

IN RE: PETITIONS FOR SPECIAL HEARING *

AND VARIANCE

(303 S. Rolling Road) *

1st Election District

1st Council District *

Michael A. Jacobus & Cary G. Barbin, *

Legal Owners *

Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2014-0267-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of the legal owners. The Special Hearing was filed pursuant to §500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a minimum net lot area of 13,600 sq. ft. in lieu of the required 20,000 sq. ft. The variance petition seeks relief from B.C.Z.R. §1B02.3.C.1 to permit a minimum lot width of 80 ft. in lieu of the required 100 ft.

A related case (No. 2014-0268-SPHA) concerning the adjoining parcel (referenced as 303A Rolling Road) was heard at the same time. Appearing at the public hearing in support of the requests was Michael A. Jacobus and Cary G. Barbin. Bruce E. Doak, from Bruce E. Doak Consulting, LLC (whose firm prepared the site plan) appeared on behalf of the Petitioners. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. The adjoining neighbors at 301 S. Rolling Road (Harold Rose and Sandra O'Connor) attended the hearing and opposed the relief. Substantive Zoning Advisory Committee (ZAC) comments were submitted by the Department of Planning (DOP) dated July 16, 2014.

The Petition filed in Case No. 2014-0268-SPHA will be denied, and the relief requested in this case is predicated upon the grant of that Petition. As such, this case will be dismissed as

moot.

ORDER RECEIVED FOR FILING

Date 8-4-14

By [Signature]

THEREFORE, IT IS ORDERED this 4th day of August, 2014, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R) to permit a minimum net lot area of 13,600 sq. ft. in lieu of the required 20,000 sq. ft., be and is hereby DISMISSED without Prejudice, as MOOT.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to B.C.Z.R. §1B02.3.C.1 to permit a minimum lot width of 80 ft. in lieu of the required 100 ft., be and is hereby DISMISSED.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date_____

By_____



KEVIN KAMENETZ
County Executive

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

August 4, 2014

Bruce E. Doak
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, Maryland 21053

RE: Petitions for Special Hearing and Variance
Property: 303 S. Rolling Road
Case No.: 2014-0267-SPHA

Dear Mr. Doak:

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

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

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Harold Rose and Sandra O'Connor, 301 S. Rolling Road, Baltimore, MD 21228



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 #303 SOUTH ROLLING ROAD which is presently zoned DR2
 Deed References: JLE 34265/44 10 Digit Tax Account # 0108300190
 Property Owner(s) Printed Name(s) MICHAEL A. JACOBUS & CARY G. BARBIN

(SELECT THE HEARING(S) BY MARKING **X** 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

SEE ATTACHED SHEET

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 SHEET

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 THE 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

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):

MICHAEL A. JACOBUS / CARY G. BARBIN
 Name #1 - Type or Print Name #2 - Type or Print

Signature #1

Signature #2

303 SOUTH ROLLING ROAD BALTIMORE MO
 Mailing Address City State

21220 / 912-580-7161 /
 Zip Code Telephone # Email Address

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
 Name - Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MO
 Mailing Address City State

21053 / 410-419-4906 /
 Zip Code Telephone # Email Address

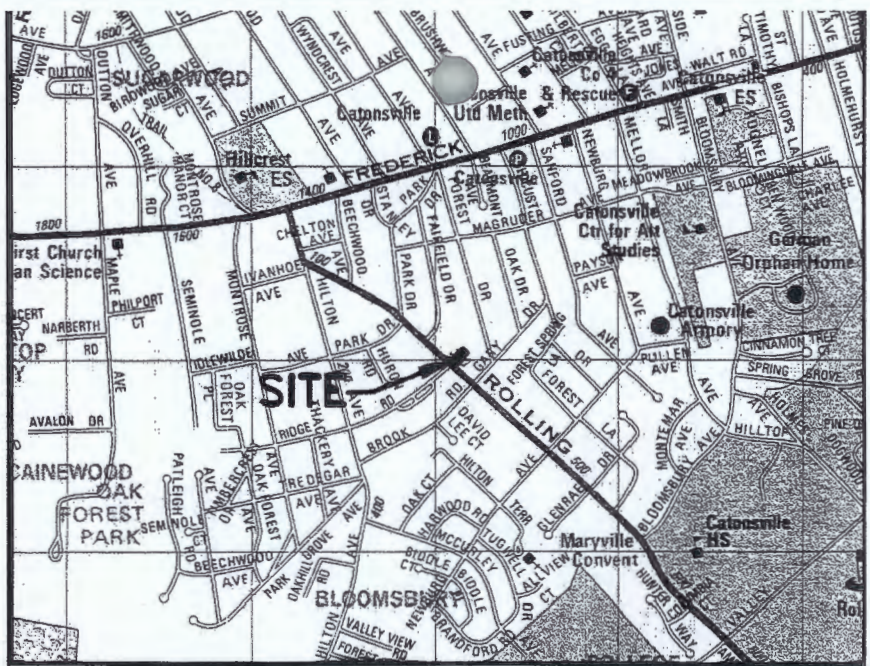
BD@BRUCEDOAKCONSULTING.COM

Do Not Schedule Dates:

Reviewer JCM

CASE NUMBER 2014-0267-SHA Filing Date 6/11/14

COMPANION CASE: 2014-0268-SHA



Vicinity Map — Scale: 1" = 2000'

ADC The Map People — Permitted Use # 20612205

PETITION REQUESTS # 303 A SOUTH ROLLING ROAD

Variances

1. To permit a side yard setback of 15 feet in lieu of the required 25 feet and a side yard setback sum of 30 feet in lieu of the required 40 feet per Section 1B02.3C1 (BCZR)
2. To permit a minimum lot width of 50 feet in lieu of the required 100 feet per Section 1B02.3C1 (BCZR)

Special Hearing

1. To permit a minimum net lot area of 8500 square feet in lieu of the required 20,000 square feet per Section 1B02.3C1 (BCZR)

PETITION REQUESTS # 303 SOUTH ROLLING ROAD

Variances

1. To permit a minimum lot width of 80 feet in lieu of the required 100 feet per Section 1B02.3C1 (BCZR).

Special Hearing

1. To permit a minimum net lot area of 13,600 square feet in lieu of the required 20,000 square feet per Section 1B02.3C1 (BCZR).

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

Zoning Description

#303 South Rolling Road
First Election District First Councilmanic District
Baltimore County, Maryland

Beginning at a point on the north side of South Rolling Road, approximately 25 feet northerly from the center line of said South Rolling Road and approximately 130 feet northeasterly of the centerline of Ridge Road.

The subject property being Lot 48 of the plat entitled "Summit Park", dated February 4, 1927 and recorded in the land records of Baltimore County in Plat Book WPC 8, folio 75.

Containing 13,600 square feet of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Land Use Expert and Surveyor

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2014-0267-SPHA

Property Address: #303 SOUTH ROLLING ROAD

Property Description: 166' W. NORTHEAST SIDE OF ROLLING ROAD
160' NWLY FROM INTERSECTION OF GARY DRIVE

Legal Owners (Petitioners): MICHAEL A. JACOBUS ; CARY G. BARBIN

Contract Purchaser/Lessee: NA

PLEASE FORWARD ADVERTISING BILL TO:

Name: MICHAEL A. JACOBUS

Company/Firm (if applicable): _____

Address: 303 SOUTH ROLLING ROAD

BALTIMORE MD 21228

Telephone Number: 912-580-7161

Revised 5/20/2014

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

No. **112229**

Date: **6/11/14**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/12/2014 6/11/2014 11:23:40 5

REG US05 WALKIN 8005 LRB
RECEIPT # 741270 6/11/2014 GFLH

5 528 ZONING VERIFICATION
CE NO. 112229

Recpt Tot 1300.00
1300.00 CK 1.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				300. —

Total: **300. —**

Rec From: **B. DOAK**

For: **CASES: 2014-0267-SPHA**
2014-0268-SPHA

DISTRIBUTION

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

**CASHIER'S
VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

July 11, 2014

Re:

Case Number: 2014- 0267-SPHA

Petitioner / Developer: Michael Jacobus & Cary Barbin

Date of Hearing: July 31, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

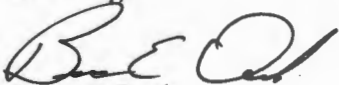
Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at **303 South Rolling Road**.

The sign(s) were posted on **July 10, 2014**.

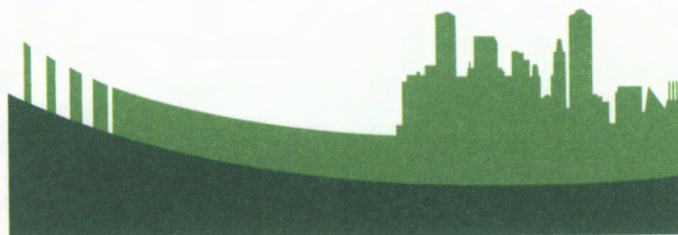
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

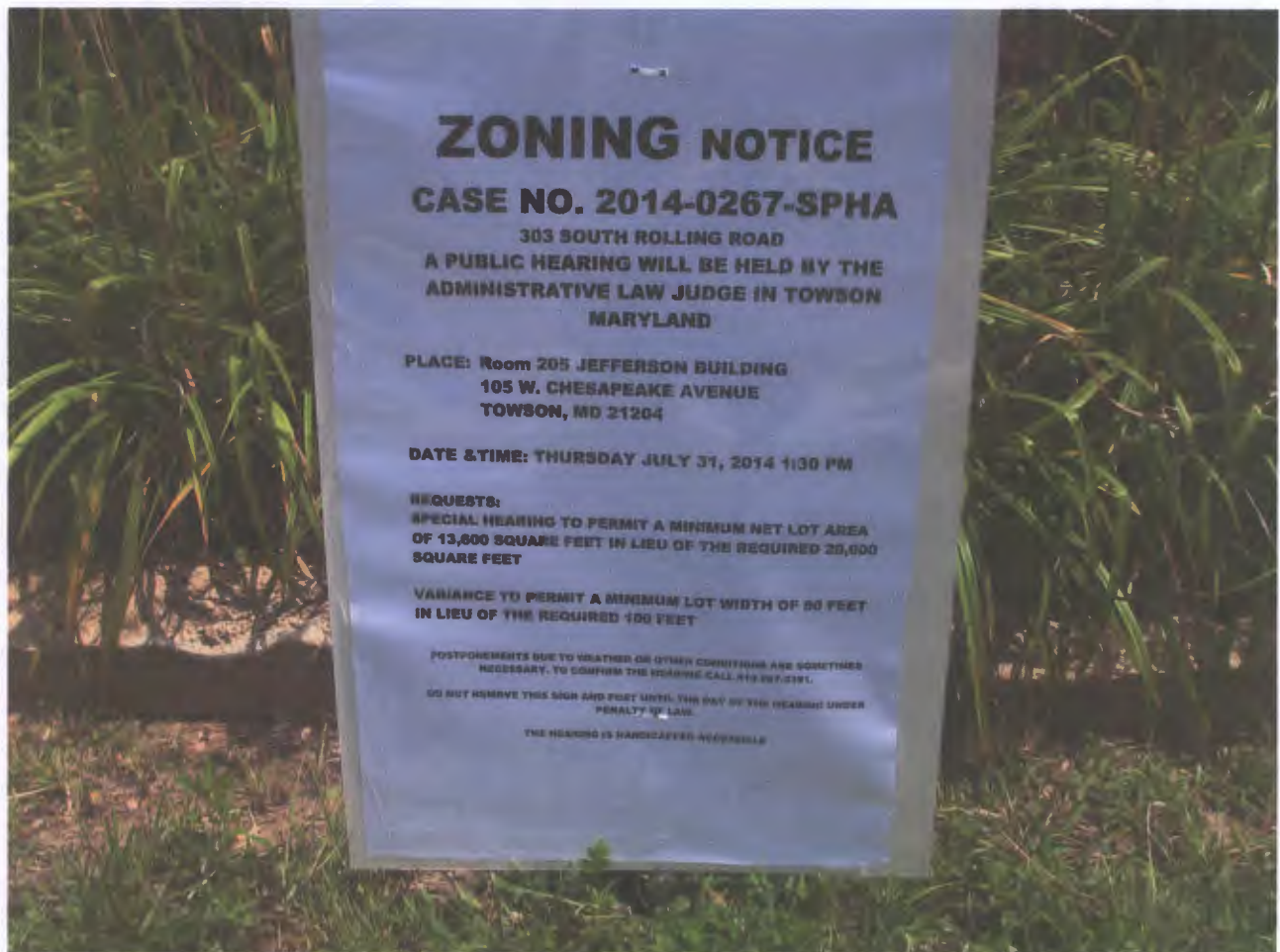


Land Use Expert and Surveyor



ZONING NOTICE
CASE NO. 2014-0267-SPHA
303 SOUTH ROLLING ROAD
A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE



ZONING NOTICE
CASE NO. 2014-0267-SPHA
303 SOUTH ROLLING ROAD
A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE IN TOWSON
MARYLAND

PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MD 21204

DATE & TIME: THURSDAY JULY 31, 2014 1:30 PM

REQUESTS:
SPECIAL HEARING TO PERMIT A MINIMUM NET LOT AREA
OF 13,600 SQUARE FEET IN LIEU OF THE REQUIRED 20,000
SQUARE FEET

VARIANCE TO PERMIT A MINIMUM LOT WIDTH OF 50 FEET
IN LIEU OF THE REQUIRED 100 FEET

POSTPONEMENTS DUE TO WEATHER OR OTHER CIRCUMSTANCES ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-587-3191.

DO NOT REMOVE THIS SIGN AND FEET UNTIL THE DAY OF THE HEARING UNDER
PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 10, 2014

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, the publication appearing on July 10, 2014.

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

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: #2014-0267-SPHA

303 South Rolling Road
NE/s of Rolling Road, 160 ft. NW from intersection of Gary Drive

1st Election District - 1st Councilmanic District

Legal Owner(s): Michael Jacobus & Cary Barbin

Special Hearing to permit a minimum net lot area of 13,600 sq. ft. in lieu of the required 20,000 sq. ft. **Variance** to permit a minimum lot width of 80 ft. in lieu of the required 100 ft.

Hearing: Thursday, July 31, 2014 at 1:30 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.

7/224 July 10

986136



KEVIN KAMENETZ
County Executive

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

July 1, 2014

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: 2014-0267-SPHA

303 South Rolling Road
NE/s of Rolling Road, 160 ft. NW from intersection of Gary Drive
1st Election District – 1st Councilmanic District
Legal Owners: Michael Jacobus & Cary Barbin

Special Hearing to permit a minimum net lot area of 13,600 sq. ft. in lieu of the required 20,000 sq. ft. Variance to permit a minimum lot width of 80 ft. in lieu of the required 100 ft.

Hearing: Thursday, July 31, 2014 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Michael Jacobus, Cary Barbin, 303 S. Rolling Road, Baltimore 21228
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 11, 2014.**
- (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 10, 2014 Issue - Jeffersonian

Please forward billing to:

Michael Jacobus
303 South Rolling Road
Baltimore, MD 21228

912-580-7161

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: 2014-0267-SPHA

303 South Rolling Road

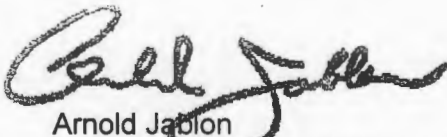
NE/s of Rolling Road, 160 ft. NW from intersection of Gary Drive

1st Election District – 1st Councilmanic District

Legal Owners: Michael Jacobus & Cary Barbin

Special Hearing to permit a minimum net lot area of 13,600 sq. ft. in lieu of the required 20,000 sq. ft. Variance to permit a minimum lot width of 80 ft. in lieu of the required 100 ft.

Hearing: Thursday, July 31, 2014 at 1:30 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: September 4, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2014-0267-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on September 3, 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 SPECIAL HEARING	*	BEFORE THE OFFICE
AND VARIANCE		
303 Rolling Road S; NE/S Rolling Road,	*	OF ADMINISTRATIVE
160' NW of Gary Drive		
1 st Election & 1 st Councilmanic Districts	*	HEARINGS FOR
Legal Owner(s): Michael Jacobus & Cary Barbin	*	BALTIMORE COUNTY
Petitioner(s)	*	
	*	2014-267-SPHA

* * * * *

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 20 2014

.....]

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 20th day of June, 2014, a copy of the foregoing Entry of Appearance was mailed Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CASE NO. 2014-0267-SPHA

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

6/23

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

N/C

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

FIRE DEPARTMENT

7/16

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

C

6/17

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

7/10/14

SIGN POSTING

Date:

7/10/14

by

DOCK

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

July 24, 2014

Michael A Jacobus
Cary G Barbin
303 South Rolling Road
Baltimore MD 21228

RE: Case Number: 2014-0267 SPHA, Address: #303 South Rolling Road

Dear Mr. Jacobus & Mr. Barbin:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 11, 2014. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Bruce E Doak, Bruce E Doak Consulting, 3801 Baker Schoolhouse Road, Freeland MD 21053

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



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

Date: 6/17/14

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

RE: Baltimore County
Item No. 2014-0267-SPHA
Special Hearing Variance
Michael A. Jacobus &
Gary C. Barbin -
303 Rolling Road South
MD 1166

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 6/16/14. A field inspection and internal review reveals that an entrance onto MD166 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2014-0267 SPHA.

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

Sincerely,

Steven D. Foster, Chief/
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

Debra Wiley - RE: Service Request Form Cary Barbin hearing 7-31-14.docx

From: Julie Sanders
To: bdoak@bruceedoakconsulting.com
Date: 7/30/2014 9:29 AM
Subject: RE: Service Request Form Cary Barbin hearing 7-31-14.docx
CC: Wiley, Debra
Attachments: image003.jpg

Good Morning,

FYI: Ms. Phan will meet you in the hearing room at 1:15 tomorrow.

>>> Trisha Pinckney <tpinckney@dantlicorp.com> 7/29/2014 4:30 PM >>>
Hello,

Thank you kindly for the opportunity to support Baltimore County in this effort.

Ms. Nguyet Phan ("New-Et" "Fan") will be providing the sign language interpretation service on July 31, 2014.

Ms. Phan is a fluent sign language speaker and most of her experience has been obtained from training, education, and having a deaf sister. She is proficient in the deaf culture and is currently pursuing a degree in Sign Language Interpretation from Gallaudet University in Washington, D.C. Ms. Phan has been with Dantli Corp for over a year and has provided superior service to previous clients.

Please let me know if you need anything else.

Thank you again for this opportunity. We look forward to supporting Baltimore County.

Warmest Regards,

Trisha Pinckney

Trisha Pinckney
President
Dantli Corp
(office) 301-769-6933
(cellular) 301-821-7974



www.dantlicorp.com
EDWOSB, MBE/DBE, SWaM Certified Small Business

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: June 23, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For June 23, 2014
Item No. 2014-0225, 0265, 0266, 0267, 0268 and 0269

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\ZAC06232014 -.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 9, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 303 Rolling Road

JUL 21 2014

INFORMATION:

Item Number: 14-267

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Michael Jacobus

Zoning: DR 2

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a Special Hearing to permit a minimum net lot area of 13,600 square feet in lieu of the required 20,000 square feet and a variance to permit a minimum lot width of 80 feet in lieu of the required 100 feet.

The Department of Planning does not object to the petitioner's Special Hearing request to essentially create an undersized lot in DR 2. While the lot is smaller than lots located on Rolling Road, there are lots of similar sizes nearby on Ridge Road. The proposed setbacks for the proposed dwelling are also similar to existing setbacks on Ridge Road. Therefore the Department of Planning also has no objection to the petitioner's variance requests.

The following comments also need to be addressed before Planning can give approval:

1. The proposed dwelling should share the existing driveway with 303 Rolling Road to reduce the number of curb cuts on Rolling Road.
2. Show the building materials and colors for the proposed elevations on the site plan.

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

Division Chief: _____
AVA/LL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 16, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 303A Rolling Road

RECEIVED

INFORMATION:

JUL 21 2014

Item Number: 14-267 and 14-268

Petitioner: Michael Jacobus

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: DR 2

Requested Action: Special Hearing, Variance

SUMMARY OF RECOMMENDATIONS:

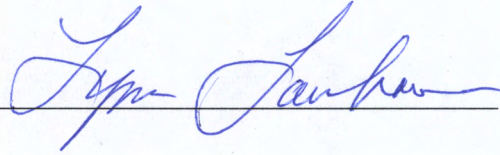
The Department of Planning has reviewed the petitioner's request and accompanying site plan. The petitioner is seeking a Special Hearing to permit a minimum net lot area of 8,500 square feet in lieu of the required 20,000 square feet for the existing vacant lot at 303-A Rolling Road. The petitioner is also seeking variance requests to permit a side yard setback of 15 feet in lieu of the required 25 feet and a side yard setback sum of 30 feet in lieu of the required 40 feet as well as a request to permit a minimum lot width of 50 feet in lieu of the required 100 feet. The petitioner is also seeking a Special Hearing to permit a minimum net lot area of 13,600 square feet in lieu of the required 20,000 square feet and a variance to permit a minimum lot width of 80 feet in lieu of the required 100 feet for the existing house at 303 Rolling Road.

The Department of Planning does not object to the petitioner's Special Hearing request for an undersized lot in DR 2. While the lot is smaller than lots located on Rolling Road there are lots of similar size nearby on Ridge Road. The proposed setbacks for the proposed dwelling are also similar to existing setbacks on Ridge Road. Therefore the Department of Planning also has no objection to the petitioner's variance subject to the following conditions:

1. The proposed dwelling should share the existing driveway with 303 Rolling Road to reduce the number of curb cuts on Rolling Road. Show the driveway reconfiguration correctly to access the proposed garage.
2. Show the building materials and colors for the proposed elevations for 303-A on the site plan.
3. Show the house on the lot at the required front average setback per section 303.1 of the Baltimore County Zoning Regulations.

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

Division Chief:
AVA/LL

A handwritten signature in blue ink, appearing to read "Lynn Lamber", is written over a horizontal line.

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 01 Account Number - 0108300190			
Owner Information					
Owner Name:		JACOBUS MICHAEL A BARBIN CARY G		Use: RESIDENTIAL	
Mailing Address:		303 S ROLLING RD BALTIMORE MD 21228- 6718		Principal Residence: YES	
				Deed Reference: /34265/ 00044	
Location & Structure Information					
Premises Address:		303 S ROLLING RD BALTIMORE MD 21228- 6718		Legal Description: 303 S ROLLING RD NE SUMMIT PARK	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0008/ 0075
0101	0007	1091		0000	F 48 2013
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area	
1929		1,144 SF		13,600 SF	
Property Land Area		County Use			
13,600 SF		04			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1.000000	NO	STANDARD UNIT	FRAME	1 full	1 Detached
Last Major Renovation					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2013		07/01/2013	
Land:	159,400	120,400			
Improvements	137,400	122,300			
Total:	296,800	242,700		242,700	
Preferential Land:	0			0	
Transfer Information					
Seller: FRANCO-VALIENTE CARMEN		Date: 09/25/2013		Price: \$270,000	
Type: ARMS LENGTH MULTIPLE		Deed1: /34265/ 00044		Deed2:	
Seller: FRANCO-VALIENTE CARMEN		Date: 09/29/2011		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /31233/ 00411		Deed2:	
Seller: FRANCO-VALIENTE CARMEN		Date: 03/01/2004		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /19675/ 00173		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2013		07/01/2014	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:	Special Tax Recapture:				
Exempt Class:	NONE				
Homestead Application Information					
Homestead Application Status: Approved 11/12/2013					

Baltimore County

New Search (<http://sdats.resiusa.org/RealProperty>)District: **01** Account Number: **0108300190**

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 should be reported to the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

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

Property maps provided courtesy of the Maryland Department of Planning ©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

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the Maryland Department of Planning ©2011.

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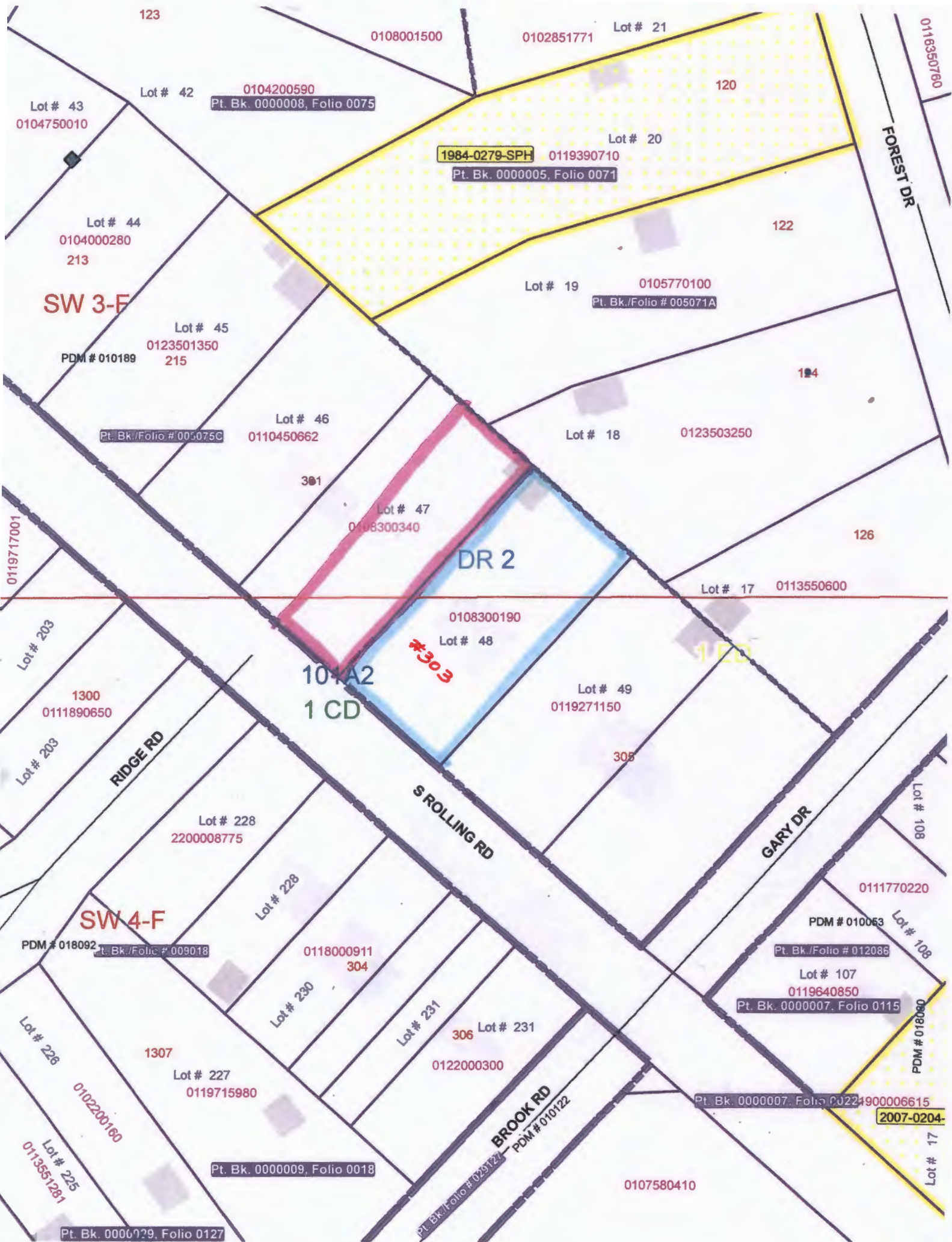
(<http://imsweb05.mdp.state.md.us/website/mosp/>)

Loading... Please Wait... Please Wait...



CASE NAME JACOBUS/BARBIN
CASE NUMBER 2014-267-SPHA
DATE 7/31/14 2014-268-SPAD

[illegible]



SITE INFORMATION

1. Ownership: Michael A. Jacobus & Cary G. Barbin
2. Address of owners: 303 South Rolling Road Baltimore, MD 21228
3. 303A South Rolling Road Baltimore, MD 21228
Deed references / Tax acc. #s / Acreage / Tax Map / Parcel:
SM 34265 / 44 01-08-300340 8500 Sq. Ft. (SDAT) TM 101 / Parcel 1091
- 303 South Rolling Road Baltimore, MD 21228
Deed references / Tax acc. #s / Acreage / Tax Map / Parcel:
SM 34265 / 44 01-08-300190 13600 Sq. Ft. (SDAT) TM 101 / Parcel 1091
3. Proposed use of the property: Single family residence
4. Election District: 01 Councilmanic District: 1
ADC Map: 481788 GIS tile: 101A2 Position sheet: 125W24 & 135W24
Census tract: 400400 Census block: 240054004003013
Schools: Hillcrest ES Catonsville MS Catonsville HS
7. The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 101A2 and the information provided by Baltimore County on the internet.
8. Improvements: Vacant

ZONING

Zoning: DR 2 There are no previous zoning cases on the subject parcels.

ENVIRONMENTAL

Watershed: Patapsco River URDL land type: 0

1. The proposed dwelling will be served by public water and sewer.
2. The subject property is not in the Chesapeake Bay Critical Area.

PLANNING

Regional Planning District: Catonsville District Code: 324 Growth Tier: Public sewer & inside URDL Area

The subject property is located in the Catonsville and Summit Park National Register Historic District

PROPOSED DEVELOPMENT

To construct a two story dwelling with a garage for a family member on an adjacent vacant lot.

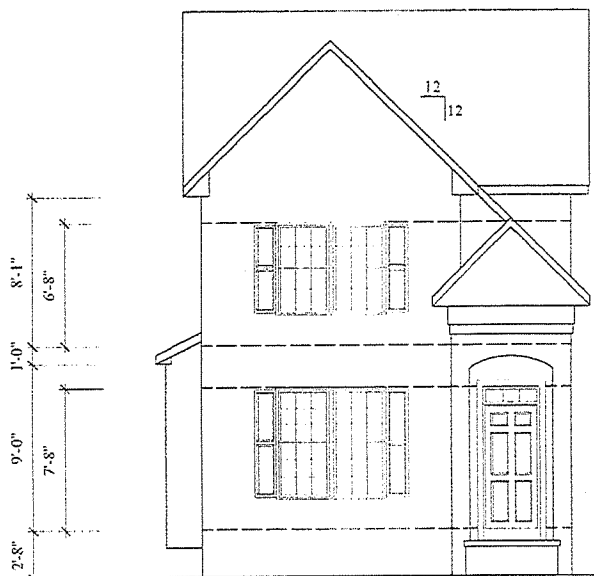
PARKING CALCULATIONS

Residential use- 2 spaces required
2 spaces provided (shown)

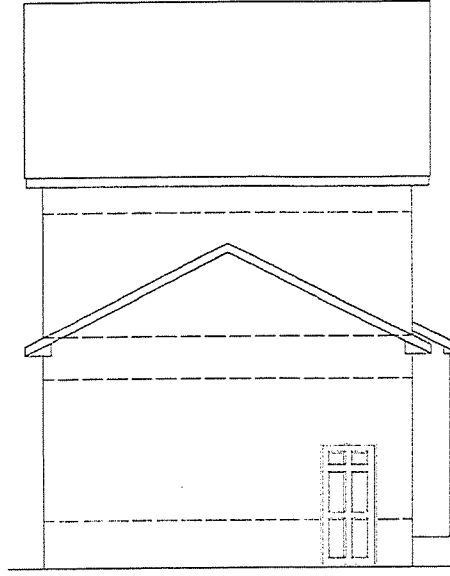
Access for the proposed dwelling will be provided by the existing driveway and shared with the residents of #303 S. Rolling Road. An access, maintenance and use agreement will be recorded.



COLOR ELEVATION



FRONT ELEVATION



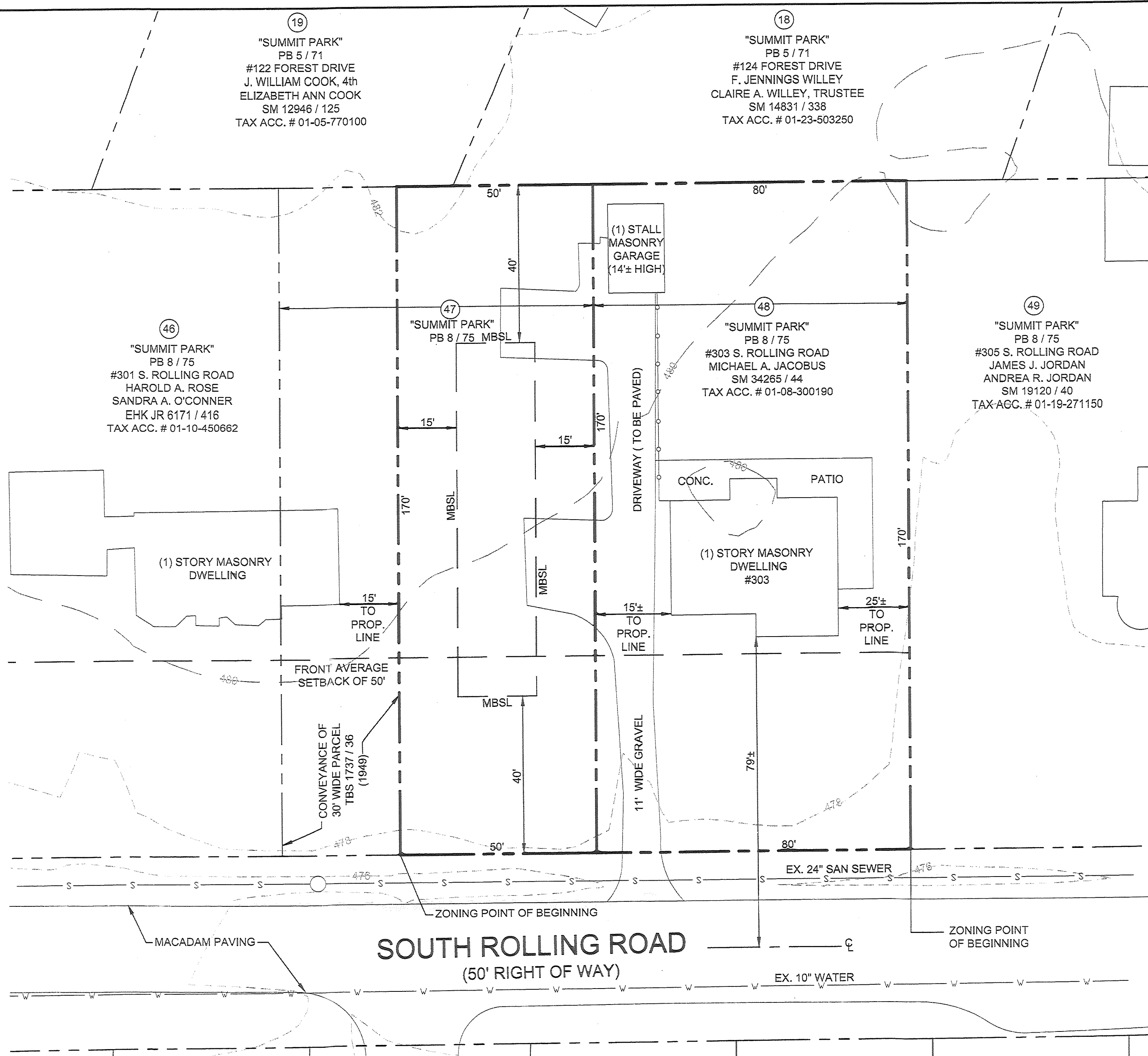
REAR ELEVATION



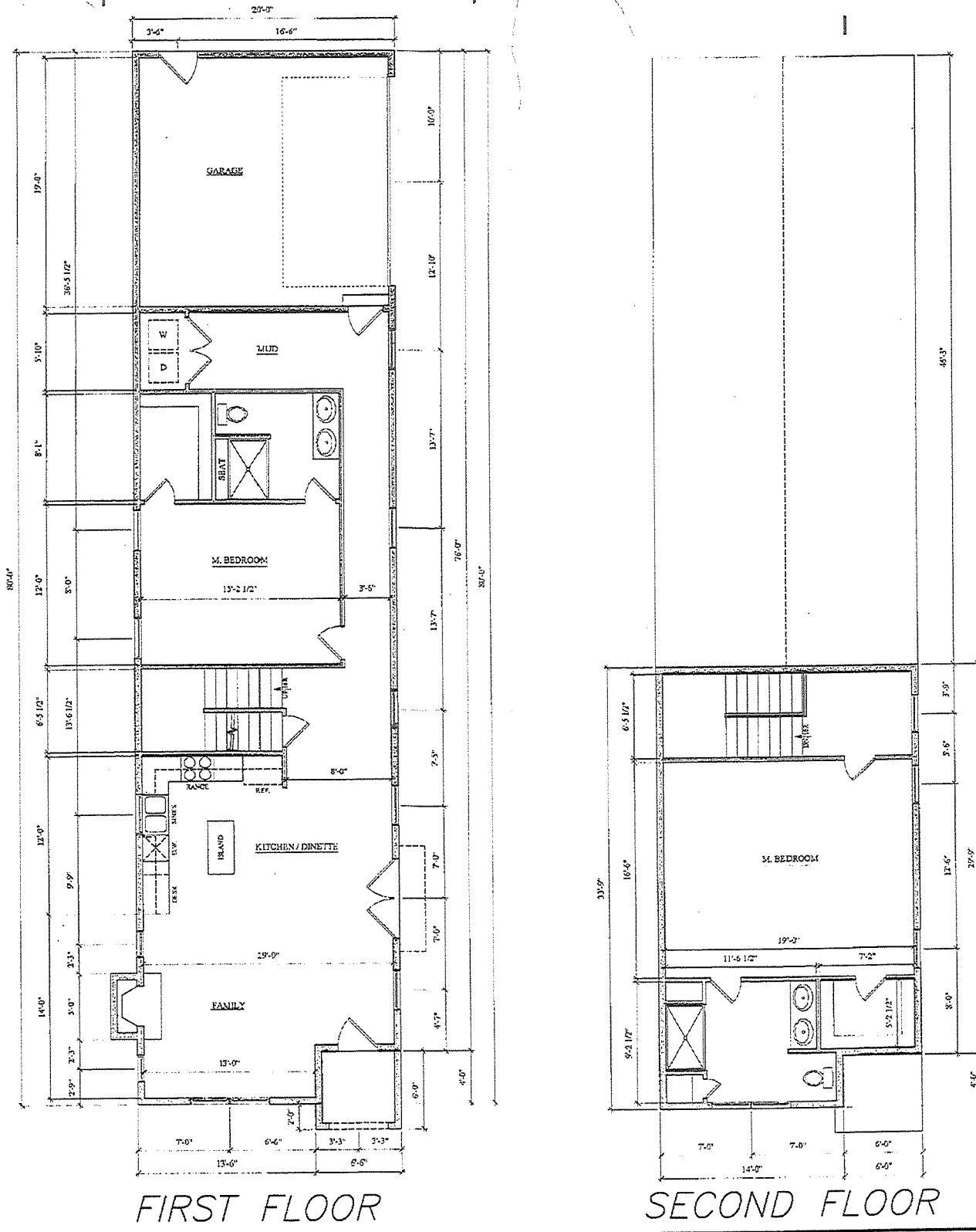
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

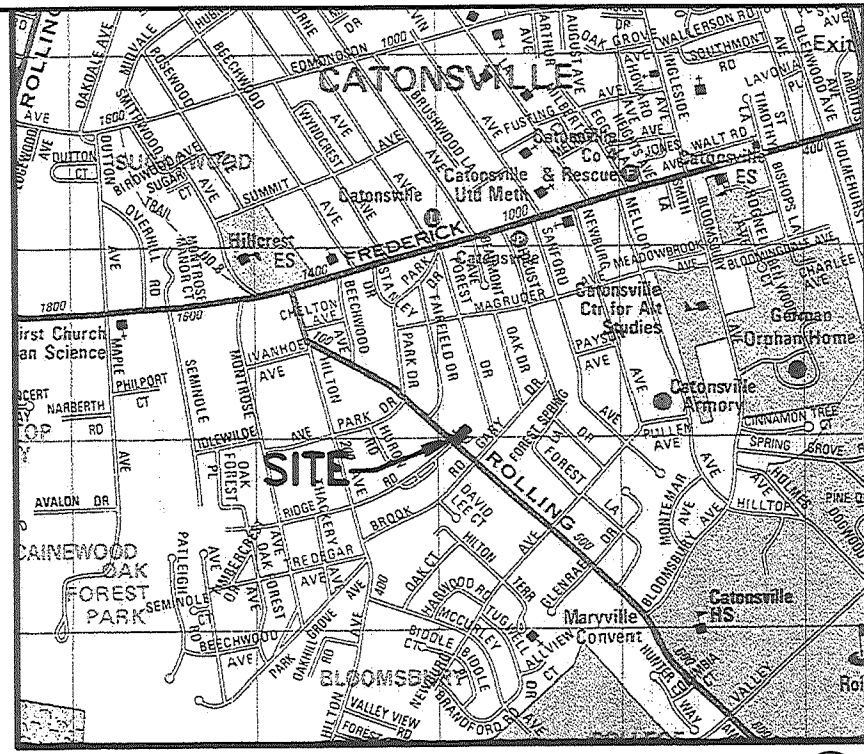


PROPOSED HOUSE TO BE BUILT ON
303 A SOUTH ROLLING ROAD



FIRST FLOOR

SECOND FLOOR



Vicinity Map - Scale: 1" = 2000'
ADC The Map People - Permitted Use # 20612205

PETITION REQUESTS # 303 A SOUTH ROLLING ROAD

- Variances
1. To permit a side yard setback of 15 feet in lieu of the required 25 feet and a side yard setback sum of 30 feet in lieu of the required 40 feet per Section 1802.3C1 (BCZR)
2. To permit a minimum lot width of 50 feet in lieu of the required 100 feet per Section 1802.3C1 (BCZR)
- Special Hearing
1. To permit a minimum net lot area of 8500 square feet in lieu of the required 20,000 square feet per Section 1802.3C1 (BCZR)

PETITION REQUESTS # 303 SOUTH ROLLING ROAD

- Variances
1. To permit a minimum lot width of 80 feet in lieu of the required 100 feet per Section 1802.3C1 (BCZR).
- Special Hearing
1. To permit a minimum net lot area of 13,600 square feet in lieu of the required 20,000 square feet per Section 1802.3C1 (BCZR).



REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A PETITION
FOR BOTH
#303 A SOUTH ROLLING ROAD &
#303 SOUTH ROLLING ROAD
BALTIMORE COUNTY, MARYLAND
1st ELECTION DISTRICT 1st COUNCILMANIC DISTRICT



Date: 6/10/2014
Scale: 1"=20'