



KEVIN KAMENETZ
County Executive

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

August 20, 2014

John B. Gontrum, Esquire
One W. Pennsylvania Avenue
Suite 300
Towson, Maryland 21204

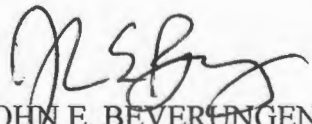
RE: Petition for Variance
Property: 41 Stemmers Run Road
Case No. 2014-0279-A

Dear Mr. Gontrum:

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,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:slh
Enclosure

IN RE: PETITION FOR VARIANCE
(41 Stemmers Run Road)
15th Election District
7th Council District
R & B Development Company
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2014-0279-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed on behalf of the legal owner of the subject property. As filed, the Petition seeks variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows (1) to allow a front yard setback of 29 ft. in lieu of the required 30 ft. to allow a rear yard setback of 22 ft. in lieu of the required 30 ft. pursuant to §1B01.2.C.1.a; and (2) that the total setback between buildings is 22 ft. in lieu of 60 ft. pursuant to §1B01.2.C.1.e. The Petition was amended at the hearing to reflect a proposed 21' front yard setback in lieu of the required 30'. The Petitioner explained that the existing building to be razed has an 8' deep front porch, and that the surveyor failed to include this dimension in calculating the setback for the proposed new structure. The subject property and requested relief is more fully depicted on the amended site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the public hearing in support of the request was Susan Clancy, Donna Rolnick and licensed surveyor J. Scott Dallas. The Petition was advertised and posted as required by the B.C.Z.R. There were no Protestants in attendance, and the file does not contain any letters of opposition. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP) (which supports the request provided the new

ORDER RECEIVED FOR FILING

Date 8/20/14

By Sen

building serve only the apartment complex, and not be used for commercial purposes) and from the Bureau of Development Plans Review (DPR), indicating that a landscape plan is required.

The property is approximately 4.054± acres and is zoned BL and DR 16. The property is improved with an apartment complex known as Townhomes at Rivers Crossing. The site is also improved with an older building (constructed in approximately 1940) that serves as an office for the complex. Petitioner proposes to raze this structure and construct in its place an attractive and modern office and community building. To do so requires variance relief.

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 irregularly shaped and is therefore unique.

Petitioner would experience a practical difficulty if the regulations were strictly interpreted, because it would be unable to construct a more modern (and ADA compliant) community building for the apartment complex. The variance can be granted in harmony with the B.C.Z.R. and without negatively impacting the health, safety and welfare of the community. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 20th day of August, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Baltimore County Zoning Regulation (B.C.Z.R.) as follows: (1) to allow a front yard setback of 21 ft. in lieu of the required 30 ft., and to allow a rear yard setback of 22 ft. in lieu of the required 30 ft., pursuant to §1B01.2.C.1.a; and (2) to allow a total setback between buildings of 22 ft. in lieu of 60 ft. pursuant to §1B01.2.C.1.e, be and is hereby GRANTED.

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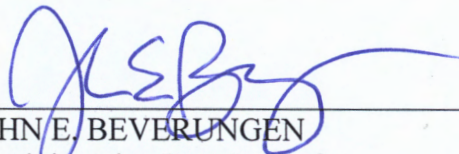
Date 8/20/14
By Den

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.
- Prior to issuance of permits, Petitioner must have approved by the County Landscape Architect a landscape plan for the site.
- The building to be constructed on site shall be for the use of the apartment complex and its residents only, and shall not be used for commercial purposes.

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 8/20/14

By sln



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 41 Stemmers Run Road which is presently zoned B.L.

Deed References: 11073/157 10 Digit Tax Account # 1600000304

Property Owner(s) Printed Name(s) R & B Development Company

(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

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

3. a **Variance** from §230.1.A.1 and

1. 1B01.2.C.1.a to allow a front yard setback of 22' in lieu of the required 30'

and to allow a rear yard setback of 22' in lieu of the required 30'.

2. 1B01.2.C.1.e to allow a side building ~~front~~ ^{face} of 22' in lieu of the required 30'.

such that the total setback between buildings is 22' in lieu of 60'
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)

Existing building is being razed and new building to be built in identical footprint to serve only the apartment complex.

Adherence to the D.R. 16 setbacks would render building useless as amenity and 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).

Lessee:

Name - Type or Print

Signature

Date

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

R & B Development Company

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

11433 Cronridge Drive, Owings Mills, Md.

Mailing Address

City

State

21117

410-477-9795

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

John B. Gontrum, Esquire

Name - Type or Print

Signature

One W. Pennsylvania Ave., Suite 300, Towson, MD

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

John B. Gontrum, Esquire

Name - Type or Print

Signature

One W. Pennsylvania Ave., St. 300, Towson, Md.

Mailing Address

City

State

21204

410-832-2055

jgontrum@wtplaw.com

Zip Code

Telephone #

Email Address

CASE NUMBER

2014-0279-A

Filing Date

6/20/2014

Do Not Schedule Dates:

Reviewer JH

REV. 10/4/11

**ZONING DESCRIPTION OF
TOWNHOMES AT RIVER'S CROSSING**

BEGINNING at a point on the northeast side of Stemmers Run Road , at the distance of 26', more or less, southeasterly from the extension of the centerline of Dolittle Road.

THENCE the following courses and distances: 1) South 50 degrees 04 minutes 00 seconds East 173.55 feet 2) South 39 degrees 56 minutes 00 seconds East 55.00 feet 3) North 50 degrees 04 minutes 00 seconds East 180.16 feet 4) North 39 degrees 56 minutes 00 seconds West 492.30 feet 5) South 50 degrees 04 minutes 00 seconds West 341.89 feet 6) South 36 degrees 35 minutes 38 seconds East 274.92 feet 7) Southeasterly by a curve to the left with a radius of 970.00 feet for an arc distance of 160.22 feet and 8) South 46 degrees 03 minutes 28 seconds East 2.87 feet to the place of beginning, as recorded in Deed Liber 11073 Folio 157. Containing 164,253 (net) square feet or 3.771 (net) acres of land, more or less. Located in the 15th Election District and 7th Council District.



2014-0279-A

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

No.

113814

Date:

6/20/14

PAID RECEIPT

BUSINESS ACTUAL TIME

6/20/2014 6/20/2014 09:30:49

BIG M605 WALKIN R005 LRB

RECEIPT # 743264 6/20/2014

pt. 5: 528 ZONING VERIFICATION

NO. 113814

Recpt Tot: \$500.00

\$500.00 CK \$1.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						500.00
										500.00

Total:

Rec

From:

Walter Taylor & Preston L.L.P

For:

41 Stearns Run Rd.
 11553

2014-0279-A

21221

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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: 2014-0279-A

Petitioner: R&B Development Company

Address or Location: 41 STEMMERS RUN ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: R&B Development Company

Address: 11433 CROFTIDGE DRIVE

OWINGS MILLS, MD 21117

Telephone Number: 410-477-5795

ZONING NOTICE

CASE # 2014-0279-A

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

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

DATE AND TIME: MONDAY, AUGUST 18, 2014 AT 11:00 A.M.

REQUEST: VARIANCE TO ALLOW A FRONT YARD SETBACK OF
30' IN LIEU OF THE REQUIRED 30' AND TO ALLOW A REAR
YARD SETBACK OF 22' IN LIEU OF THE REQUIRED 30'; TO
ALLOW A SIDE BUILDING FACE OF 22' IN LIEU OF THE
REQUIRED 30' AND SUCH THAT THE TOTAL SETBACK BETWEEN
BUILDINGS IS 22' IN LIEU OF 60'

POSTPONEMENTS DUE TO WEATHER AND OTHER CIRCUMSTANCES ARE SOMETIMES NECESSARY
TO CONSIDER REARRANGING CALL 410-389-2291

DO NOT REMOVE THIS SIGN AND POST UNTIL, BEARING DATE UNDER PENALTY OF LAW

MEETING IS HANDICAP ACCESSIBLE

made 7/28/14

RE: CASE NO: 2014-0279-A

PETITIONER/DEVELOPER
WHITE FORD, TAYLOR &
PRESTON

DATE OF HEARING/CLOSING:

AUGUST 18, 2014

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 _____

41 STEMMERS RUN RD

THIS SIGN(S) WERE POSTED ON July 28, 2014
(MONTH, DAY, YEAR)

SINCERELY,
[Signature] 7/28/14
SIGNATURE OF SIGN POSTER AND DATE:

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



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

July 31, 2014

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 29, 2014

☐ 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: #2014-0279-A

41 Stemmers Run Road

NE/s Stemmers Run Road at the NE corner of Ann Avenue
15th Election District - 7th Councilmanic District

Legal Owner(s): R & B Development Company

Variance to allow a front yard setback of 29' in lieu of the required 30'; and to allow a rear yard setback of 22' in lieu of the required 30'; to allow a side building face of 22' in lieu of the required 30' and such that the total setback between buildings is 22' in lieu of 60'.

Hearing: Monday, August 18, 2014 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.

JT 7/859 July 29

988295

TO: PATUXENT PUBLISHING COMPANY
Tuesday, July 29, 2014 Issue - Jeffersonian

Please forward billing to:

R & B Development Company
11433 Cronridge Drive
Owings Mills, MD 21117

410-477-9795

NOTICE OF ZONING HEARING

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CASE NUMBER: 2014-0279-A

41 Stemmers Run Road

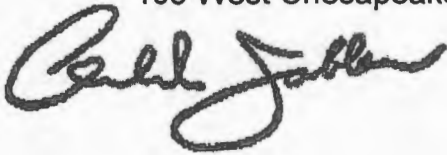
NE/s Stemmers Run road at the NE corner of Ann Avenue

15th Election District – 7th Councilmanic District

Legal Owners: R & B Development Company

Variance to allow a front yard setback of 29' in lieu of the required 30' and to allow a rear yard setback of 22' in lieu of the required 30'; to allow a side building face of 22' in lieu of the required 30' and such that the total setback between buildings is 22' in lieu of 60'.

Hearing: Monday, August 18, 2014 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 * BEFORE THE OFFICE
41 Stemmers Run Road; NE/S Stemmers Run *
Road at NE corner of Ann Avenue * OF ADMINISTRATIVE
15th Election & 7th Councilmanic Districts HEARINGS FOR
Legal Owner(s): R&B Development Company*
Petitioner(s) * BALTIMORE COUNTY
* 2014-279-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.

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

RECEIVED

JUL 02 2014

.....

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of July, 2014, a copy of the foregoing Entry of Appearance was mailed to John Gontrum, Esquire, 1 Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Case No.: 2014-0279-A

Exhibit Sheet

Petitioner/Developer

SLW
9-22-14

Respondent

SLW
8-20-14

No. 1	Site Plan - Redline	
No. 2	Aerial photos (2A + 2B)	
No. 3	3A-3D Color photos	
No. 4	Elevation drawings	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



EXHIBIT

BA



My Neighborhood Map

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, all warranties, express or implied, of merchantability and fitness for any particular purpose. Baltimore County, Maryland disclaims all obligation and liability 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.



Land Development Map

Created By
Baltimore County
My Neighborhood



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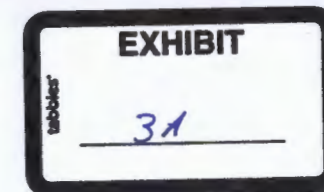
Printed 8/17/2014

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

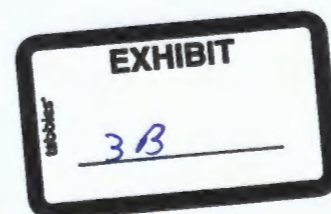


© 2014 Google Image Data September 2012



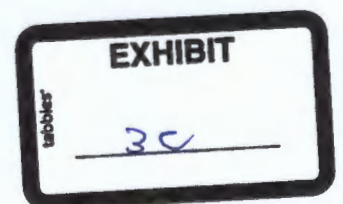


To see all the details that are visible on the screen, use the "Print" link next to the map.



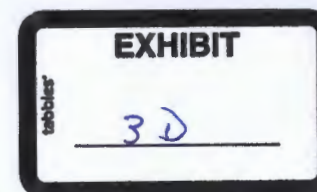


To see all the details that are visible on the screen, use the "Print" link next to the map.



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.





PROPOSED CLUBHOUSE
FOR
THE TOWNHOMES AT
RIVER'S CROSSING

SCHEME 'B'
March 26, 2014

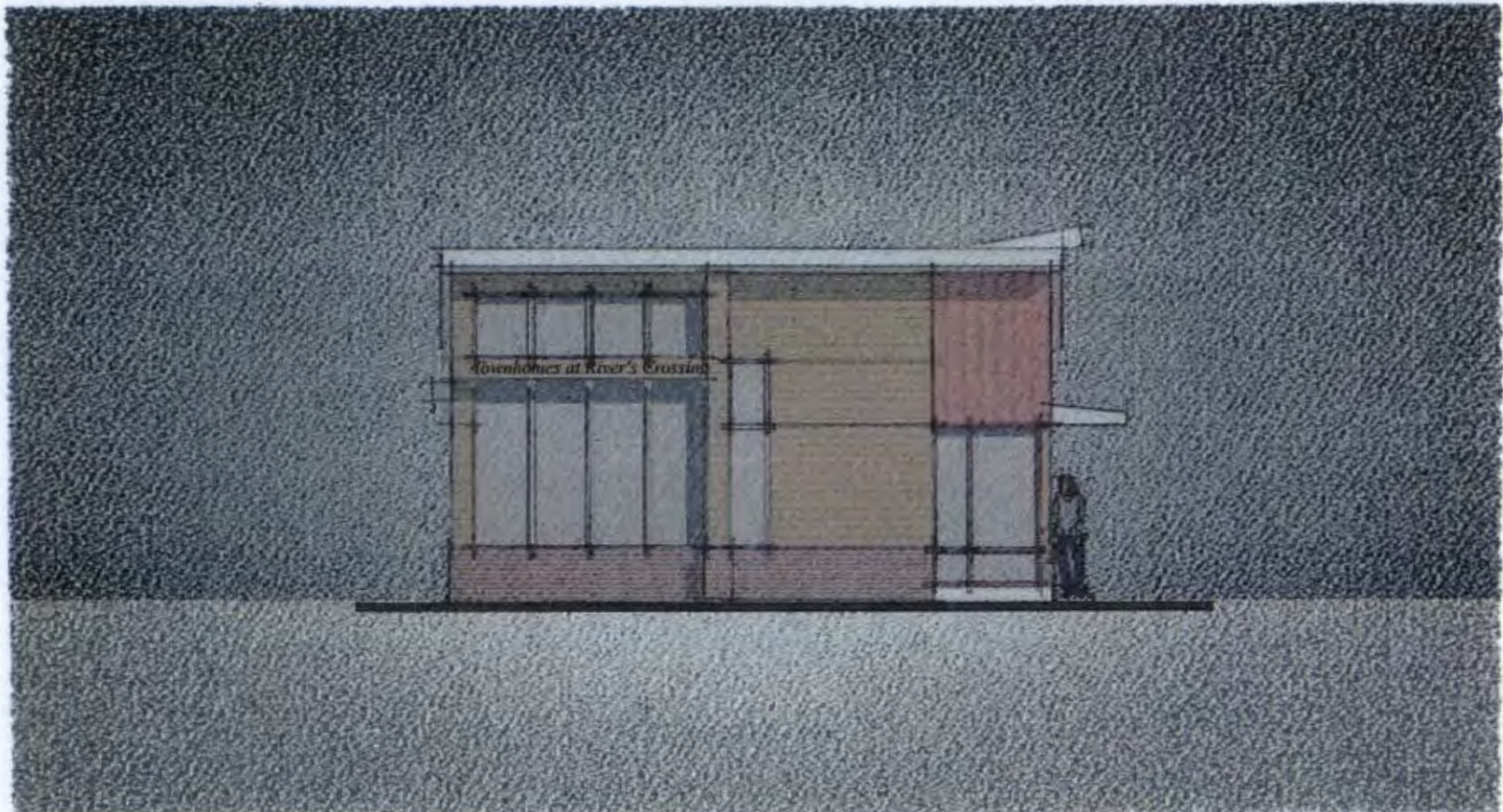
THE TOWNHOMES AT
RIVER'S
CROSSING

PENZA+BAILEY
ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
410.425.4444
penza.bailey.com

EXHIBIT

4



THE TOWNHOMES AT
RIVER'S
CROSSING

SOUTH ELEVATION

SCHEME 'B'

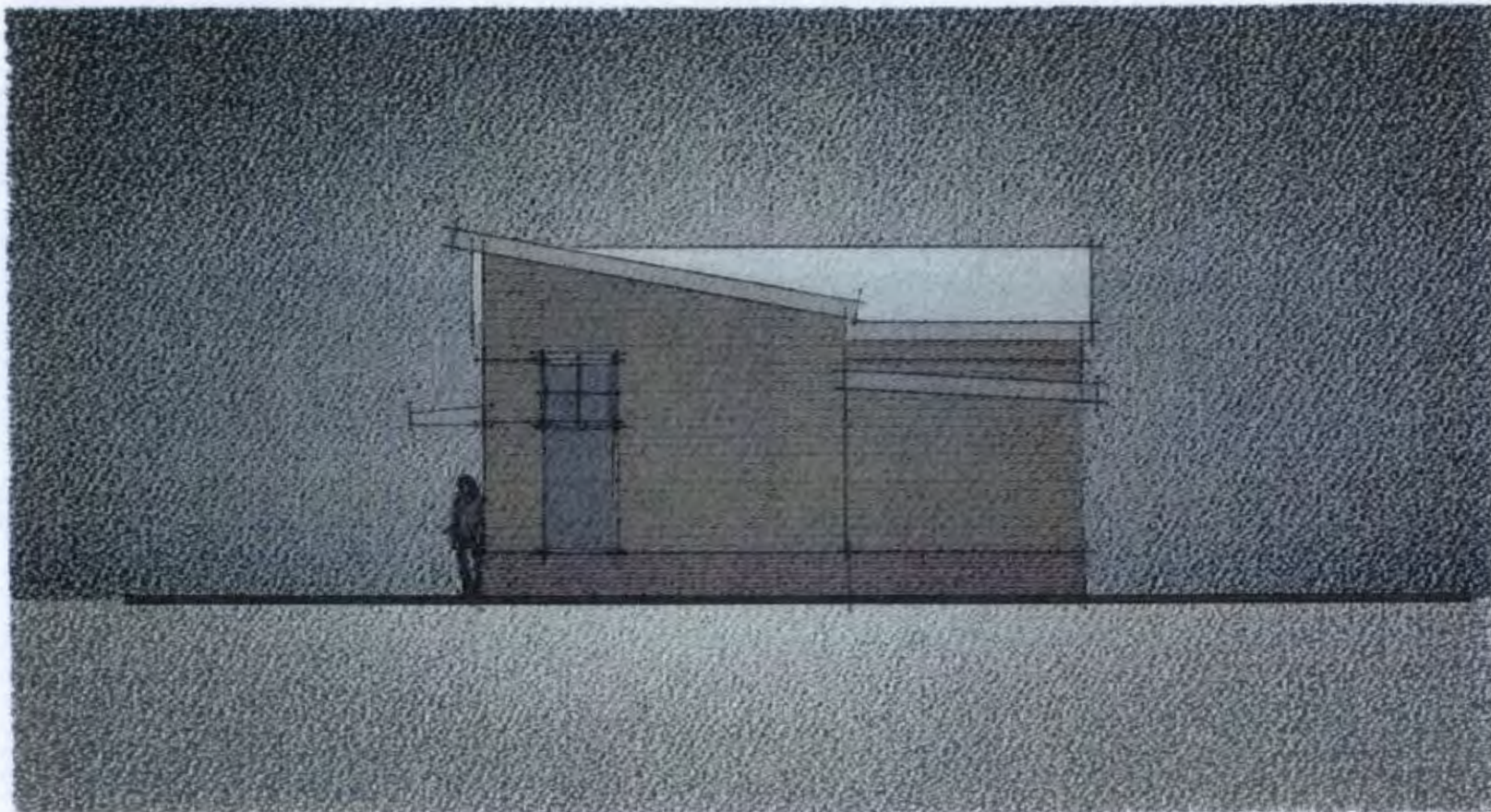
(View from Stemmers Run Road)

Scale: 1/8" = 1'-0"

March 26, 2014

PENZA + BAILEY
ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6077 | F 410-435-6060
www.PenzaBailey.com



THE TENNIS WARE AT
**RIVER'S
 CROSSING**

NORTH ELEVATION

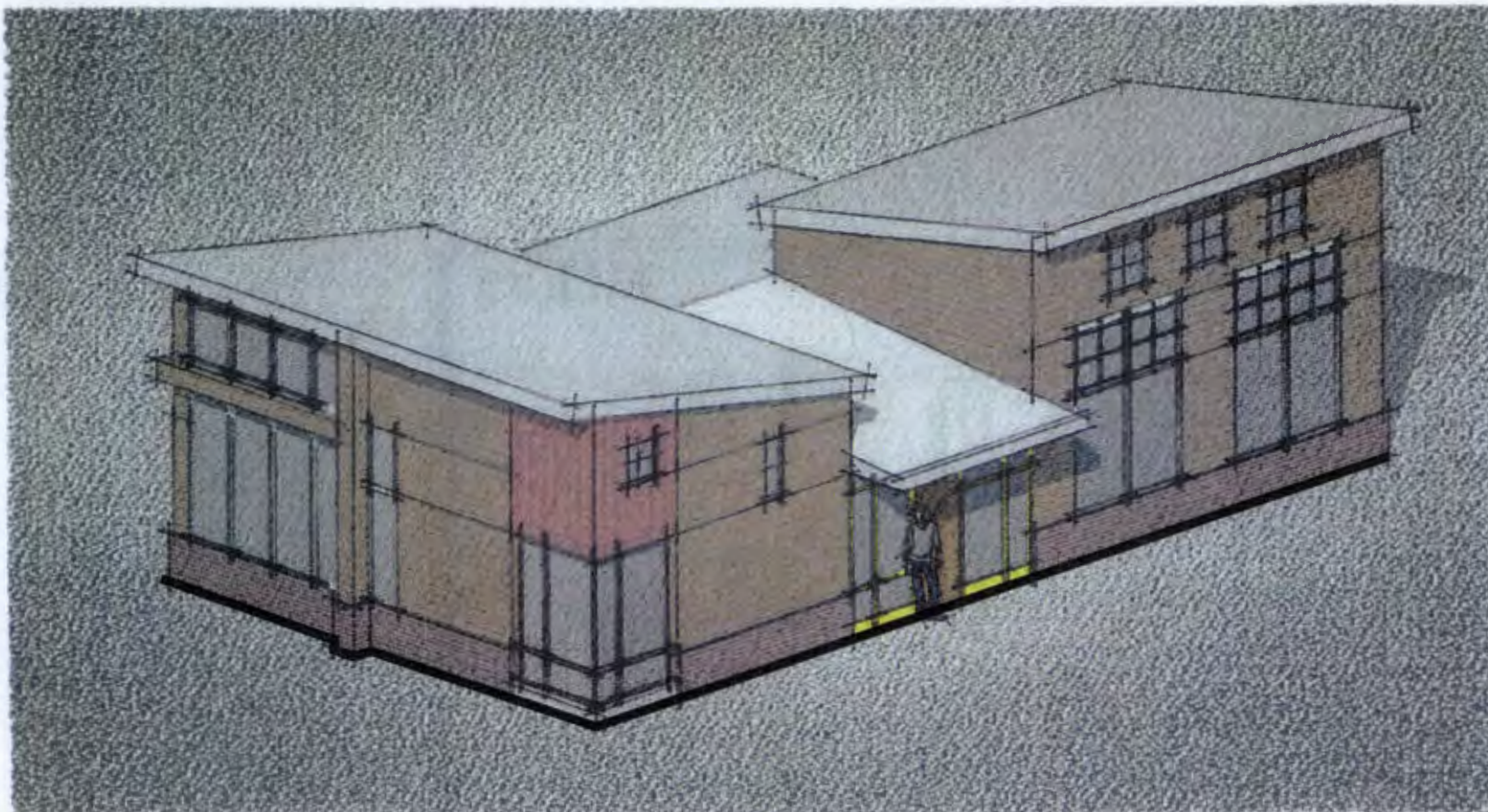
SCHEME 'B'

Scale: 1/8" = 1'-0"

March 20, 2014

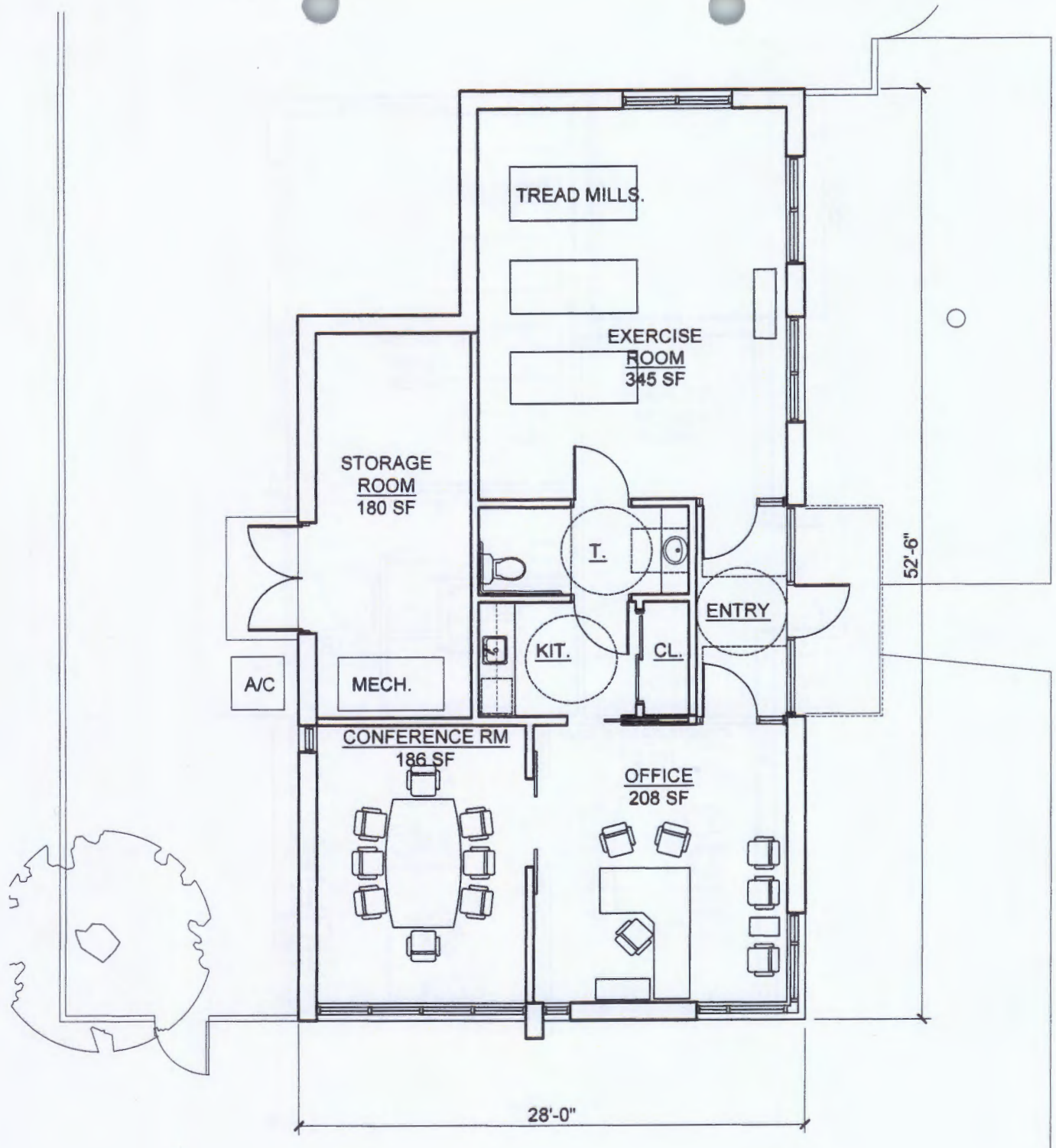
PENZA+BAILEY
 ARCHITECTS

401 Woodbourne Avenue
 Baltimore, Maryland 21212
 T 410-435-0677 | F 410-435-0808
www.PenzaBailey.com

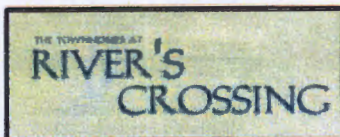


BUILDING PERSPECTIVE
SCHEME 'B'
 (View from Southwest)
 March 26, 2014

PENZA + BAILEY
 ARCHITECTS
 401 Woodbourne Avenue
 Baltimore, Maryland 21212
 T 410-435-6677 | F 410-435-6666
 www.PenzaBailey.com



FLOOR PLAN OPTION 'B'



MARCH 26, 2014



PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-4677 | F 410-435-0868
www.PenzaBailey.com

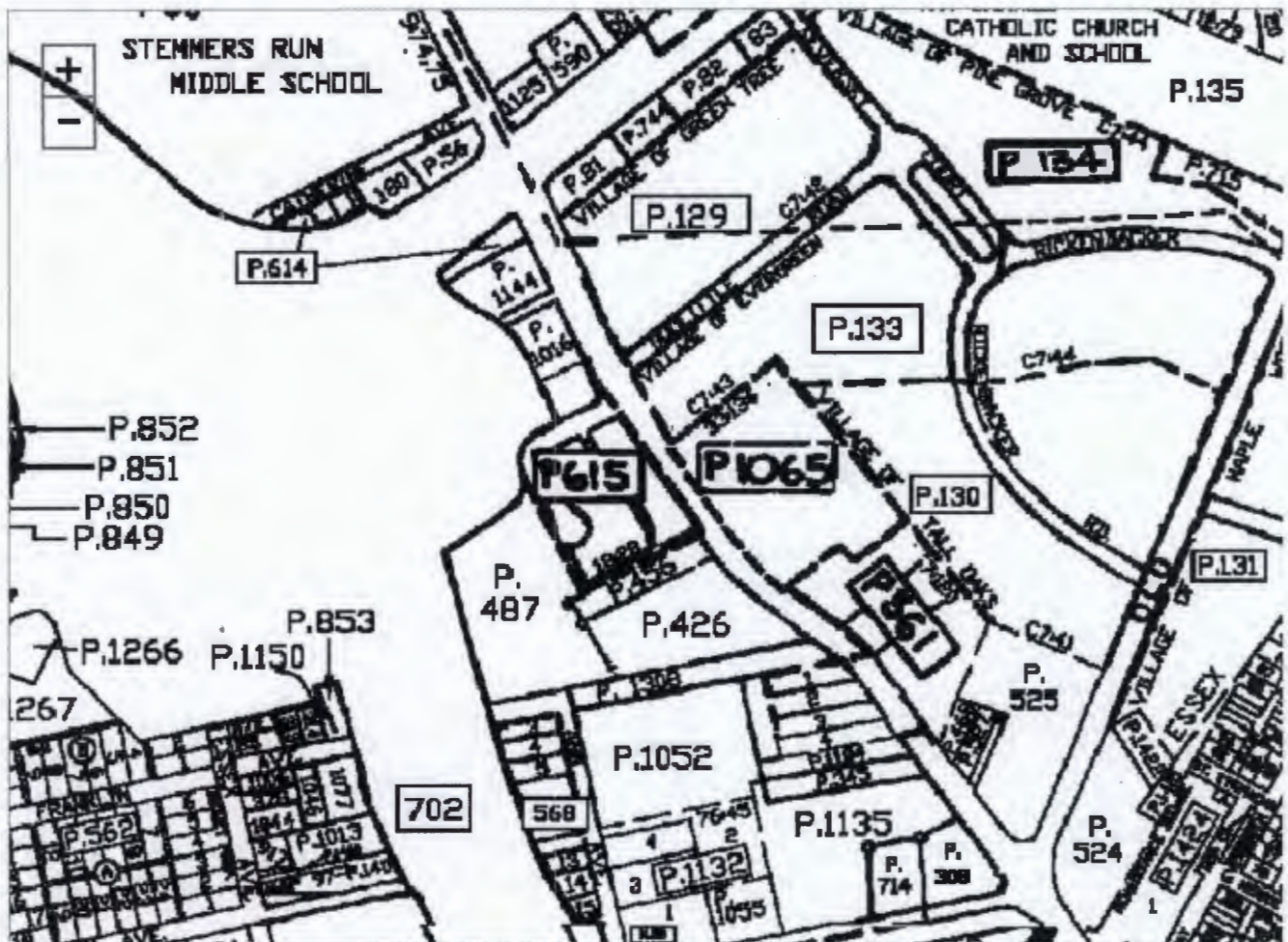
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1600000304			
Owner Information					
Owner Name:	RAND B DEVELOPMENT COMPANY		Use:	APARTMENTS	
Mailing Address:	11433 CRONRIDGE DRIVE OWINGS MILLS MD 21117-		Principal Residence:	NO	
			Deed Reference:	/11073/ 00157	
Location & Structure Information					
Premises Address:	BACK RIVER NECK RD 0-0000		Legal Description:	3.772 AC LT 4-5-6 PT 650 SE OF EASTERN AVE B ESSEX TOWNE APTS	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0090	0022	1065		0000	B
					A
					4
					Assessment Year:
					2015
					Plat No:
					0033/
					Plat Ref:
					0136
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			3.7700 AC	13	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
					Last Major Renovation
Value Information					
	Base Value		Value As of 01/01/2012		Phase-In Assessments As of 07/01/2014
Land:	565,800		565,800		As of 07/01/2015
Improvements	1,586,400		1,586,400		
Total:	2,152,200		2,152,200		2,152,200
Preferential Land:	0				
Transfer Information					
Seller: ROMADKA ROBERT J		Date: 06/07/1995		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /11073/ 00157		Deed2:	
Seller: ROMADKA ROBERT J		Date:		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /00000/ 00000		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2014		07/01/2015	
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					

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)District: **15** Account Number: **1600000304**

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 (<http://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 (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



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

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

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KEVIN KAMENETZ
County Executive

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

August 14, 2014

R & B Development Company
Robert J. Romadka
11433 Cronridge Drive
Owings Mills MD 21117

RE: Case Number: 2014-0279 A, Address: 41 Stemmers Run Road

Dear Mr. Romadka:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 20, 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, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
John B. Gontrum, Esquire, One W Pennsylvania Avenue, Suite 300, Towson MD 21204

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



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

Date: 6/30/14

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

RE: Baltimore County
Item No 2014-0279-A
Variance
R&B Development Company
41 Stemmers Run 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. 2014-0279-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 dark 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 15, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 41 Stemmers Run Road

RECEIVED

INFORMATION:

Item Number: 14-279

JUL 15 2014

Petitioner: R & B Development Company

OFFICE OF ADMINISTRATIVE HEARINGS

Zoning: B.L.

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

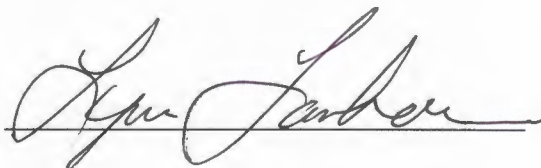
The Department of Planning has reviewed the petitioner's request, proposed architecture and accompanying site plan. The applicant is requesting set back variances to front, rear and side building setbacks.

The Department of Planning supports the requested relief subject to the following condition:

The new building shall serve as an accessory use to the Townhomes at River's Crossing apartment complex, and it shall not be used for commercial purposes.

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

Division Chief:
AVA/LL



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For July 07, 2014
Item No. 2014-0279

DATE: July 08, 2014

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

The "Village Of Tall Oaks" no longer exists and has become "The Fields @ Renaissance Park," a County park. A landscape plan is required. Show existing & proposed building square footages.

* * * * *

DAK:CEN
cc:file

7/17/14
a.c.p.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE



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

DATE: July 15, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: 41 Stemmers Run Road

INFORMATION:

Item Number: 14-279
Petitioner: R & B Development Company
Zoning: B.L.
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Division Chief:
AVA/LL

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

CASE NAME

CASE NUMBER 2014-279-A

DATE 8-18-2014

PETITIONER'S SIGN-IN SHEET

[illegible]

CASE NO. 2014-0279-A

CHECKLIST

Comment
Received

Department

Support/Oppose/
Conditions/
Comments/
No Comment

7/8

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

~~E~~ C

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

FIRE DEPARTMENT

7/15

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

Supports
w/ comment

6/30

STATE HIGHWAY ADMINISTRATION

No Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date: 7/29/14

SIGN POSTING

Date: 7/28/14 by Cagle

PEOPLE'S COUNSEL APPEARANCE

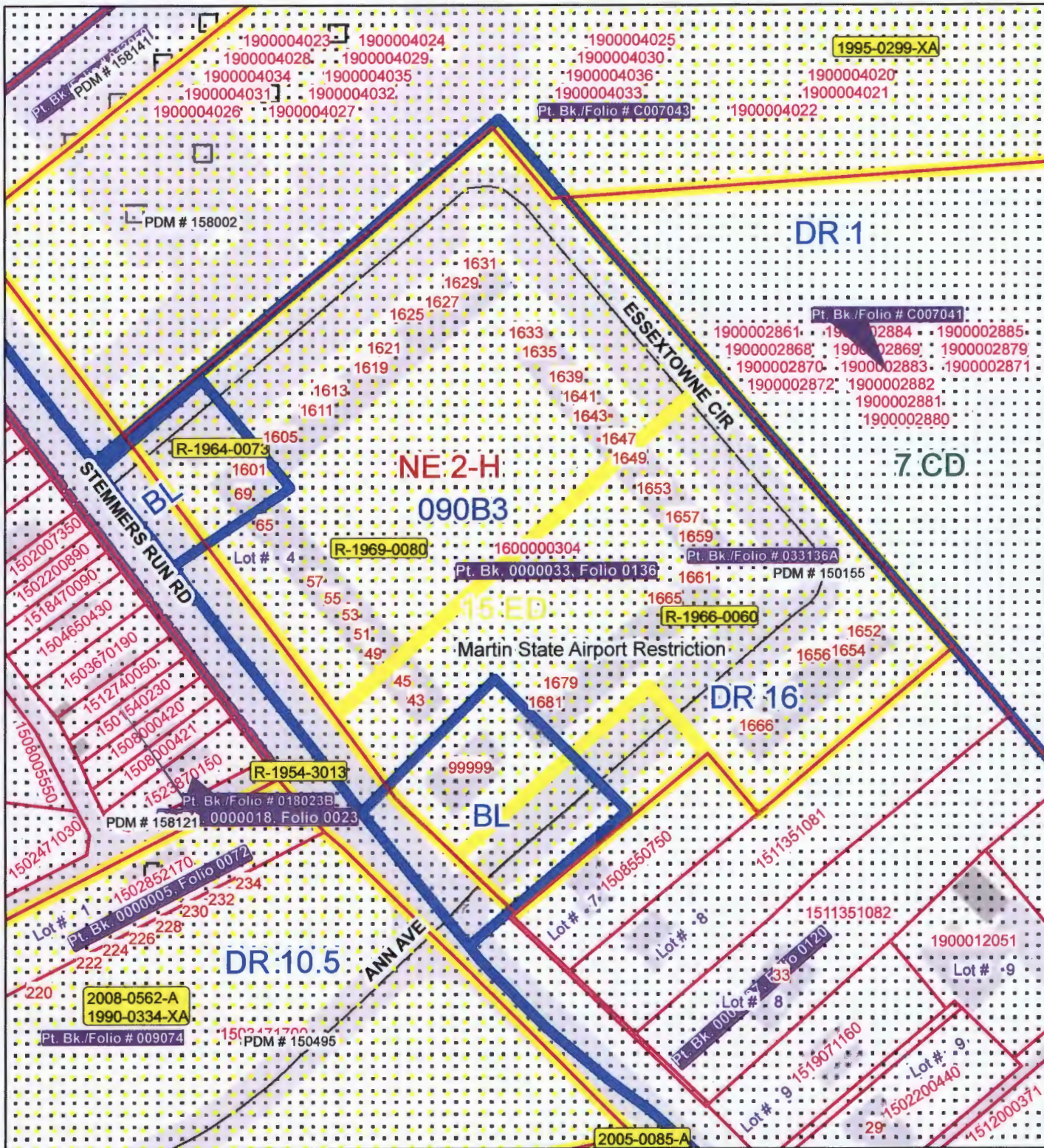
Yes ☒ No ☐

PEOPLE'S COUNSEL COMMENT LETTER

Yes ☐ No ☐

Comments, if any: _____

2014-0279-A



Publication Date: 6/20/2014



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



1 inch = 100 feet

1. OWNER: R AND B DEVELOPMENT COMPANY
11433 CRONRIDGE DRIVE
OWINGS MILLS, MD. 21117
PHONE:410-477-9795

2. SITE AREA:
GROSS: 176,572 Sq.Ft. OR 4.054 Ac.+-
NET: 164,253 Sq. Ft. OR 3.771 Ac+-

3. BUILDING AREA:

EX APARTMENTBUILDINGS-----	24,419 Sq. Ft.
EX 2 STORY BUILDING(#41) -----	1424 Sq. Ft.
TOTAL-----	25,843 Sq. Ft.

4. UTILITIES:
PUBLIC SEWER
PUBLIC WATER
PUBLIC STORM DRAIN

5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 24001/100430F DATED SEPTEMBER 26, 2008.
NOT IN A FLOOD PLAIN (350)

65 two bedroom apartments require 1.5 parking
each or 98 spaces
99 SPACES (INCLUDING 4 HANDICAP SPACES)
(also Street parking along Stemmers Run Rd)

8. DEED REF.: 11073/157

9. TAX ACCOUNT: #1600000304

10. COUNCILMANIC DISTRICT: 7TH

11. CENSUS TRACT: 450800

12. WATERSHED: BACK RIVER

13. ZONING: BL AND DR16
(PER BALT. CO. "MY NEIGHBORHOOD" WEBSITE)

14. TAX MAP: #0090, PARCEL 1065

15. PREVIOUS ZONING CASES :

J. 1994-1995, D. 1996-1997, D. 1998-1999

R-1964-0073 Petition for Reclassification to R-A zone for garden apartments for a portion of property granted.

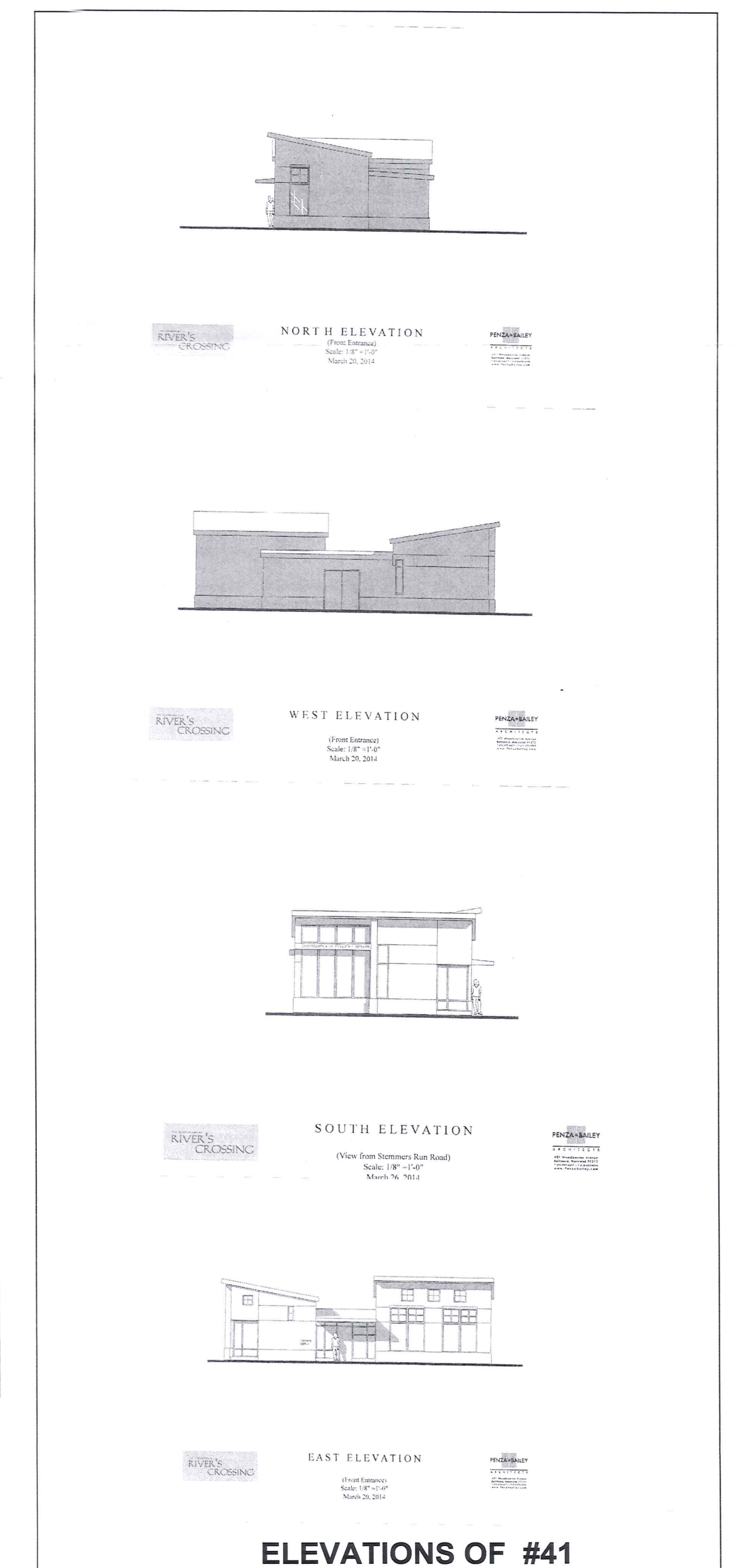
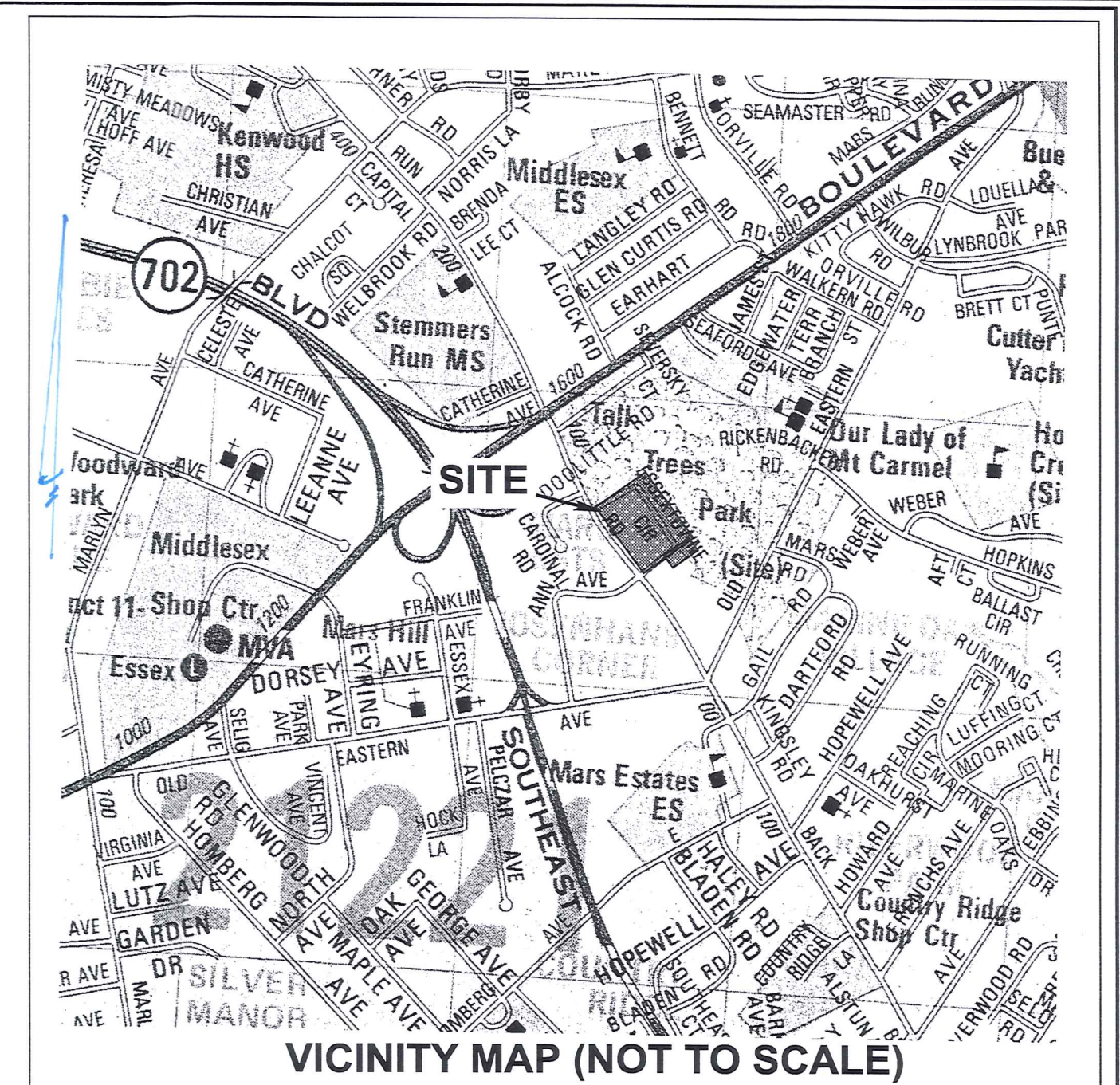
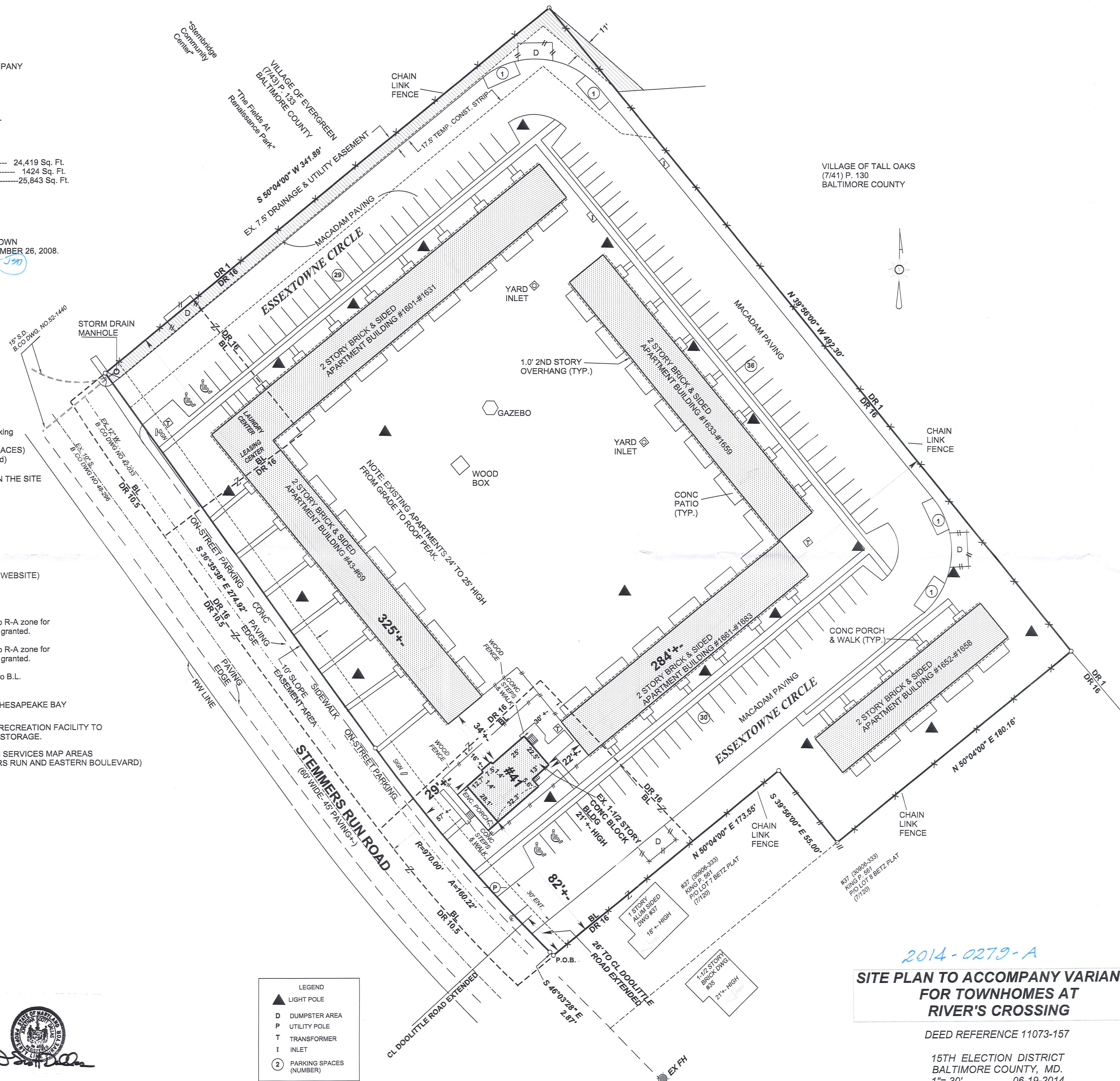
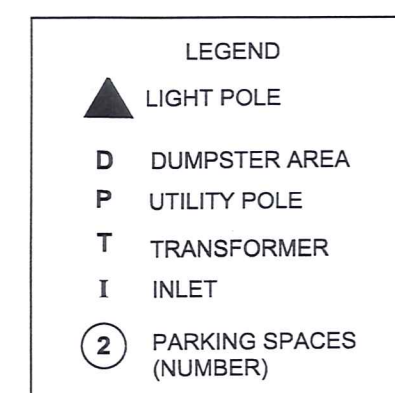
R-1966-0060 Petition for Reclassification to R-A zone for garden apartments for a portion of property granted.

R-1969-00080 Petition for Reclassification to B.L.
dismissed without prejudice.

16. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

17. PROPOSED USE OF #41- ACCESSORY RECREATION FACILITY TO APARTMENT USE/ACCESSORY OFFICE/STORAGE.

18. SITE IS NOT WITHIN ANY FAILED BASIC SERVICES MAP AREAS
(LEVEL D INTERSECTION AT STEMMERS RUN AND EASTERN BOULEVARD)



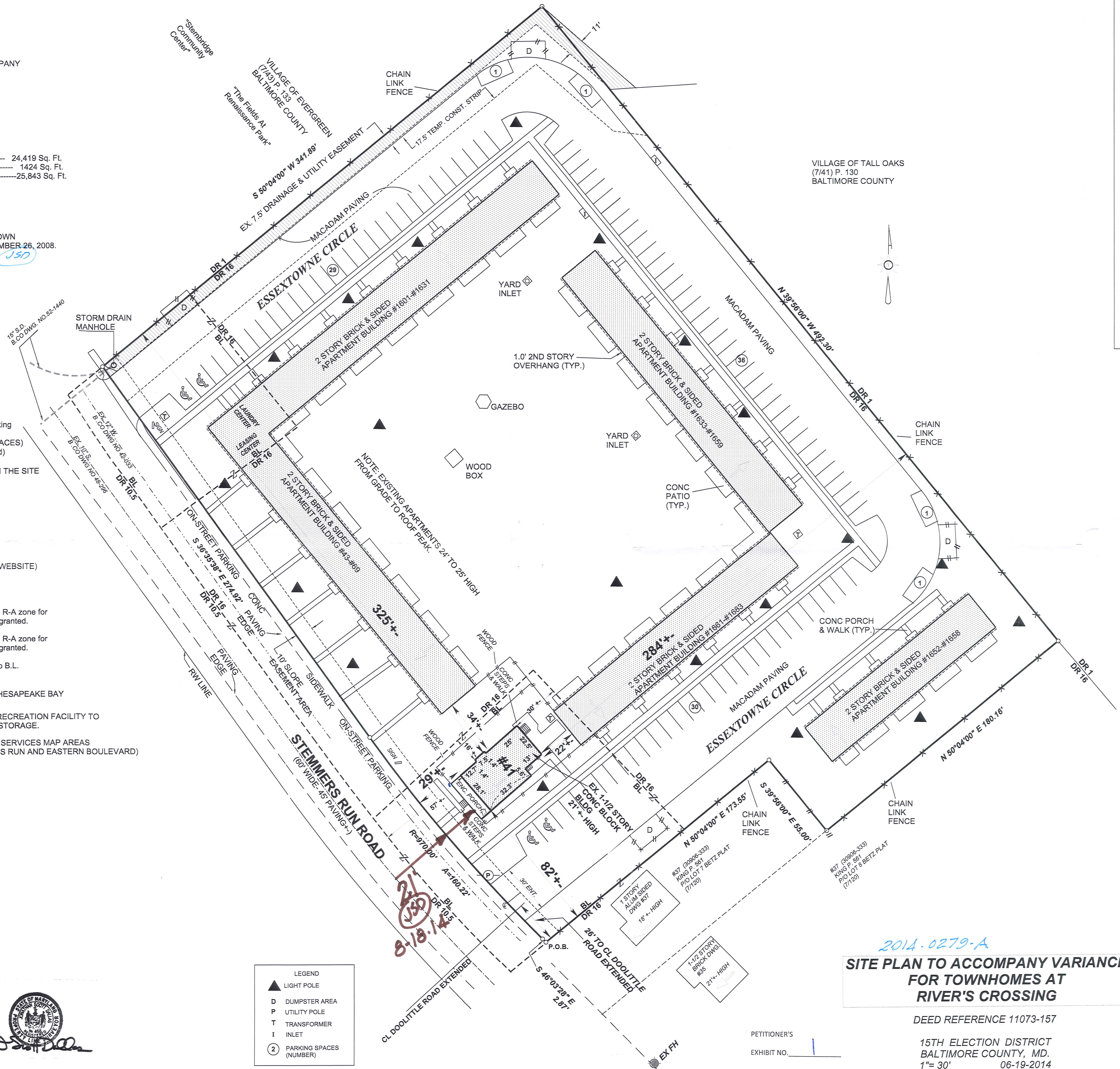
GENERAL NOTES:

- OWNER: R AND B DEVELOPMENT COMPANY
11433 CRONRIDGE DRIVE
OWINGS MILLS, MD. 21117
PHONE: 410-477-9795
- SITE AREA:
GROSS: 176,572 Sq. Ft. OR 4.054 Ac.+-
NET: 164,253 Sq. Ft. OR 3.771 Ac.+-
- BUILDING AREA:
EX APARTMENT BUILDINGS 24,419 Sq. Ft.
EX 2 STORY BUILDING (#41) 1424 Sq. Ft.
TOTAL 25,843 Sq. Ft.
- UTILITIES:
PUBLIC SEWER
PUBLIC WATER
PUBLIC STORM DRAIN
- THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100430F DATED SEPTEMBER 26, 2008.
NOT IN A FLOOD PLAIN JSD
- PARKING CALCULATIONS:
65 two bedroom apartments require 1.5 parking
each or 98 spaces
99 SPACES (INCLUDING 4 HANDICAP SPACES)
(also Street parking along Stemmers Run Rd)
- THERE ARE NO HISTORIC FEATURES ON THE SITE
NOR IS THE SITE ITSELF HISTORIC.
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- TAX ACCOUNT: #1600000304
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J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



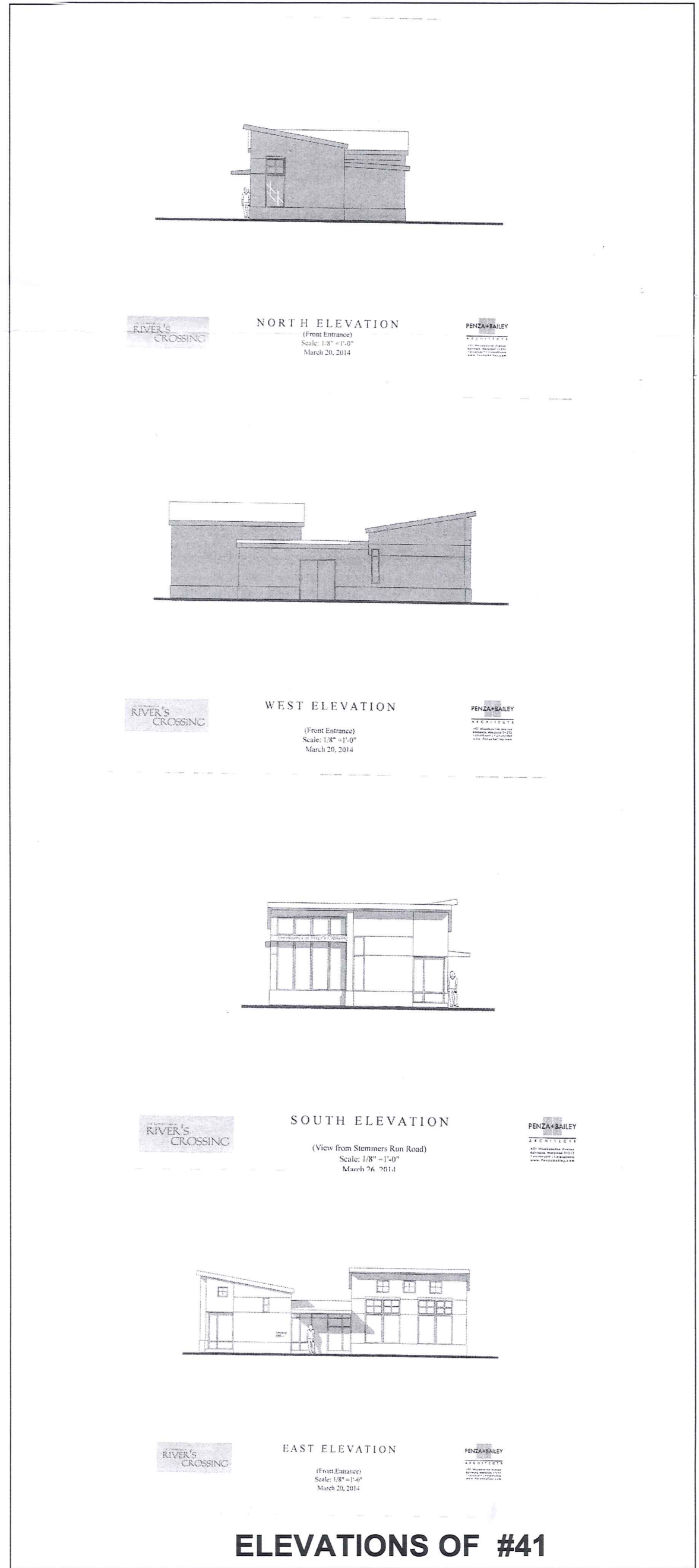
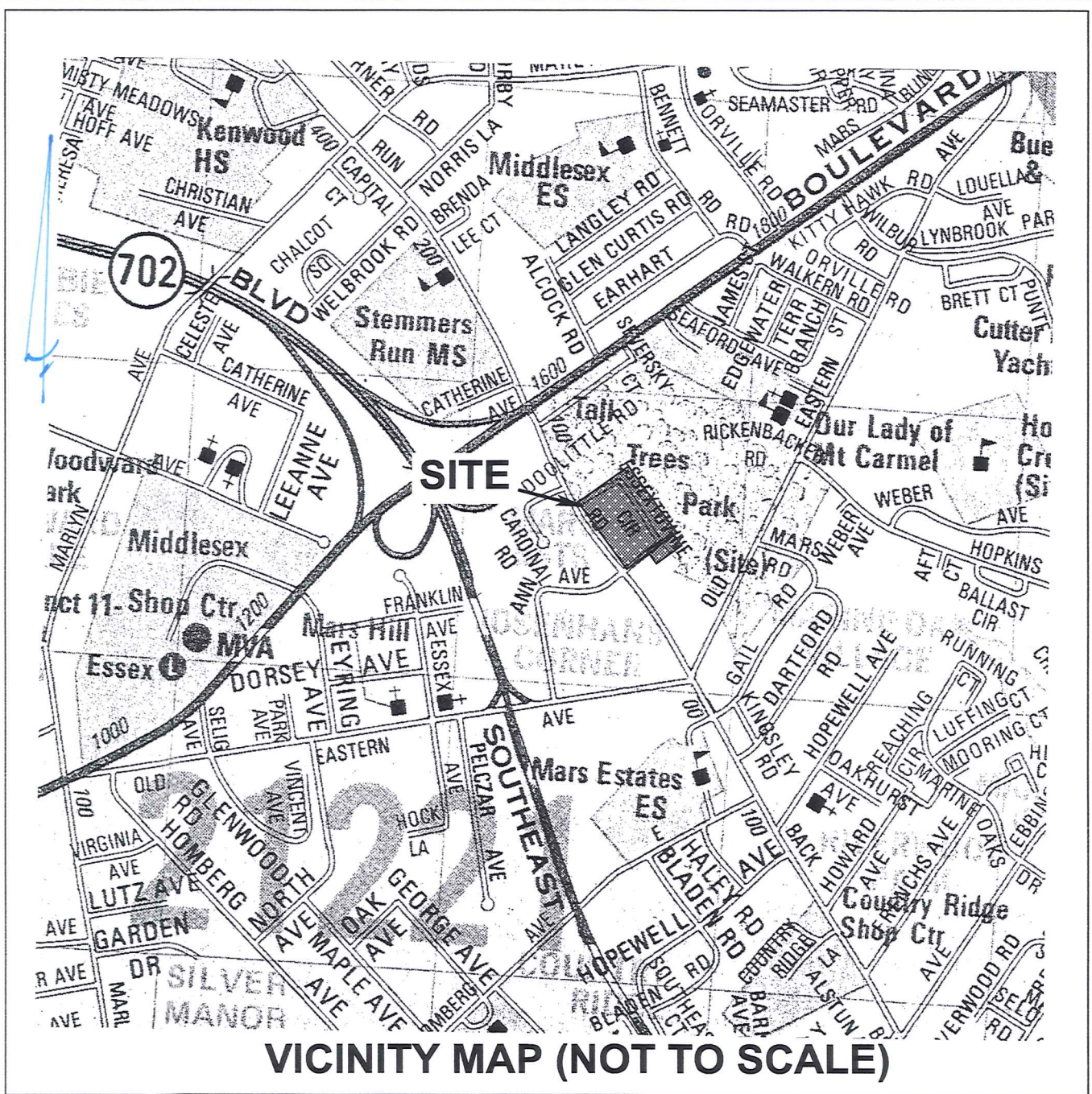
LEGEND	
▲	LIGHT POLE
D	DUMPSTER AREA
P	UTILITY POLE
T	TRANSFORMER
I	INLET
②	PARKING SPACES (NUMBER)



2014.0279-A
SITE PLAN TO ACCOMPANY VARIANCE
FOR TOWNHOMES AT
RIVER'S CROSSING

DEED REFERENCE 11073-157

15TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
1"= 30' 06-19-2014



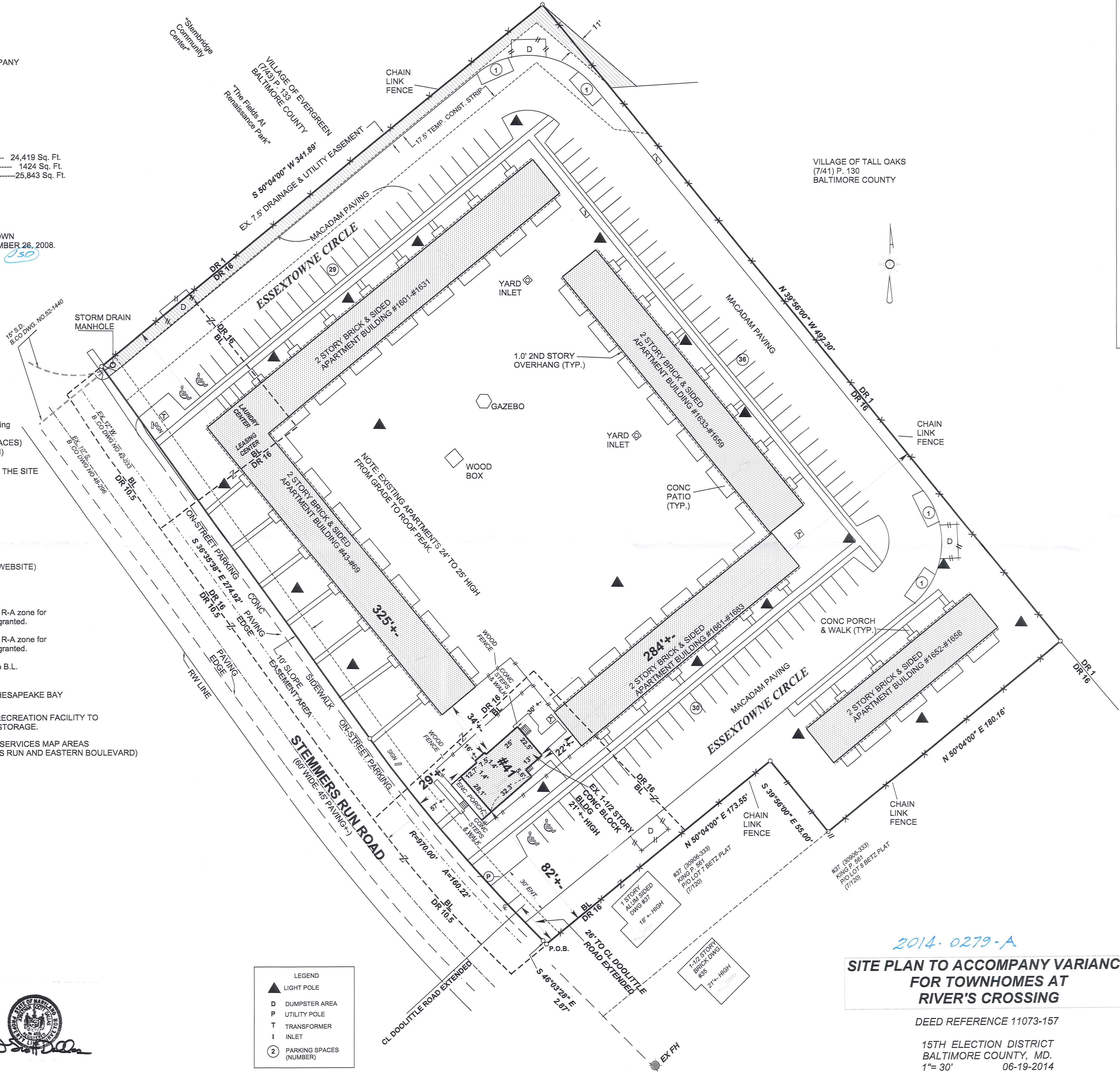
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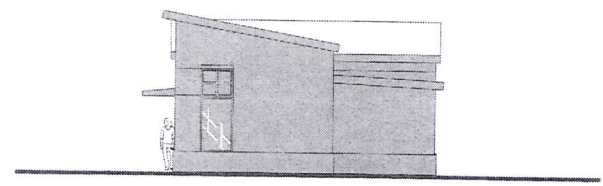
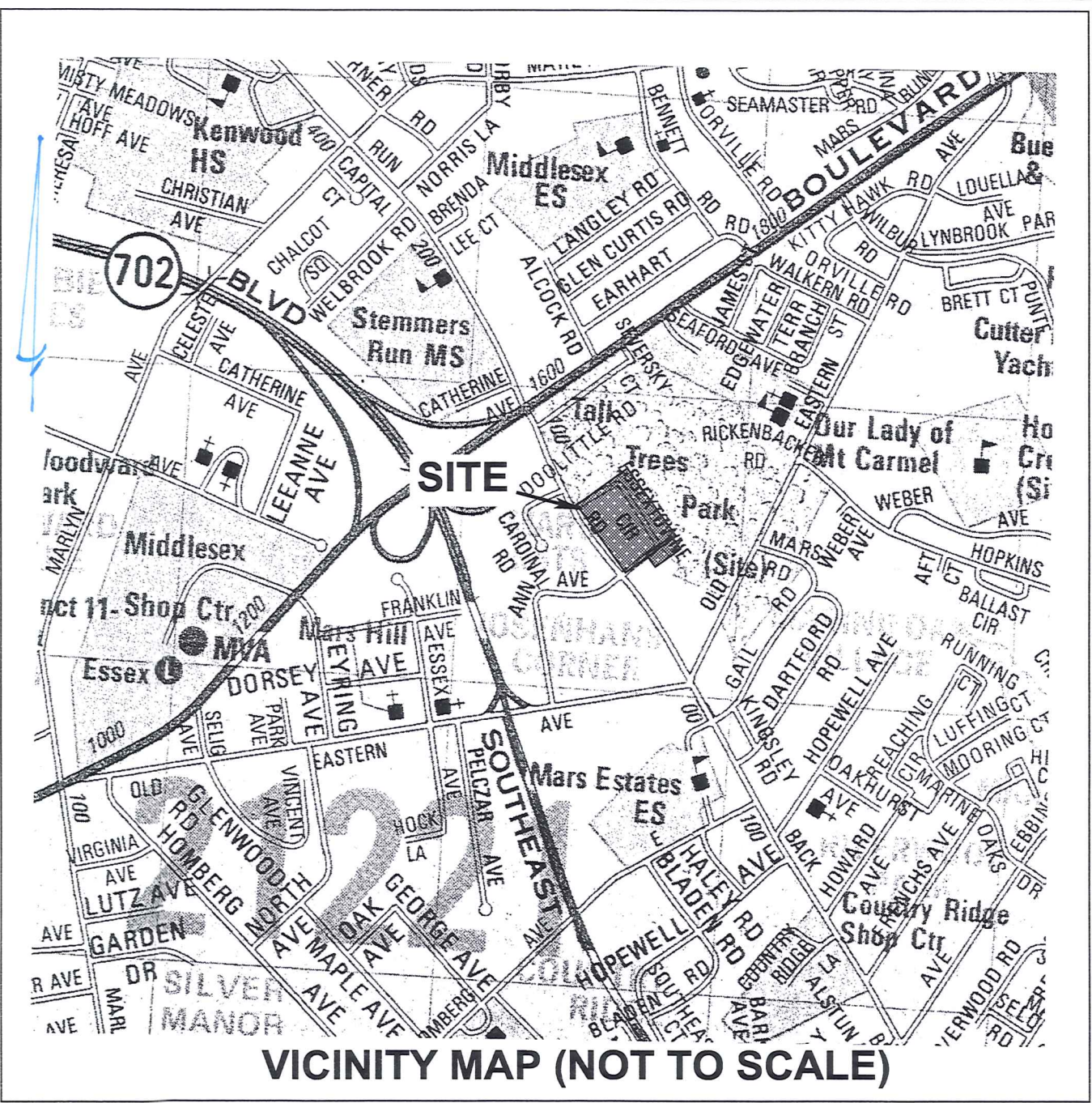
LEGEND	
▲	LIGHT POLE
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T	TRANSFORMER
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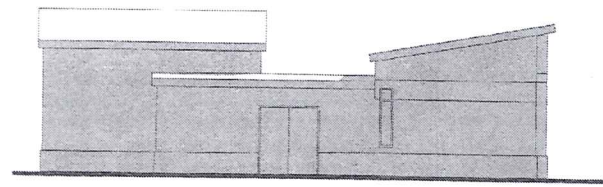
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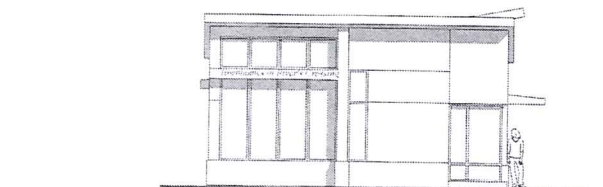
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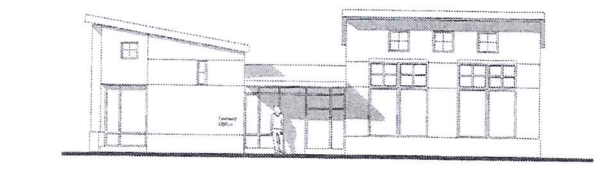
NORTH ELEVATION
Scale: 1/8" = 1'-0"
March 20, 2014



WEST ELEVATION
Scale: 1/8" = 1'-0"
March 20, 2014



SOUTH ELEVATION
Scale: 1/8" = 1'-0"
March 20, 2014



EAST ELEVATION
Scale: 1/8" = 1'-0"
March 20, 2014

ELEVATIONS OF #41