KEVIN KAMENETZ
County Executive

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

January 27, 2015

Jennifer R. Busse, Esquire
Whiteford, Taylor & Preston, LLLP
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, MD 21204-5025

RE: Development Plan Hearing and Petition for Variance
Prince Georges Close Property / 7433 Prince George Road
HOH Case No. 03-0478 and Zoning Case No. 2015-0110-A

Dear Ms. Busse:

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:dlw
Enclosure

IN RE: DEVELOPMENT PLAN HEARING & PETITION FOR VARIANCE	*	BEFORE THE OFFICE OF
(7433 Prince George Road)	*	ADMINISTRATIVE HEARINGS
3rd Election District		
2nd Councilmanic District	*	FOR
(Prince Georges Close)		
	*	BALTIMORE COUNTY
Milton Wolfe, *Owner*		
TSC/Prince George LLC, *Developer*	*	**HOH Case No. 03-0478 & Zoning Case No. 2015-0110-A**

* * * * * * * *

ADMINISTRATIVE LAW JUDGE'S COMBINED DEVELOPMENT PLAN AND ZONING OPINION & ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("B.C.C."). Jennifer R. Busse, Esquire, with Whiteford, Taylor & Preston, LLP, on behalf of Milton Wolfe, the owner of the subject property, and TSC/Prince George LLC, the developer of the subject property (hereinafter "the Developer"), submitted for approval a two-sheet redlined Development Plan ("Plan") prepared by Colbert, Matz & Rosenfelt, Inc., known as "Prince Georges Close." In addition, the Developer has filed a Petition for Variance seeking setback relief with respect to several of the proposed lots.

The property was formerly occupied by the Pikesville Swim Club, which is now closed. The Developer proposes to construct ten (10) single family dwellings on the site, which is zoned D.R. 5.5 and contains approximately 2.74 acres.

Details of the proposed development are more fully depicted on the redlined two-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 1A and 1B. The property was posted with the Notice of Hearing Officer's Hearing and Zoning Notice, both on December 14, 2014 for 20 working days prior to the hearing, in order to inform all interested citizens of the date and location of the hearing. The undersigned conducted the hearing on January 22, 2015,

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Date 1-27-15

By

at 10:00 AM, Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland.

In attendance at the Hearing Officer's Hearing (HOH) in support of the Plan on behalf of the Developer was Ron Bacquol. Also in attendance was Maxwell R. Vidaver, with Colbert, Matz & Rosenfelt, Inc., the consulting firm that prepared the site plan, and civil engineer Thomas Hewitt. Jennifer R. Busse, Esquire, with Whiteford, Taylor & Preston, LLP, appeared and represented the Developer. There were no Protestants or interested citizens in attendance at the hearing.

Numerous representatives of the various Baltimore County agencies who reviewed the Plan also attended the hearing, including the following individuals from the Department of Permits, Approvals and Inspections (PAI): Jan Cook, Project Manager, Dennis A. Kennedy and Jean M. Tansey (Development Plans Review [DPR]), Brad Knatz, Real Estate Compliance, and Aaron Tsui (Office of Zoning Review). Also appearing on behalf of the County were Jeff Livingston from the Department of Environmental Protection and Sustainability (DEPS), and Brett M. Williams from the Department of Planning (DOP).

Under the County Code, I am required first to identify any unresolved comments or issues as of the date of the hearing. At the hearing, each of the Baltimore County agency representatives identified above indicated that the redlined Development Plan (marked as Developer's Exhibit No. 1A and 1B) addressed any comments submitted by their agency, and they each recommended approval of the Plan. Counsel provided a Pattern Book for the development (Developer's Exhibit 6), which according to Mr. Williams was approved by the DOP. He also presented a school analysis (Baltimore County Exhibit 1) indicating that the area schools are not overcrowded using state guidelines. Ms. Tansey, the County's landscape architect, indicated the Developer will provide a payment of $37,900 in lieu of providing the Local Open Space required by the regulations. Baltimore County Exhibit 2.

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Date 1-27-15

By DW

In the "formal" portion of the case, the Developer presented three (3) witnesses. First was Ron Bacquol, a project manager with Sanford Companies. Mr. Bacquol described how the Developer acquired the property and generally identified the nature of the project. The next witness was Maxwell R. Vadaver, a planner accepted as an expert. Mr. Vadaver described in detail the project, and also provided testimony concerning the unique aspects of the site for the variance analysis. He opined the Developer satisfied all Baltimore County rules and regulations. The final witness was Thomas Hewitt, who is a civil engineer and was accepted as an expert. Mr. Hewitt described the storm water management plan for the site, and noted the Developer would satisfy the current regulations by reducing by 64% the impervious surface on the site; i.e., mainly parking lots and basketball courts used by the former swim club.

The Baltimore County Code provides that the "Hearing Officer shall grant approval of a development plan that complies with these development regulations and applicable policies, rules and regulations." B.C.C. § 32-4-229. After due consideration of the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from the various County agencies that the Plan satisfies those agencies' requirements, I find that the Developer has satisfied its burden of proof and, therefore, is entitled to approval of the Development Plan.

PREVIOUS PLANS

Mr. Cook, from PAI, noted that a prior residential Development Plan for this site (also known as PAI Case No. III-478, "Prince Georges Close") was approved and signed on March 10, 2008. Developer's Exhibit 7. A record plat was not recorded, and pursuant to B.C.C. §§ 32-4-261 and 32-4-264, that plan did not vest and has expired. An Order to that effect will be included below.

Mr. Cook also stated a County Review Group (CRG) residential plan for this site was approved and a final development plan was signed on July 10, 1992. A record plat was recorded on August 26, 1992. While under current law [B.C.C. § 32-4-264(c)(2)] this plan/plat would enjoy

ORDER RECEIVED FOR FILING

Date 1-27-15

By

vested status, the law in 1992 provided that vesting occurs only upon issuance of building permits or completion of substantial construction. B.C.C. (1988) § 26-216(c). Since that plan/plat did not vest, it too expired/lapsed pursuant to B.C.C. (1988) § 26-216(a)(3), and an Order to that effect will follow.

ZONING REQUESTS

The Developer filed a Petition for Variance seeking relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit a front building face to public street right of way setback of 17 ft. in lieu of the required 25 ft. for lot 1; and (2) To permit a side building face to side building face setback of 16 ft. in lieu of the required 20 ft. for lots 1-5.

For the most part, these are "internal" variances, meaning they seek setback relief for the distances between the proposed single family dwellings, rather than from a property boundary on the exterior of the site adjoining another person's property.

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).

The Developer has satisfied this test. As Mr. Vadaver described, the site is irregularly shaped and is constrained by steep slopes and a floodplain. As such, it is unique. If the regulations were strictly interpreted, the Developer would experience a practical difficulty, given it could not construct the single family dwellings as shown on the plan. I believe the relief can be granted without jeopardizing the safety, health and welfare of the public, as demonstrated by the absence of County and/or community opposition.

Pursuant to the advertisement, posting of the property, and public hearing held thereon, the requirements of which are contained in Article 32, Title 4, of the Baltimore County Code, the

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Date 1-27-15
By

"Prince Georges Close" Development Plan shall be approved.

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 27th day of January, 2015, that the **"PRINCE GEORGES CLOSE PROPERTY"** redlined Development Plan, marked and accepted into evidence as Developer's Exhibit 1A and 1B, be and is hereby **APPROVED.**

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from § 1B01.2.C.1.b of the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: (1) To permit a front building face to public street right of way setback of 17 ft. in lieu of the required 25 ft. for lot 1; and (2) To permit a side building face to side building face setback of 16 ft. in lieu of the required 20 ft. for lots 1-5, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the prior Final Development Plan (FDP) for this site signed on July 10, 1992, and the record plat recorded at plat book 64, page 98, be and is hereby EXPIRED/LAPSED; and

IT IS FURTHER ORDERED that the prior Final Development Plan (FDP) for Prince Georges Close Development Plan approved and signed on March 10, 2008, for which no record plat was recorded, be and is hereby EXPIRED/LAPSED.

Any appeal of this Order shall be taken in accordance with Baltimore County Code, § 32-4-281.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 1-27-15

By

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 W/S Prince George Rd. S of Leafydale Terrace **which is presently zoned** DR 5.5

Deed References: 22704/495 10 Digit Tax Account Nos.#2200016386, 2200016365 and 2200016367

Property Owner(s) Printed Name(s) **Milton Wolfe**

(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. X **a Variance** from Section(s)

PLEASE SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: **(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)**

TO BE PRESENTED AT HEARING

Property is to be posted and advertised as prescribed by the zoning re gulations.
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:
The Sanford Companies
Name – Type or Print: Ron Baquol
Signature
8600 Snowden River Pkwy., Suite 207, Columbia, MD
Mailing Address City State
21045 / 410-935-0222 /
Zip Code Telephone # Email Address

Legal Owners (Petitioners):
Milton Wolfe / Milton Wolfe
Name #1 – Type or Print Name #2 – Type or Print
/
Signature #1 Signature # 2
852 Rum Bridge Branch Road, Seaford, DE
Mailing Address City State
19973/
Zip Code Telephone # Email Address

Attorney for Petitioner:
Jennifer R. Busse, Esquire
Name- Type or Print
Signature
Whiteford, Taylor & Preston
1 W. Pennsylvania Ave., Ste. 300, Towson MD
Mailing Address City State
21204 /410-832-2077/ jbusse@wtplaw.com
Zip Code Telephone # Email Address

Representative to be contacted:
Jennifer R. Busse, Esquire
Name – Type or Print
Signature
Whiteford, Taylor & Preston
1 W. Pennsylvania Ave., Ste. 300, Towson MD
Mailing Address City State
21204 / 410-832-2077 / jbusse@wtplaw.com
Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 1-27-15
By

CASE NUMBER 2015-0110-A **Filing Date** 11/13/14 **Do Not Schedule Dates:** _____ **Reviewer** JS

Attachment to Zoning Petitions

W/S Prince George Rd., S of Leafydale Terrace

Petition for Variances from BCZR §1B01.2.C.1.b. to permit:

- a front building face to public street right of way setback of 17' in lieu of the required 25' for lot 1;

- a side building face to side building face setback of 16' in lieu of the required 20' for lot lots 1-5.

2015-0110-A

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners

ZONING DESCRIPTION

7433 Prince George Road
Baltimore County, Maryland

Beginning at a point on the western side of Prince George Road which is 60 feet wide at the distance of 123.36 feet south of the centerline of the nearest improved intersecting street, Leafydale Terrace, which is 60 feet wide. Thence the following courses and distances:

South on a curve to the left with a radius of 570.00 ft. and a length of 94.61 ft.,
N 69° 14' 56" W 100.01 ft.,
S 23° 49' 02" W 92.99 ft.,
S 03° 34' 39" W 156.29 ft.,
S 48° 14' 09" W 101.86 ft.,
S 19° 26' 56" E 63.57 ft.,
S 26° 46' 31" E 83.32 ft.,
S 63° 13' 13" W 14.98 ft.,
N 45° 32' 31" W 85.00 ft.,
N 15° 57' 31" W 215.00 ft.,
N 08° 22' 31" W 105.00 ft.,
N 00° 12' 31" W 186.00 ft.,
N 26° 52' 31" W 72.00 ft.,
N 16° 12' 31" W 117.68 ft.,
S 74° 20' 45" E 166.33 ft.,
S 46° 40' 21" E 173.26 ft., and
S 61° 14' 51" E 145.00 ft.,

To the point of beginning. Being Parcel 905 on Tax Map 78, containing 116,528 square feet or 2.67 acres. Also known as 7433 Prince George Road and located in the 3rd Election District and 2nd Councilmanic District.

STATE OF MARYLAND
RICHARD EARL MATZ
No. 13203
PROFESSIONAL ENGINEER

Nov 13, 2014

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 13203 Expiration Date: 11/02/2016

2835 Smith Avenue, Suite G Baltimore, Maryland 21209
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953

2015-0110-A

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

No. 116286

Date: 11/13/14

Fund	Dept	Unit.	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				$ 375.00
							Total:	$ 375.00

Rec From: MILTON WOLFE

For: 2015-0110-A

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

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
11/13/2014	11/13/2014	10:13:52	5

REG WSOS WALKIN PROS LRB
RECEIPT # 771306 11/13/2014 OFLN
Dept 5 528 ZONING VERIFICATION
CK NO. 116286
Recpt Tot $375.00
$375.00 CK $.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: 2015-0110-A

Petitioner: The Sanford Companies, c/o Bruce Jaffe

Address or Location: 7433 Prince George Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Jennifer R. Busse, Esq.

Address: 1 West Pennsylvania Avenue
Suite 300
Towson, MD 21204

Telephone Number: 410-832-2077

Revised 2/20/98 - SCJ

THE BALTIMORE SUN MEDIA GROUP

501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 2929371

Sold To:
Whiteford Taylor Preston LLP John A Hayden II Esq - CU00336123
1 W Pennsylvania Ave
Ste 300
Towson,MD 21204

Bill To:
Whiteford Taylor Preston LLP John A Hayden II Esq - CU00336123
1 W Pennsylvania Ave
Ste 300
Towson,MD 21204

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

Jan 01, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

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: # 2015-0110-A
7433 Prince George Road
W/s Prince George Road, 123 ft. s/of centerline of intersection with Leafydale Terrace
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Milton Wolfe
Contract Purchaser /Lessee: The Sanford Companies

Variance: to permit a front building face to public street right of way of 17' in lieu of the required 25' for lot 1; and a side building face to side building face setback of 16' in lieu of the required 20' for lots 1-5.

Hearing: Thursday, January 22, 2015 at 10:00 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.

1/006 Jan. 1 29

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS
DATE: 12/15/2014
Case Number: 2015-0110-A
Petitioner / Developer: JENNIFER BUSSE, ESQ. ~ COLBERT, MATZ & ROSENFELT, INC.~ RON BAQUOL of SANFORD COMPANIES
Date of Hearing (Closing): JANUARY 22, 2015

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
7433 PRINCE GEORGE ROAD

The sign(s) were posted on: DECEMBER 14, 2014

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 – 666 – 5366
(Telephone Number of Sign Poster)

KEVIN KAMENETZ
County Executive

November 28, 2014

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

NOTICE OF ZONING HEARING

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7433 Prince George Road
W/s Prince George Road, 123 ft. s/of centerline of intersection with Leafydale Terrace
3rd Election District – 2nd Councilmanic District
Legal Owners: Milton Wolfe
Contract Purchaser/Lessee: The Sanford Companies

Variance to permit a front building face to public street right of way of 17' in lieu of the required 25' for lot 1; and a side building face to side building face setback of 16' in lieu of the required 20' for lots 1-5.

Hearing: Thursday, January 22, 2015 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Jennifer Busse, 1 W. Pennsylvania Avenue, Ste. 300, Towson 21204
Ron Baquol, Sanford Companies, 8600 Snowden River Pkwy., Ste. 207, Columbia 21045
Milton Wolfe, 852 Rum Bridge Branch Road, Seaford DE 19973

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 2, 2015.**
(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, January 1, 2015 Issue - Jeffersonian

Please forward billing to:
Jennifer Busse 410-832-2077
Whiteford, Taylor & Preston
1 W. Pennsylvania Avenue, Ste. 300
Towson, MD 21204

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: 2015-0110-A
7433 Prince George Road
W/s Prince George Road, 123 ft. s/of centerline of intersection with Leafydale Terrace
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Legal Owners: Milton Wolfe
Contract Purchaser/Lessee: The Sanford Companies

Variance to permit a front building face to public street right of way of 17' in lieu of the required 25' for lot 1; and a side building face to side building face setback of 16' in lieu of the required 20' for lots 1-5.

Hearing: Thursday, January 22, 2015 at 10:00 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 7433 Prince George Road; W/S Prince George Road, 123' S of c/line Leafydale Terrace 3rd Election & 2nd Councilmanic Districts Legal Owner(s): Milton Wolfe Contract Purchaser(s): The Sanford Companies Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2015-110-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
NOV 25 2014

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 25th day of November, 2014, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, 1 West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MEMORANDUM

DATE: March 3, 2015

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2015-0110-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 26, 2015. 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

[redacted]3-0478

Case No.: Prince George's Close HOH / [redacted] Zoning 2015-0110-A

Exhibit Sheet

DW 1-27-15

All exhibits are included in the HOH file.

Petitioner/Developer — ~~Protestants~~ COUNTY

No. 1	1A, 1B Dev. Plan (redline)	School Analysis
No. 2	Google Earth	Open Space Waiver
No. 3	Photos	
No. 4	Vidaver CV	
No. 5	Hewitt CV	
No. 6	Pattern Book	
No. 7	Prior D.P.	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

PLEASE PRINT CLEARLY

TSC/Cotter - Prince Georges Close
CASE NAME 2014-0110-A and
CASE NUMBER PDM# 03-478
DATE 1/22/15

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E-MAIL
Jim Busse	WTP - One W. Penn Ste. 300	21204	jbusse@wtplaw.com
Max Vidaver	Colbert Matz Rosenfelt 2835 SMITH AVE, STE G, R	21209	mvidaver@cmrengineers.com
Tom Hewitt	PO BOX 246, UPPER FALLS	21156	thomashewitt@comcast.net
Ron Bacquol	8600 Snowden River Pkg. Columbia Md. 21045	Columbia Md. 21045	rbacquol@thesanfordcompanies.com

PLEASE PRINT CLEARLY

CASE NAME Prince Georges Close
CASE NUMBER PA1 # 03-0478/2015-0010-
DATE January 22, 2015

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
Jan Cook	PA1		
Jerry Chen	PA1		
Jeff Livingston	EPS		
Aaron Itsu	PA1-Zoning		
Brad Knatz	Real Estate		
Brett M. Williams	Planning		
Dennis Kennedy	DPR		
Jean Tansey	DPR for R&P		

PLEASE PRINT CLEARLY

CASE ~~NAME~~ NUMBER PA1 #03-0478 / 2015-0110-A
CASE ~~NUMBER~~ NAME - PRINCE GEORGES CLOS
DATE JANUARY 22, 2015

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL

KEVIN KAMENETZ
County Executive

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

January 15, 2014

Milton Wolfe
852 Rum Bridge Branch Road
Seaford DE 19973

RE: Case Number: 2015-0110 A, Address: W/S Prince George Road S of Leafydale Terrace

Dear Mr. Wolfe:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 13, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
The Sanford Companies, Ron Baquol, 8600 Snowden River Parkway, Suite 207, Columbia MD 21045
Jennifer R. Busse, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204

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

State Highway Administration
MARYLAND DEPARTMENT OF TRANSPORTATION

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

Date: 11/17/14

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

RE: Baltimore County
Item No 2015-0110-A
Variance
Milton Wolfe
7433 Prince Georges 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. 2015-0110-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-545-5598 or 1-800-876-4742 (in Maryland only) extension 5598, or by email at (rzeller@sha.state.md.us).

Sincerely,

for Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: November 21, 2014

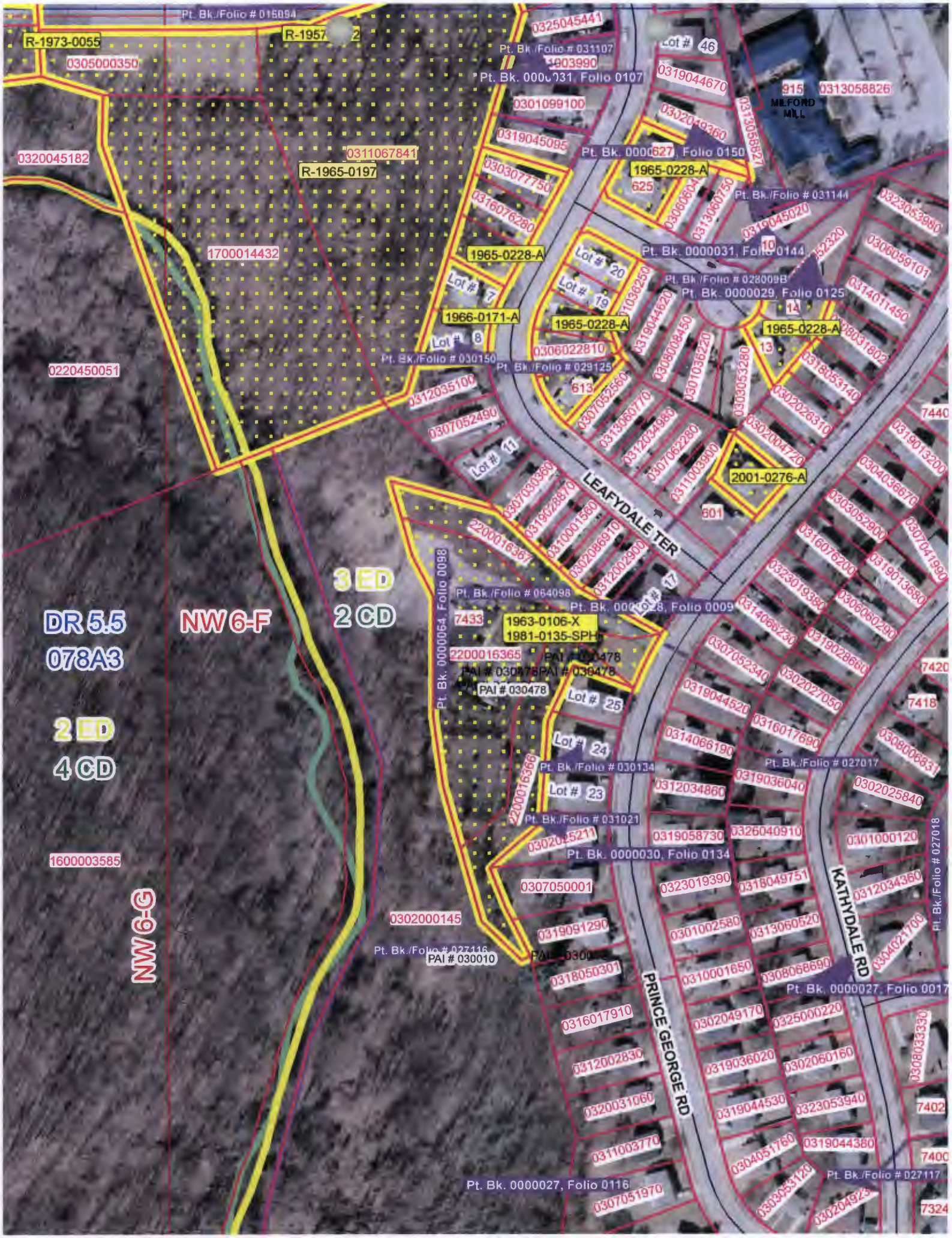
FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For November 24, 2014
Item No. 2015-0098, 0105, 0107, 0108 and 0110

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\ZAC11242014 -.doc


Pt. Bk./Folio # 016094
R-1973-0055
R-1957 2
0305000350
0325045441
Pt. Bk./Folio # 031107
Pt. Bk. 0000031, Folio 0107
Lot # 46
0319044670
915
0313058826
MILFORD MILL
0301099100
0302049360
0319045095
Pt. Bk. 0000627, Folio 0150
1965-0228-A
625
0320045182
0311067841
R-1965-0197
0303077750
0316076280
Pt. Bk./Folio # 031144
0319045020
0323053980
1700014432
1965-0228-A
Lot # 20
Pt. Bk. 0000031, Folio 0144
0306059101
Lot # 7
Lot # 19
Pt. Bk./Folio # 028009B
Pt. Bk. 0000029, Folio 0125
0314011450
1966-0171-A
1965-0228-A
1965-0228-A
Lot # 8
0306022810
Pt. Bk./Folio # 030150
Pt. Bk./Folio # 029125
0220450051
613
0312035100
0307052560
0307052490
Lot # 11
0307030360
0319028870
0310001560
2200016367
0302086910
0312002900
Lot # 17
LEAFYDALE TER
2001-0276-A
601
7440
0319013200
0304036670
0305052900
0307041990
0316076200
0319013680
0323019380
0306060290
0314066230
0319028660
0307052340
0302027050
7420
7418
0319044520
0316017690
0314066190
0308006831
Pt. Bk./Folio # 027017
0302025840
0319036040
0312034860
0326040910
0319058730
0301000120
Pt. Bk. 0000030, Folio 0134
0307050001
0323019390
0318049751
0312034360
KATHYDALE RD
Pt. Bk./Folio # 027018
0304021100
0319091290
0301002580
0313060520
0318050301
0310001650
0308068690
Pt. Bk. 0000027, Folio 0017
0316017910
0302049170
0325000220
0312002830
0319036020
0302060160
0308033330
0320031060
0319044530
0323053940
7402
0311003770
0304051760
0319044380
7400
Pt. Bk./Folio # 027117
Pt. Bk. 0000027, Folio 0116
0307051970
0302049925
7324
DR 5.5
078A3
NW 6-F
3 ED
2 CD
Pt. Bk./Folio # 064098
Pt. Bk. 0000064, Folio 0098
7433
1963-0106-X
1981-0135-SPH
2200016365
PAI # 030478
PAI # 030478
PAI # 030478
PAI # 030478
Lot # 25
2 ED
4 CD
Lot # 24
Pt. Bk./Folio # 030134
Lot # 23
2200016366
Pt. Bk./Folio # 031021
1600003585
NW 6-G
0302000145
Pt. Bk./Folio # 027116
PAI # 030010
PRINCE GEORGE RD

BCZR SECTION 260. Residential Performance Standards

§ 260.2. Site planning.

A. A development proposal shall:

1. Retain the existing quality vegetation of the site to the fullest extent possible and protect the root systems of that vegetation during construction.

2. Integrate locally significant features of the site, such as distinctive buildings, vistas, topographic features, specimen trees, tree stands, hedgerows, monuments, landmarks, ruins and gardens, into the site design, and retain the character of the features and their settings.

3. Coordinate building design, site layout, and grading so that grade transitions are gradual and respect the existing topography.

4. Provide a landscaped buffer between the rear yards of dwellings existing on May 25, 2001, and the rear yards of abutting new dwellings.

5. Provide for smooth transitions between neighborhoods by arranging and orienting the proposed buildings and site improvements to complement those in the surrounding neighborhood.

6. Provide transitions with respect to setbacks, street patterns, and building-to-street grade relationships.

B. Reverse-frontage lots are permitted only if the petitioner can demonstrate that adequate setbacks, topography, berming, landscaping or building design, will effectively screen private yard space and decks from the public view. Fences may not be located closer than 20 feet to a public right-of-way.

C. Panhandle lots are not permitted as a matter of right. Panhandles must conform to § 32-4-409 of the Baltimore County Code and to the standards in the Comprehensive Manual of Development Policies. Panhandle lots are not permitted in the South Perry Hall-White Marsh area. Panhandle lots are not permitted in the Middle River area, as defined in Bill 59-07, or in the Greenspring-East Pikesville area, as described in Resolution 20-11, unless each lot has a minimum size of two acres. Panhandle lots are not permitted in the Carney-Cub Hill-Parkville area, as described in the Carney-Cub Hill-Parkville Area Community Plan (Resolution 22-10).

[Bill Nos. 137-2004; 115-2006; *Editor's Note: This bill was subsequently amended by Bill No. 140-2006 to provide that it would not apply to any development plan for which a hearing officer's hearing was scheduled prior to 11-1-2006.* **60-2007; 21-2012; 12-2013]**

D. The minimum width for any single-family detached lot located in the South Perry Hall – White Marsh area is 75 feet as measured along both the front wall and rear wall of the dwelling unit. This subsection does not apply to alternative site design dwellings permitted in accordance with Section 1B01.1.A.1.b.

[Bill No. 74-2012]

E. Single-family detached lots in Middle River – Bird River area.

[Bill No. 3-2002 *Editor's Note: This bill was amended by Bill No. 44-2002 to provide that it would not apply to concept plans accepted for filing prior to 3-24-2002.* **]**

1. For any single-family detached lot located in the Middle River – Bird River area, as defined in County Council Bill 122-01:

a. The minimum width is 75 feet as measured along both the front wall and rear wall of the dwelling unit;

b. The minimum front yard setback is 20 feet; and

c. The minimum rear yard setback is 40 feet, except for:

(1) Unroofed additions, including patios and decks; and

(2) Roofed additions which do not exceed in width 50% of the dwelling unit, and which do not extend more than 10 feet into the rear yard setback area.

2. This subsection does not apply to alternative site design dwellings permitted in accordance with Section 1B01.1.A.1.b.

F. Single-family detached lots in Middle River area. The Middle River area, described in the Middle River Community plan adopted by Council Resolution 77-07, is designated as a design review area. For any single-family detached lot in the area that is part of a development plan and is zoned D.R. 3.5, the minimum required width is 75 feet as measured along both the front wall and rear wall of the dwelling unit, and the design review panel shall consider the design standards of this section when making a recommendation to the hearing officer.

[Bill Nos. 60-2007; 27-2008 *Editor's Note: This bill also provided that it would not apply to any development project for which the initial development plan approval was obtained prior to 9-19-2007.* **]**

§ 260.3. Open space.

A development proposal shall:

A. Integrate open space areas into the proposed development by:

1. Creating focal points along streets;

2. Locating landscaped open green spaces in view of the development entrance or adjoining public street;

3. Planning a linked network of natural and landscaped open areas connected by pedestrian/bike trails; and

4. Orienting dwelling units around open areas or squares.

B. Incorporate significant features, such as stands of trees, into open areas.

C. Link the development's open areas to the surrounding neighborhood open areas, including public parks, walks, and bike trails, and create both functional and visual continuity, e.g., by matching the design of a bike trail in the proposed development to the bike trail located in the adjoining property.

§ 260.4. Streets and parking.

A. A development proposal shall:

1. Provide for at least one street connection to an adjoining neighborhood or an adjoining property, not including the principal access to the subdivision, in order to facilitate good traffic circulation.

2. Design streets to slow traffic by offsetting alignments. Reducing street width, reducing the length of blocks, and employing the use of traffic management devices such as roundabouts, chokers, chicanes, etc., to accomplish traffic calming.

3. Allow on-street parking.

4. Provide pedestrian and bicycle access to commercial areas and community facilities on site within the development and to the surrounding neighborhood.

5. Provide street and parking accommodations which complement the surrounding neighborhood.

B. Culs-de-sac may be used if it is demonstrated that a street connection is not feasible due to site conditions such as severe grade transitions or sensitive natural features, or an alternative site layout is not feasible. If culs-de-sac are used, developments should consist of a balance of street patterns (culs-de-sac and connections). If culs-de-sac are used, design elements such as center landscaping and traffic circles shall be used.

C. Street widths and front yard setbacks may be reduced in accordance with traditional neighborhood design standards.

§ 260.5. Landscape design.

A. A development proposal shall:

1. Landscape public open spaces to invite users. Particularly emphasizing the intended entrance to the open space.

2. In addition to plant material, use fences, walls or earth forms to provide effective and attractive screens and buffers where necessary.

3. Provide for, or reinforce and maintain, a continuous street tree canopy by preserving healthy street trees or, if they are not present, planting new trees. The canopy shall be comprised of trees of the same species or trees with design characteristics and growth habits that are similar to those of the existing street trees.

4. Include the design for site signage on the schematic landscape plan. If this is not possible, the signage design may be included in the final development plan and shall be approved before issuance of any building permits.

§ 260.6. Buildings.

A. A development proposal shall:

1. Provide variety in housing type or design, while maintaining continuity in scale, rhythm, proportion and detail.

2. Orient the front of the dwelling toward the street and incorporate prominent entries and porches or stoops into front building facades.

3. Adhere to a consistent front building setback for all dwellings on the same street or square, so that the fronts of dwellings define a uniform street edge.

4. Design decks, balconies and porches as components of the building following dominant building lines, proportions and style, and in a scale appropriate to the available space on the site. Decks shall be screened to minimize visibility from a public street.

5. Design accessory structures at a scale appropriate to the dwelling and design storage buildings and garages with the same architectural theme as the principal building on the site, providing consistency in materials, colors, roof pitch, and style.

6. Extend the finish material of the exterior of buildings to grade, or, if this is not possible, to within 12 inches of grade, on all sides of the building excluding foundation walls which shall use a finished quality material such as decorative concrete block, poured concrete with a brick pattern, or stucco, and provide landscaping along the foundation.

7. Use similar materials and design elements on all building facades and articulate all building facades using coordinated architectural features such as porches, windows, doors, chimneys, gables, and dormers.

B. Garages may not become the dominant street feature. Garage doors shall use items such as windows, decorative patterns, and color to relieve the visual impact of the house from the street.

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	N/A
100 Year Flood Plain	N/A
Forest Buffer	N/A
Amenity Areas	N/A
Trails and Connectors	N/A
Other (Passive Open Space)	N/A
Total Provided	N/A
Proposed Ownership	N/A

Undeveloped Areas	Acres
Storm Water Management	N/A
HOA/COA Areas	N/A
Other:	N/A
Total Provided	N/A

SOILS LIMITATIONS

MAP SYMBOL	MAPPING UNIT	HSG	HOMESITES W/BASEMENTS	HOMESITES W/O BASEMENTS	STREETS AND PARKING LOTS
HbA	HATBORO SILT LOAM	D	VERY LIMITED	VERY LIMITED	SEVERE: SLOPE
LfC	LEGORE SILT LOAM	B	SOMEWHAT LIMITED	SOMEWHAT LIMITED	SEVERE: SLOPE
LgB	LEGORE—MONTALTO URBAN LAND COMPLEX	B	NOT LIMITED	SOMEWHAT LIMITED	VARIABLE

CERTIFICATE OF DELINQUENT ACCOUNTS

I, A Bruce Jaffe HEREBY CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT; A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

SIGNATURE [signature] 10-28-2014 DATE

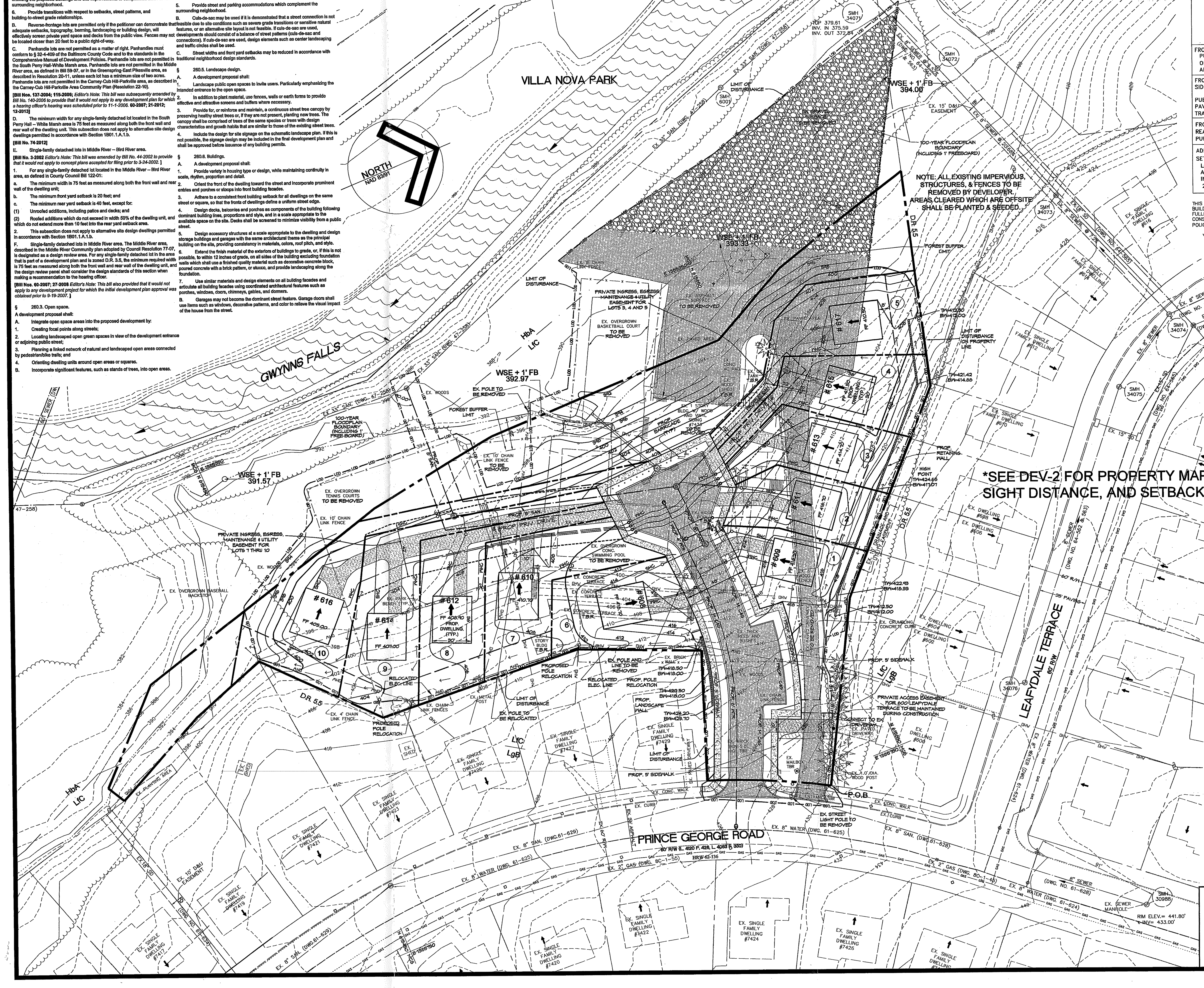
BENCHMARK INFORMATION
COORDINATE AND BEARINGS SHOWN ON THIS PLAT ARE REFERED TO THE MARYLAND COORDINATE SYSTEM NAD83/91 DATUM AND ARE BASED ON THE FOLLOWING:

STATION	NORTHING	EASTING	ELEVATION
BALT. CO. #1089 R.R. SPIKE	614802.90	1386139.19	397.99
BALT. CO. #1090 R.R.SPIKE	614833.50	1386475.30	400.72

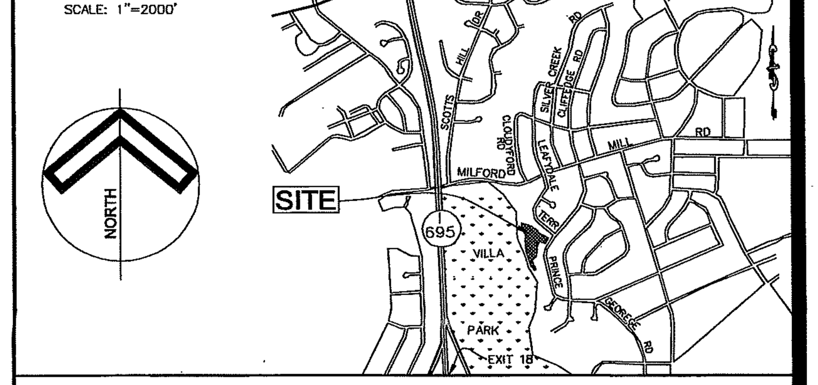
BUILDING SETBACK REQUIREMENTS

	D.R.3.5 5.5, 10.5 & 16 ZONES (FEET)
FROM FRONT BUILDING FACE TO: PUBLIC STREET RIGHT-OF-WAY OR PROPERTY LINE	25
ARTERIAL OR COLLECTOR	—
FROM SIDE BUILDING FACE TO: SIDE BUILDING FACE	20>20 HIGH 16<20 HIGH
PUBLIC STREET RIGHT-OF-WAY	15
PAVING OF A PRIVATE ROAD	25
TRACT BOUNDARY	15
FROM REAR BUILDING FACE TO: REAR PROPERTY LINE	30
PUBLIC STREET RIGHT-OF-WAY	30
ADDITIONAL SETBACKS: SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY AN ADDITIONAL 20 FEET.	50

THIS TABLE LISTS MINIMUM SETBACK REQUIREMENTS AND BUILDING HEIGHTS FOR URBAN RESIDENTIAL USE. FOR A FULLER EXPLANATION OF THESE AND OTHER REQUIREMENTS, CONSULT THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES (CMDP).



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES:

1. OWNER:
MILTON WOLFE
852 RUM BRIDGE BRANCH ROAD
SEAFORD, DE 19973

APPLICANT:
THE SANFORD COMPANIES
C/O BRUCE JAFFE
8600 SNOWDEN RIVER PARKWAY
SUITE 207
COLUMBIA, MD 21045
410-953-0222

TAX ACCOUNTS: 2200016365, 2200016366, 2200016367
DEED REFERENCE: 22704/495
PLAT REFERENCE: 64/98 (EXPIRED)
TAX MAP 78 PARCEL 905

2. ZONING: D.R. 5.5

3. SITE DATA:
200 SCALE GIS TILE: 078A3
CENSUS TRACT: 403100
CENSUS BLOCK: 240054031002013
ELEMENTARY SCHOOL DISTRICT: BEDFORD ES
MIDDLE SCHOOL DISTRICT: PIKESVILLE MS
HIGH SCHOOL DISTRICT: MILFORD MILL ACADEMY
GROWTH TIER: 1
LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
REGIONAL PLANNING DISTRICT: LOCHEARN
REGIONAL PLANNING DISTRICT CODE: 319
TRANSPORTATION ANALYSIS ZONE: 814
WATERSHED: GWYNNS FALLS
ZIP CODE: 21208

4. NET AREA: 116,528 SF± OR 2.67 AC±
GROSS AREA: 119,354 SF± OR 2.74 AC±

5. DENSITY:
TOTAL GROSS AREA 2.74 AC±
MAXIMUM PERMITTED UNITS= 2.74 X 5.5 = 15 UNITS
PROPOSED UNITS: 10

6. AVERAGE DAILY TRIPS (ADT) = 10 UNITS X 10 TRIPS/UNIT = 100 DAILY TRIPS

7. REQUIRED PARKING:
2 SPACES PER DWELLING UNIT @ 10 DWELLING UNITS = 20 SPACES
PROVIDED: 27 SPACES

8. STORMWATER MANAGEMENT:
SITE HAS 72% EX. IMPERVIOUS WITHIN THE LOD. THEREFORE IT IS REDEVELOPMENT. ESD TO THE MEP IS PROVIDED BY REDUCTION OF EX. IMPERVIOUS SURFACE BY 50% MINIMUM.
EX. IMPERVIOUS: 86,440 SF
PROPOSED IMPERVIOUS: 31,506 SF
CHANGE IN IMPERVIOUS: 32,154 SF
REDUCTION: 32,154 SF/ 86,440 SF = 64%

8. FOREST STAND DELINEATION AND FOREST CONSERVATION WORKSHEET WAS APPROVED ON 10/25/06.

9. WAIVER PREVIOUSLY APPROVED FOR 24' ROAD ON 40' R/W WITH SIDEWALK ON ONE SIDE.

10. OPEN SPACE REQUIRED-6,500 SF ACTIVE AND 3,500 SF PASSIVE OR COMBINATION THEREOF AS SPECIFIED IN SECTION III.D.3: OPEN SPACE PROVIDED-0 SF ACTIVE AND 0 SF PASSIVE. A WAIVER AND FEE IN LIEU TO BE REQUESTED.

11. THERE ARE NO KNOWN HAZARDOUS MATERIALS LOCATED ON SITE.

12. A PORTION OF THE SITE IS LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN.

13. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

14. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.

15. ZONING HISTORY:
-CASE 63-105X - SPECIAL EXCEPTION TO APPROVE A DAY NURSERY AT THE WILLOW GLEN SWIMMING POOL. PETITION APPROVED OCTOBER 17, 1963.
-CASE 81-0135 SPH - PETITION FOR SPECIAL HEARING TO APPROVE A NON-CONFORMING USE AS A SWIMMING POOL, RECREATION AREA, SOCIAL CLUB, MEETING ROOM, BUILDING DEVOTED TO CIVIC, SOCIAL, RECREATIONAL, EDUCATIONAL, OR RELIGIOUS ACTIVITIES, AND OTHER USES, AND ALL SUCH FACILITES; BEING AVAILABLE FOR HIRE TO THE PUBLIC AND FOR COMMERCIAL USE. PETITION DENIED MARCH 2, 1981.
-PREVIOUS DEVELOPMENT PLAN HEARING WAS HELD ON AUGUST 16, 2007. DEVELOPMENT PLAN FOR 9 LOTS APPROVED ON MARCH 10, 2008.

16. ZONING VARIANCES: VARIANCES REQUESTED FROM SECTION 1B01.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) FOR:
FRONT BUILDING FACE TO PUBLIC STREET RIGHT OF WAY:
LOT 1 - 17' IN LIEU OF REQUIRED 25'
SIDE BUILDING FACE TO SIDE BUILDING FACE:
LOTS 1 & 2 - 16' IN LIEU OF REQUIRED 20'
LOTS 2 & 3 - 16' IN LIEU OF REQUIRED 20'
LOTS 3 & 4 - 16' IN LIEU OF REQUIRED 20'
LOTS 4 & 5 - 16' IN LIEU OF REQUIRED 20'

17. ANY PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR.

18. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY COLBERT MATZ ROSENFELT, INC. DATED APRIL 30, 2007. ADDITIONAL INFORMATION SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS, DEED INFORMATION AND AVAILABLE RECORDS.

Key

	PROPERTY LINE
	PROPOSED CURB
	PROPOSED PAVING (PUBLIC)
	FRONT OF PROP. DWELLING
	PROPOSED PRIVATE DRIVE
	PROPOSED DWELLING
	PROPOSED CONTOUR
	EXISTING CONTOUR
	DIRECTION OF SURFACE DRAINAGE
	EXISTING ASPHALT PARKING
	EXISTING GRAVEL PARKING
	100 YEAR FLOOD PLAIN
	FOREST BUFFER LIMIT

COMBINED HEARING REQUEST

APPLICANT HAS REQUESTED A COMBINED HEARING UNDER SECTION 32-4-230 ON NOVEMBER 13, 2014 (ZONING FILING DATE)

2015-0110-A

Disturbed Area - 145,047 SF. OR ±3.33 AC.

PAI #03-0478

DEVELOPMENT PLAN & PLAN TO ACCOMPANY ZONING PETITION

PRINCE GEORGES CLOSE

A SUBDIVISION OF 7433 PRINCE GEORGE ROAD
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF MARYLAND RICHARD EARL MATZ No. 13203 PROFESSIONAL ENGINEER 11/13/2014
THIS PLAN IS ACCURATE AND HAS BEEN PREPARED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS.

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13203 Expiration Date: 11-02-2016

SCALE:	1" = 30'
DATE:	10/28/14
JOB NO.:	2006058.1
DESIGNED:	SR
DRAWN:	SR/MRV/AKC/MS
CHECKED:	REM
DRAWING NUMBER:	DEV-1

MCS

NO.	DATE	REVISIONS:	BY	SHEET 1 OF 2

DEDICATION TABLE

The following rights of way are to be conveyed to Baltimore County by the developer/owner of this property as a condition of approval of these plans.

TYPE OF CONVEYANCE	NO.	TOTAL AREA*
DRAINAGE & UTILITY EASEMENT	3	0.119 AC
100 YEAR FLOODPLAIN EASEMENT AND DRAINAGE & UTILITY EASEMENT	2	0.067 AC
FOREST BUFFER EASEMENT AND RECREATIONAL GREENWAY RESERVATION	2	0.284 AC

*NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total areas shown in this table may be approximate.

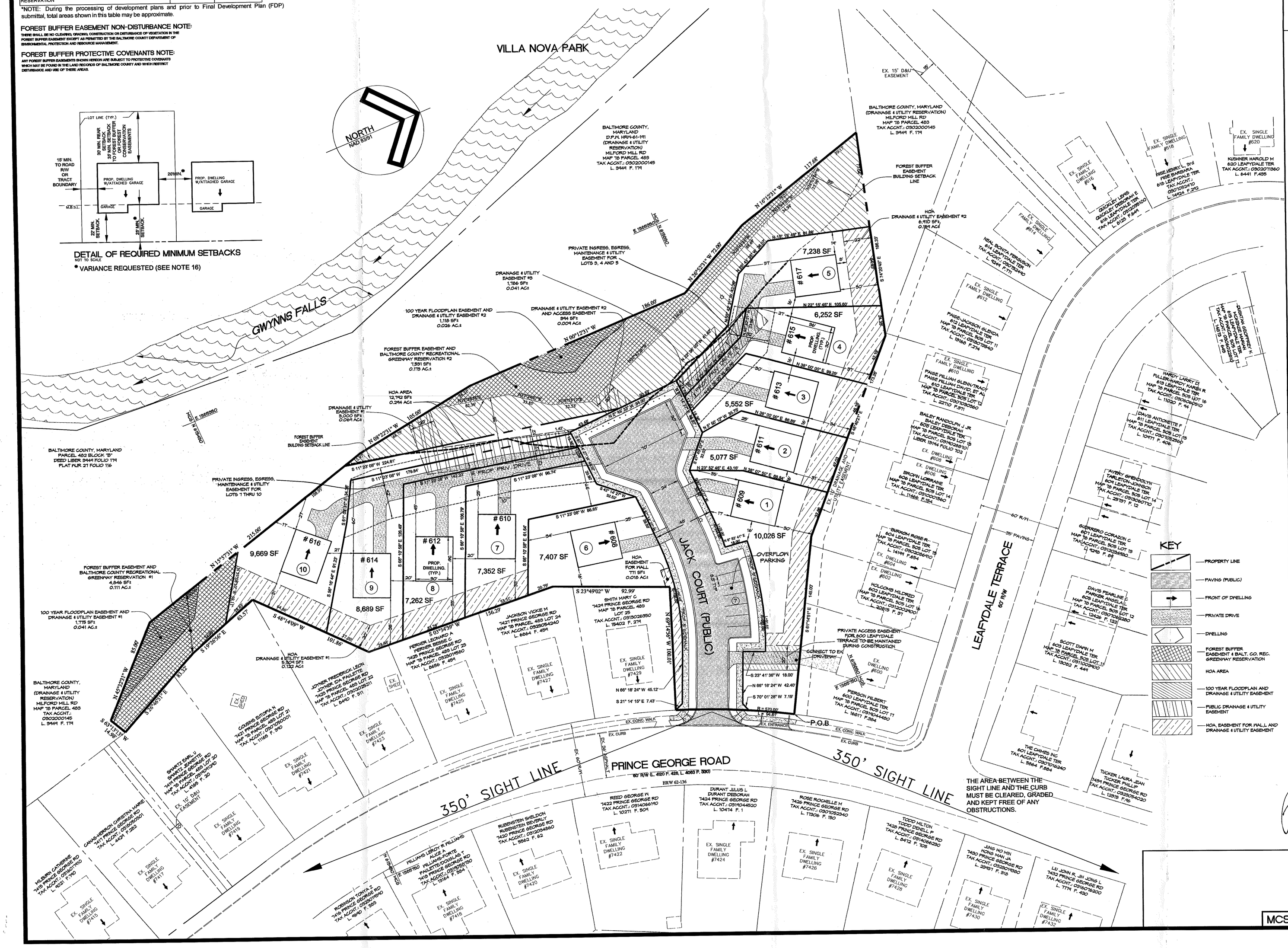
FOREST BUFFER EASEMENT NON-DISTURBANCE NOTE:

THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

FOREST BUFFER PROTECTIVE COVENANTS NOTE:

ANY FOREST BUFFER EASEMENTS SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

DETAIL OF REQUIRED MINIMUM SETBACKS
NOT TO SCALE
* VARIANCE REQUESTED (SEE NOTE 16)



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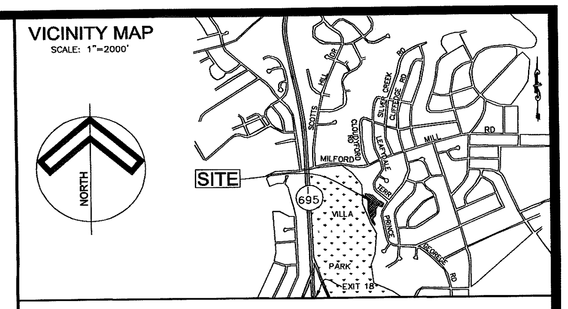
VICINITY MAP

SCALE: 1"=2000'



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TAX MAP 78 PARCEL 905

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ZIP CODE: 21208

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PROVIDED: 27 SPACES

8. STORMWATER MANAGEMENT:
SITE HAS 72% EX. IMPERVIOUS WITHIN THE LOD. THEREFORE IT IS REDEVELOPMENT. ESD TO THE MEP IS PROVIDED BY REDUCTION OF EX. IMPERVIOUS SURFACE BY 50% MINIMUM.
EX. IMPERVIOUS: 86,440 SF
PROPOSED IMPERVIOUS: 51,606 SF
CHANGE IN IMPERVIOUS: 32,154 SF
REDUCTION: 32,154 SF/ 86,440 SF = 64 %

8. FOREST STAND DELINEATION AND FOREST CONSERVATION WORKSHEET WAS APPROVED ON 10/25/06.

9. WAIVER PREVIOUSLY APPROVED FOR 24' ROAD ON 40' R/W WITH SIDEWALK ON ONE SIDE.

10. OPEN SPACE REQUIRED-6,600 SF ACTIVE AND 3,500 SF PASSIVE OR COMBINATION THEREOF AS SPECIFIED IN SECTION 81.D.3: OPEN SPACE PROVIDED-0 SF ACTIVE AND 0 SF PASSIVE. A WAIVER AND FEE IN LIEU TO BE REQUESTED.

11. THERE ARE NO KNOWN HAZARDOUS MATERIALS LOCATED ON SITE.

12. A PORTION OF THE SITE IS LOCATED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN.

13. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.

14. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.

15. ZONING HISTORY:
-CASE 63-100X - SPECIAL EXCEPTION TO APPROVE A DAY NURSERY AT THE WILLOW GLEN SWIMMING POOL. PETITION APPROVED OCTOBER 17, 1963.
-CASE 81-0135 SPH - PETITION FOR SPECIAL HEARING TO APPROVE A NON-CONFORMING USE AS A SWIMMING POOL, RECREATION AREA, SOCIAL CLUB, MEETING ROOM, BUILDING DEVOTED TO CIVIC, SOCIAL, RECREATIONAL, EDUCATIONAL, OR RELIGIOUS ACTIVITIES, AND OTHER USES, AND ALL SUCH FACILITES, BEING AVAILABLE FOR HIRE TO THE PUBLIC AND FOR COMMERCIAL USE. PETITION DENIED MARCH 2, 1981.
-PREVIOUS DEVELOPMENT PLAN HEARING WAS HELD ON AUGUST 16, 2007. DEVELOPMENT PLAN FOR 9 LOTS APPROVED ON MARCH 10, 2008.

16. ZONING VARIANCES: VARIANCES REQUESTED FROM SECTION 1B01.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) FOR:
FRONT BUILDING FACE TO PUBLIC STREET RIGHT OF WAY:
LOT 1 - 17' IN LIEU OF REQUIRED 25'
SIDE BUILDING FACE TO SIDE BUILDING FACE:
LOTS 1 & 2 - 16' IN LIEU OF REQUIRED 20'
LOTS 2 & 3 - 16' IN LIEU OF REQUIRED 20'
LOTS 3 & 4 - 16' IN LIEU OF REQUIRED 20'
LOTS 4 & 5 - 16' IN LIEU OF REQUIRED 20'

17. ANY PROPOSED SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR.

18. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY COLBERT MATZ ROSENFELT, INC. DATED APRIL 30, 2007. ADDITIONAL INFORMATION SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS, DEED INFORMATION AND AVAILABLE RECORDS.

PAI #03-0478

PROPERTY MAP, EASEMENTS, AND SIGHT DISTANCE DEVELOPMENT PLAN & PLAN TO ACCOMPANY ZONING PETITION

PRINCE GEORGES CLOSE

A SUBDIVISION OF 7433 PRINCE GEORGE ROAD
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

STATE OF MARYLAND REGISTERED PROFESSIONAL ENGINEER No. 13203 Nov 13, 2014
THIS PLAN IS ACCURATE AND WAS MADE PREPARED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS.

Colbert Matz Rosenfelt, Inc.
*Engineers * Surveyors * Planners*
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 13203 Expiration Date: 11-02-2016

SCALE:	1" = 30'
DATE:	10/28/14
JOB NO.:	2006058.1
DESIGNED:	SR
DRAWN:	SR/MRV/AKC/MS
CHECKED:	REM
DRAWING NUMBER:	DEV-2

NO.	DATE	REVISIONS:	BY

MCS

SHEET 2 OF 2