CLARK LANE, PHASE 1, LOT B-5
DAILY
PREPARED BY: SEE TO DEVELOP OR OTHER CONDITIONS ARE NECESSARY
TO COMPLY WITH THE ZONING ACT, 331
NO ONE NEEDS THIS SIGN AND POST ONE OF THEM UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

7517 rossville boulevard - Google Maps - Windows Internet Explorer provided by Baltimore County

https://maps.google.com/maps?oe=UTF-8&safe=strict&ie=UTF-8&layer=c&z=17&ll=39.359008,-76.495480&chp=13,24,2,0,0,0&chl=39.358903,-76.495541&q=7517+rossville+bo

File Edit View Favorites Tools Help

Favorites BCweb Citrix CTC Online GWmail BOnet Google ESS Court

7517 rossville boulevard - Google Maps

Google 7517 rossville boulevard

Get directions My places

7517 Rossville Blvd
Rosedale, MD 21237

Directions Search nearby more

Maps Labs - Help
Google Maps - ©2013 Google - Terms of Use - Privacy

Map Photos

© 2013 Google

Google earth

Done

start Peter Zimmerman - N... NEW ZONING PETITI... Petitions14 : Table 7517 rossville boulev... Verizon Edge - Verizo...

Internet 100% 11:24 AM

T. Joan Robinson, PhD
7515 Rossville Boulevard
Baltimore, MD 21237

December 6, 2013

Mr. Arnold Jablon
Baltimore County Permits, Approvals and Inspections
111 West Chesapeake Avenue
Towson, MD 21286

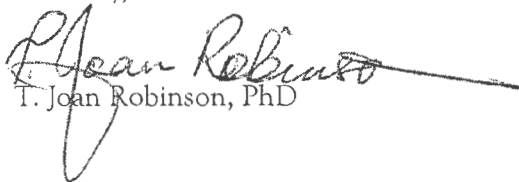
Subject: Zoning Case No. 2014-0113-A, 7517 Rossville Boulevard

Dear Mr. Jablon,

I own the property contiguous to and situated east of the property referenced above. I purchased my home in 2006.

I fully support the setback variance requested by the owner of 7517 Rossville Boulevard. I would prefer a larger house rather than a smaller house as a new neighbor. The Cedar Lane Farms homes are all around three thousand square feet. Anything substantially smaller would look out of place and negatively affect my property value. Also the variance would permit the new house to be sited farther from our common property boundary so we would both enjoy a degree of privacy. Please note my support for the variance request and enter my comments into the case file for 2014-0113-A.

Sincerely,


T. Joan Robinson, PhD



KEVIN KAMENETZ
County Executive

VINCENT J. GARDINA, *Director*
Department of Environmental Protection
and Sustainability

December 5, 2013

Mr. Galen Wallace
GW Site Services Inc.
229 Linden Ave.
Towson MD 21286

Re: 7517 Rossville Blvd. 21237
Lot 25, Cedar Lane Farms Phase I
Forest Buffer Variance
Tracking No. 06-13-1714

Dear Mr. Wallace:

A request for a variance from Baltimore County Code Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains was received by this Department on November 8, 2013. This request proposes to impact 266 square feet of the 35-foot principal structure forest buffer setback for construction of a dwelling. The requested reduction results in a 23-foot setback off the northwestern corner of the proposed dwelling, and a 27-foot setback off the northwestern corner of the proposed garage. The applicant proposes installation of a permanent fence on the rear property line that is also the forest buffer easement limit.

This Department has reviewed your request, and has determined that a practical difficulty and unreasonable hardship exists in that the building envelope on this lot is not large enough to accommodate a practical house and garage and meet all the required setbacks. The forest buffer is already in an easement and there will be no encroachment into the buffer. In addition, an existing drainage and utility easement runs along the forest buffer limits and includes 5 to 6-feet within the forest buffer. In an effort to minimize the principal structure forest buffer setback impacts, the applicant also proposes reduction of the front setback required by the Department of Permits, Approvals and Inspections. Therefore, this Department finds that the potential for impacts to water quality and aquatic resources as a result of this proposal are minimized.

Based on this review, the development of this residential property with the proposed impacts to the principal structure forest buffer setback meets the requirements of Baltimore County Code Section 33-3-106. The approval is subject to the following conditions to minimize water quality impacts:

1. The following note must appear on all plans submitted for this project:

"On December 5, 2013, a variance was granted by the Baltimore County Department of Environmental Protection and Sustainability from Baltimore County Code Article 33, Title 3, Protection of Water Quality, Streams, Wetlands and Floodplains for impacts to the principal structure forest buffer setback for the dwelling located on lot 25, Cedar Lane Farms Phase I. Conditions were placed on this variance to minimize water quality impacts."

Mr. Galen Wallace
7517 Rossville Blvd.
Lot 25, Cedar Lane Farms Phase I
Forest Buffer Variance
Tracking No. 06-13-1714
December 5, 2013
Page 2

2. The Forest Buffer "Do Not Disturb" signs shall remain along the forest buffer easement limits. Because of the presence of the sanitary sewer, and the drainage and utility easement that is partially within the buffer, the permanent fence will not be required by this Department.
3. The proposed reduction of the setback on the Rossville Boulevard side of the property requires Baltimore County Zoning approval. Please contact the Zoning Review section of the Department of Permits, Approvals and Inspections at 410-887-3391 concerning this matter.

It is the intent of this Department to approve this variance subject to the above conditions. Any changes to site layout may require approval of an amended variance request.

Please have the property owner sign the statement at the end of this letter, and return the signed original of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of plans for this project.

If you have any questions regarding this correspondence, please contact Paul Dennis at (410) 887-3980.

Sincerely yours,



Vincent J. Gardina
Director

VJG: pad

shreir\paul\fbv\ rossvilleblvd7517fbv.doc

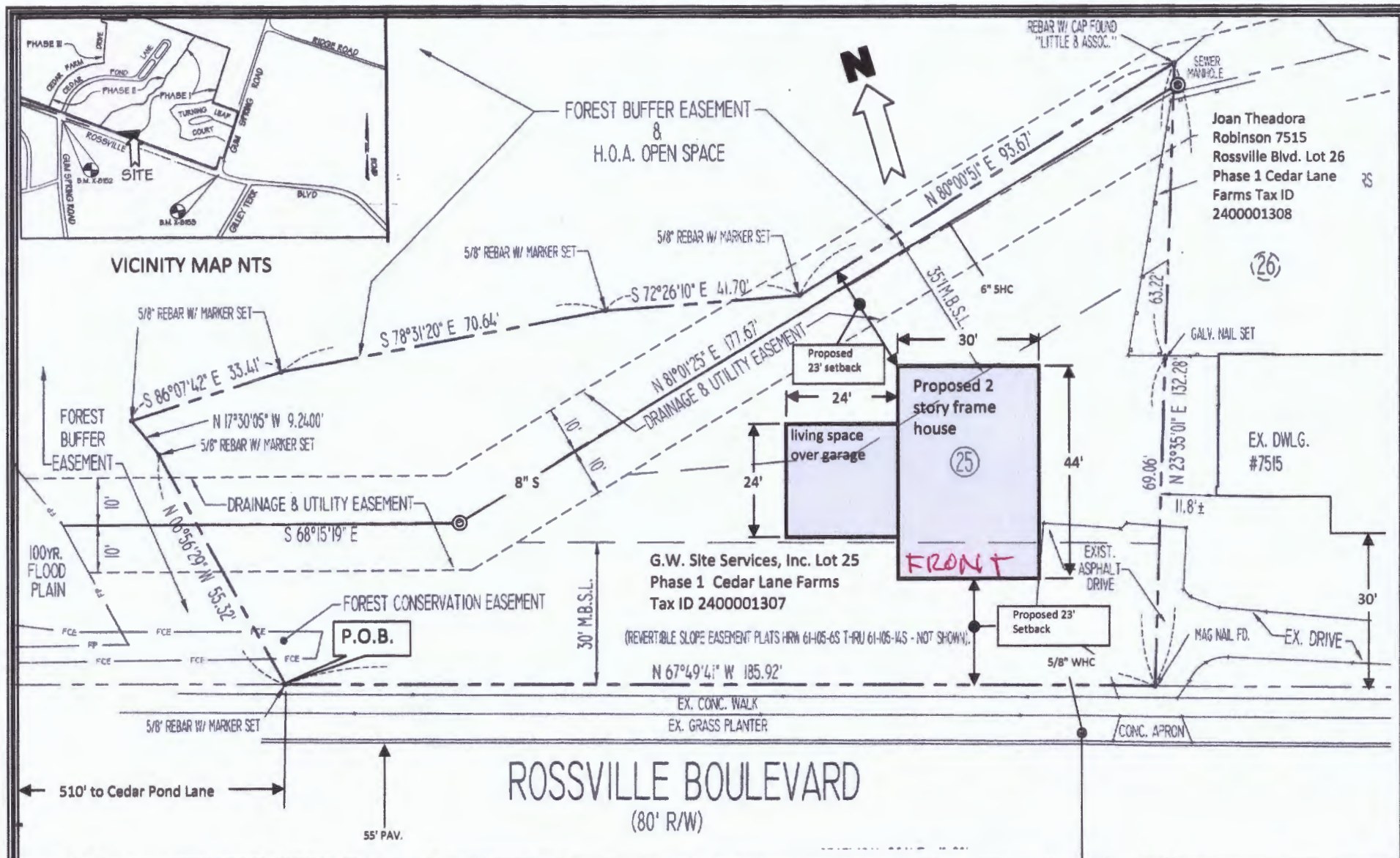
I/we agree to the above conditions to bring my/our property into compliance with Baltimore County Code Article 33. Environmental Protection And Sustainability, Title 3. Protection Of Water Quality, Streams, Wetlands, And Floodplains:

_____ Property Owner/Developer	_____ Date	_____ Property Owner/Developer	_____ Date
-----------------------------------	---------------	-----------------------------------	---------------

Printed Name

Printed Name

shreir\paul\fbv\rossvilleblvd7517fbv

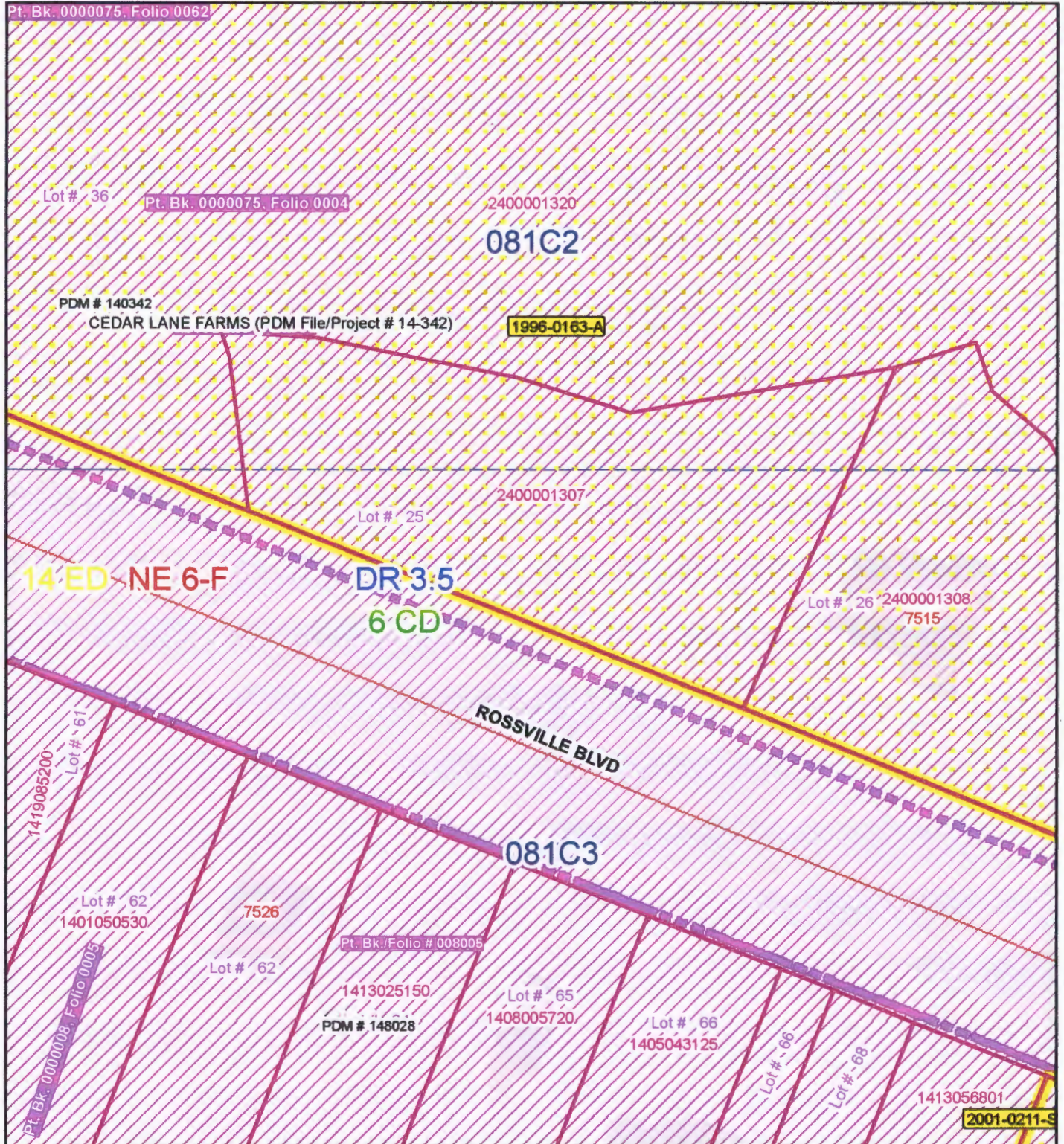


Zoning: DR3.5, Existing Use: Vacant, Proposed Use: Residential
 Prior Zoning Hearings: ~~None~~ 96-163-A
 Area: 17,641 Sf., 0.405 AC +/-
 Public water and sewer - yes
 Not in a flood plain, Chesapeake Bay Critical Area, not historic

PLAN TO ACCOMPANY PETITION FOR ADMINISTRATIVE VARIANCE FOR:
 7517 Rossville Boulevard, Baltimore, Maryland 21237
 Owner: G.W. Site Service, Inc. 229 Linden Ave. Towson, MD 21286
 Deed ref. 34342/461 Tax ID 2400001307 GIS Maps 081C2 & 081C3
 LOT 25, Phase 1 Cedar Lane Farms (S.M. 75-04) TAX MAP #81, PARCEL #1263
 14TH ELECTION DISTRICT 6th Councilmanic District, BALTIMORE COUNTY, MD Scale: 1" = 30'
 November 5, 2013

Item #0113 RJD

Lot 25, Cedar Lane Farms, Rossville Blvd



Publication Date: 11/6/2013



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0113