

KEVIN KAMENETZ County Executive LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

April 30, 2015

Timothy M. Kotroco, Esquire Whiteford, Taylor & Preston, LLP One West Pennsylvania Avenue, Suite 300 Towson, MD 21204

RE: Development Plan and Petitions for Special Hearing and Variance

Dolfield Townhouses / 9014-9018 Dolfield Road

HOH Case No. 04-0736 and Zoning Case No. 2015-0194-SPHA

Dear Mr. Kotroco:

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

c: Rick Chadsey, 10 Parks Avenue, Hunt Valley, MD 21030

IN RE: DEVELOPMENT PLAN HEARING & *
PETITIONS FOR SPECIAL HEARING
AND VARIANCE *

(9014-9018 Dolfield Road)

4th Election District

4th Councilmanic District

(DOLFIELD TOWNHOUSES)

Blue Ocean Dolfield, LLC Owner / Developer BEFORE THE OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

HOH Case No. 04-0736 & Zoning Case No. 2015-0194-SPHA

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."). Timothy M. Kotroco, Esquire, with Whiteford, Taylor & Preston, LLP, on behalf of Blue Ocean Dolfield, LLC, the *owner* of the subject property (hereinafter "the Developer"), submitted for approval a four-sheet redlined Development Plan ("Plan") prepared by Colbert, Matz, & Rosenfelt, Inc., known as "Dolfield Townhouses." In addition, the Developer has filed Petitions for Special Hearing and Variance, discussed below.

The current proposal is for 24 single family attached townhouse units on 3.30 acres of land zoned DR 10.5 (2.66 +/- acres) and DR 16 (0.77 +/- acres). The site is currently improved with two, single family detached residences. Photographs submitted show these dwellings are vacant and dilapidated, and the Developer indicated they would be razed in the near future. The remainder of the site is mostly wooded.

The project previously came through the development process proposing 20 single family attached townhouse units (16' wide) and 16 multi-family apartment units. An Order was issued on November 15, 2013 to approve the development plan as proposed. The applicant then applied to

the Design Review Committee (DRC) to request a material change to the development plan, ORDER RECEIVED FOR FILING

Date	4-30-15	
By	(94)	

proposing 24 (20' wide) townhouse units and the removal of the multi-family units. The request was granted on February 10, 2015.

Details of the proposed development are more fully depicted on the redlined four-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 2. The property was posted with the Notice of Hearing Officer's Hearing and Zoning Notice, both on March 27, 2015, 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 April 24, 2015, 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 Roy Zimmerman. Also in attendance was Maxwell Vidaver and Richard E. Matz, both with Colbert, Matz & Rosenfelt, Inc., the consulting firm that prepared the site plan. A representative of an adjoining property owner attended the hearing to obtain additional information concerning the project.

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): Darryl D. Putty, Project Manager, Dennis A. Kennedy and Jean M. Tansey (Development Plans Review [DPR]), Brad Knatz, Real Estate Compliance, and Jason Seidelman (Office of Zoning Review). Also appearing on behalf of the County were Jeff Livingston from the Department of Environmental Protection and Sustainability (DEPS), and Jenifer Nugent 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 (with one exception noted below) indicated that the redlined Development Plan addressed any comments submitted by their agency, and they each recommended approval of the Plan. Counsel ORDER RECEIVED FOR FILING

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provided a Pattern Book for the development (Baltimore County Exhibit 2), which has been approved by the DOP. Ms. Nugent presented a school analysis (Baltimore County Exhibit 1) indicating that the Owings Mills Elementary School (but not Deer Park Middle or Owings Mills High School) is overcrowded using state guidelines. Even so, the DOP's analysis shows that adjacent schools have the "spare capacity" to accommodate the necessary number of students. The Plan reflects that the Developer will provide on-site the required amount of Local Open Space, in excess of 26,000 sq. ft.

The one "open" issue at the time of the hearing concerned the storm water management plan for the site. Mr. Livingston advised that DEPS had recently received from Developer's engineer a concept storm water management plan for the project, but that it had not yet been approved. Following the hearing, DEPS advised the undersigned by letter dated April 28, 2015 that the concept storm water management plan was reviewed and approved.

In the "formal" portion of the case, the Developer presented one witness, Maxwell Vidaver, a land planner accepted as an expert. Mr. Vidaver described in detail the amended plan and he opined the Developer satisfied all Baltimore County rules and regulations.

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.

ZONING REQUESTS

As originally submitted, the Developer filed a Petition for Special Hearing pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to amend the last approved ORDER RECEIVED FOR FILING

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Development Plan for Dolfield Townhouses. In addition and as originally filed, a Petition for Variance sought the following:

- 1. To permit eight (8) townhouses in a group in lieu of the permitted six (6) townhouse units in a group, pursuant to Comprehensive Manual of Development Policies (C.M.D.P.), Division 2, Section A, Residential Standards, Page 29,
- 2. To permit a side building face to side building face setback of 20' in lieu of the required 25' setback for units #8, #9, #16, and #17, pursuant to §§ 1B01.2.C.1.c and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and the C.M.D.P., Division II, Section A: Residential Standards Table VII),
- 3. To permit a 20' wide stormwater management easement to cross the 500 sq. ft. private rear yard area of units #17 #21, pursuant to C.M.D.P., Division 2, Section A, Residential Standards, Page 28,
- 4. To permit a rear deck to extend into the rear yard 10' in lieu of the maximum permitted 7.5' for all units, pursuant to § 301.1 of the B.C.Z.R.,
- 5. To permit a front building face to public street right-of-way distance of 18' in lieu of the required 25' for all units, pursuant to § 1B01.2.C.1.c of the B.C.Z.R.,
- 6. To permit a side building face to public street right-of-way distance of 20' in lieu of the required 25' for unit #24, pursuant to § 1B01.2.C.1.c, and
- 7. For such other and further relief as the nature of this case may require.

As Mr. Vidaver noted, variance relief was granted in connection with the previous case (2014-0043-A), wherein the property was found to be unique due to its irregular shape and the minimal frontage onto Dolfield Road, which impose certain restraints on the building envelope. These findings are equally applicable in the present case, and Developer has satisfied its burden to obtain variance relief.

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 "1st

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Material Amendment Dolfield Townhouses" Development Plan shall be Approved.

ORDER RECEIVED FOR FILING

Date	4-30-15
By	(DW)

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this <u>30th</u> day of April, 2015, that the "1st MATERIAL AMENDMENT DOLFIELD TOWNHOUSES" redlined Development Plan (4 sheets), marked and accepted into evidence as Developer's Exhibit 2, be and is hereby APPROVED.

IT IS FURTHER ORDERED that the Amended Petition for Special Hearing seeking relief pursuant to § 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) to: (1) Amend the last approved Development Plan for Dolfield Townhouses; and (2) To allow a Department of Public Works waiver to permit a 4' wide sidewalk in lieu of the required 5' wide sidewalk on the western side of Amelia Way, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Amended Petition for Variance seeking relief as follows:

- 1. To permit eight (8) townhouses in a group in lieu of the permitted six (6) townhouse units in a group, pursuant to Comprehensive Manual of Development Policies (C.M.D.P.), Division 2, Section A, Residential Standards,
- 2. To permit a side building face to side building face setback of 20' in lieu of the required 25' setback for units #8, #9, #16, and #17, pursuant to §§ 1B01.2.C.1.c and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), and the C.M.D.P., Division II, Section A: Residential Standards Table VII,
- 3. To permit a 13' wide stormwater management easement to cross the 500 sq. ft. private rear yard area of units #17 #21, and a 10' wide homeowners association drainage and utility easement and Baltimore County access easement to cross the 500 sq. ft. private rear yard area of units # 1 #23, pursuant to C.M.D.P., Division 2, Section A, Residential Standards,
- 4. To permit a rear deck to extend into the rear yard 10' in lieu of the maximum permitted 7.5' for all units, pursuant to § 301.1 of the B.C.Z.R.,
- 5. To permit a front building face to public street right-of-way distance of 18' in lieu of the required 25' for all units, pursuant to § 1B01.2.C.1.c of the B.C.Z.R.,
- 6. To permit a side building face to public street right-of-way distance of 20' in lieu of the required 25' for unit #24, pursuant to § 1B01.2.C.1.c,
- 7. To permit a sign of 5' in lieu of the required 3', within the triangular area bounded on two sides by the front and side street property lines of 20' in lieu of the required 25', pursuant to § 102.5 of the B.C.Z.R., and ORDER RECEIVED FOR FILING

Date	4-30-15	5
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8. To permit a 10' privacy fence along the tract boundary in lieu of the permitted 6',

be, and is hereby GRANTED.

The relief granted herein shall be expressly subject to the following conditions:

- Developer shall construct at its own expense a 10' high fence between the subject property and the adjoining apartment complex known as the "Painters Mill Apartments." The Developer shall also provide landscaping along the fence to lessen its visual impact, as determined in the sole discretion of the County's Landscape Architect.
- 2. The Developer shall construct at its own expense a "tot lot" or playground in the northern portion of the site marked as "H.O.A. Open Space." The amenity shall be of sufficient size to accommodate the residents of the development approved herein, and is subject to the approval of the Baltimore County Landscape Architect and/or DOP.
- 3. The Developer shall provide at its own expense the necessary right-of-way to connect Campbell Avenue (a paper street) to Blue Ocean Way, the entire length of which shall be a public road constructed to Baltimore County standards. The Developer shall not be responsible for any costs associated with the design and/or construction of Campbell Avenue,

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

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JOHN E. BEVERUNGEN Administrative Law Judge for Baltimore County

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Date	4-30-15
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X a Variance from Section(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 9014-9018 Dolfield Road	which is	pre	eser	ıtly	ZOT	red	DR	10.	5 &	16		_
Deed References: 33050/229	10 Digit Tax Account # _	0	4	1	8	0	_1	0	1	5	0	8
										5		
Property Owner(s) Printed Name(s) B	lue Ocean Dolfield LLC											

(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. X a Special Hearing under Section 500.7 of	the Zoning Regulations of Baltir	nore County, to determine whether
or not the Zoning Commissioner should approve	1	1 1 1
	Delase see	a Hacked

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

PLEASE SEE ATTACHED

	pus	L BC	- a	S all	
of the zoning regulations of Baltime	ore County, to the	zoning law o	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 ma	y add an attachme	nt to this pe	tition)		

TO BE PRESENTED AT HEARING

and restrictions of Baltimore County adopted pursuant to the zoning	sting, etc. and further agree to and are to be bounded by the zoning regulations
Contract Purchaser/Lessee:	Legal Owners (Petitioners):
N/A	Jonathan Ehrenfeld /
Name – Type or Print	Name #1 - Type or Print Name #2 - Type or Print
Signature	Signature #1 Signature # 2
= ELING	6609 Reisterstown Road, Suite 100, Baltimore, MD
Mailing Address City D FOR FILING State	Mailing Address City State 24215 /443.278.9302

Mailing Address

City State

Mailing Address

City State

Mailing Address

City State

Mailing Address

City State

21215 /443.278.9302

Zip Code Telephone # Email Address

Attorney for Petitioner:

Jennifer R. Busse, Esquire

Name-Type or Print

Name-Type or Print

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

CASE NUMBER 2015-0194-5PHA Filing Date 3 1 4 1 15 Do Not Schedule Dates: Reviewer Sk

Judge's Copy

DOLFIELD TOWNHOUSES VARIANCES AND SPECIAL HEARING REQUEST

Variances:

- 1. Variance from CMDP, Division 2, Section A, Residential Standards, Page 29. To permit 8 townhouses in a group in lieu of the permitted 6 townhouse units in a group.
- Variance from Section 1B01.2.C.1.c of the BCZR Regulations and pursuant to Section 504.2 of the BCZR and the CMDP, Division II, Section A: Residential Standards Table VII, to permit a side building face to side building face setback of 20 feet in lieu of the required 25 feet setback for units #8, #9, #16, and #17.
- 3. Variance from CMDP, Division 2, Section A, Residential Standards, Page 28. To permit a 10 13 foot wide stormwater management easement to cross the 500 square foot private rear yard area of units #17-#21, and a 10 foot wide homeowners association drainage and utility easement and Baltimore County access easement to cross the 500 square foot private rear yard area of units #1-#17 and #21-#23 #1-#23.
- 4. Variance from Section 301.1 of the BCZR to permit a rear deck to extend into the rear yard 10 feet in lieu of the maximum permitted 7.5 feet for all units.
- 5. Variance from Section 1B01.2.C.1.c of the BCZR, to permit a front building face to public street right-of-way distance of 18 feet in lieu of the required 25 feet for all units.
- 6. Variance from Section 1B01.2.C.1.c of the BCZR, to permit a side building face to public street right-of-way distance of 20 feet in lieu of the required 25 feet for unit #24.
- 7. For such other and further relief as the nature of this case may require.
- 8. Variance from Section 102.5 of the BCZR to permit a sign of 5 feet in lieu of the required 3 feet, within the triangular area bounded on two sides by the front and side street property lines of 20 feet in lieu of the required 25 feet.

9. Variance to permit a 10' privacy fonce along the tract boundary special Hearing in lieu of the permitted 6'.

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- 1. Special Hearing to amend the last approved Development Plan for Dolfield Townhouses
- 2. Special Hearing request to allow a Department of Public Works waiver to permit a 4 foot wide sidewalk in lieu of the required 5 foot wide sidewalk on the western side of Amelia Way.

ATTACHMENT TO ZONING PETITION

Modifications of Standards and Variances:

- 1. Variance/Modification of Standards per CMDP, Division 2, Section A, Residential Standards, Page 29. To permit 8 townhouses in a group in lieu of the permitted 6 townhouse units in a group.
- 2. Variance/Medification of Standards from Section 1B01.2.C.1.c of the BCZR Regulations and pursuant to Section 504.2 of the BCZR and the CMDP, Division II, Section A: Residential Standards Table VII, to permit a side building face to side building face setback of 20 feet in lieu of the required 25 feet setback for units #8, #9, #16, and #17.
- 3. Variance/Modification of Standards per CMDP, Division 2, Section A, Residential Standards, Page 28. To permit a 20 feet wide stormwater management easement to cross the 500 square foot private rear yard area of units #17-#21.
- 4. Variance from Section 301.1 of the BCZR to permit a rear deck to extend into the rear yard 10 feet in lieu of the maximum permitted 7.5 feet for all units.
- Variance from Section 1B01.2.C.1.c of the BCZR, to permit a front building face to public street right-of-way distance of 18 feet in lieu of the required 25 feet for all units.
- 6. Variance from Section 1B01.2.C.1.c of the BCZR, to permit a side building face to public street right-of-way distance of 20 feet in lieu of the required 25 feet for unit #24.
- 7. For such other and further relief as the nature of this case may require.

Special Hearing

1. Special Hearing to amend the last approved Development Plan for Dolfield Townhouses.

439278

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



Zoning Description 9014-9018 Dolfield Road Baltimore County, Maryland

March 2, 2015

Beginning at the Northwest corner of Campbell Avenue (50' wide) and Dolfield Road (variable width), thence running with and binding on Dolfield Road

- 1. South 68 degrees 25 minutes 05 seconds West, 67.96 feet, thence leaving Dolfield Road and running on the land of the herein petitioner the 5 following courses and distances, viz;
- 2. North 65 degrees 49 minutes 36 seconds West 132.00 feet,
- 3. North 33 degrees 15 minutes 49 seconds West 426.30 feet,
- 4. North 7 degrees 32 minutes 14 seconds West 474.05 feet,
 To the West side of Campbell Road, thence running with and binding on the West side of
 Campbell Road, the following two courses and distances viz;
- 5. South 34 degrees 19 minutes 04 seconds East 592.02 feet, and
- 6. South 21 degrees 42 minutes 00 seconds East 394.46 feet to the place of beginning.

Containing 3.309 acres of land or 144,140 square feet, more or less.

Being known as 9014 and 9018 Dolfield Road and located in the 4th Election District and 4th Councilmanic District.



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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:
To Newsbaper Advertising.
Item Number or Case Number: 2015 - 0194 - SPH A
Petitioner: BLUE OCEAN DOLFIELD, LLC
Address or Location: 9014 - 9018 DOLFIELD READ
PLEASE FORWARD ADVERTISING BILL TO:
Name: BLUE OCEAN DOLFIELD, CO JONATHAN EHRENFELD
Address: 6609 REISTERSTOWN ROAD, SUITE 106
BALTIMORE, MARYLAND 21215
Telephone Number: 443 - 278 - 9302

MEMORANDUM

DATE:

June 2, 2015

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2015-0194-SPHA - Appeal Period Expired

The appeal period for the above-referenced case expired on June 1, 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

PLEASE PRINT CLEARLY

CASE NAME DOFICIO TOUNGUSS

CASE NUMBER ON-O'RE

DATE 14 24 15

PETITIONER'S SIGN-IN SHEET

2015 - 0194-5PHA

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
TIM KOTROCO	6807 PARKHENGHTS AVE SUTE PO	BALT, MD 21215	royc sage of md. com
MAXWELL VIDAVER	2835 SYITH AVE, STE G.	BALT. MD 21209	TROKOCO WIPLAN.CO MVIDAVER-WONTENGINEERSCO
RICHARD E. MATZ	2835 SMITH AVESTEG	BALTO, MD 21209	donat dmatz @cmrenginer
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			·

CASE NUMBER (24-0736)
DATE APRIL 24, 2015

COUNTY REPRESENTATIVE'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
JEAN TAN SEY	DPR ×3751		
Dennis Kenny	DPR x 3751		
JASON SEISEMA	20NINL X 3391		
BRAD KNATZ	REALESTATE		
Jeff Livingston	EPS ×5859		
clemiter Wiggens	Planning X7499		
DARRYL PLOTTY	PA1 x0716		· · · · · · · · · · · · · · · · · · ·
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CASE NAME DO	FIELD	TOWNHOUSES	MAT'L
CASE NUMBER	04-	0736	
DATE APRIL	24,2	015	

CITIZEN'S SIGN - IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
PRICK CHADSKY	10 PARKS AVE HUNT	VALLED MD	Vichochses & property speciesus, of
	·		
·			

ARTICLE 1: General Provisions

SECTION 102: General Requirements

[BCZR 1955]

§ 102.1 Conformance with regulations.

No land shall be used or occupied and no building or structure shall be erected, altered, located or used except in conformity with these regulations and this shall include any extension of a lawful nonconforming use.

§ 102.2 Sharing of yard space and minimum area.

No yard space or minimum area required for a building or use shall be considered as any part of the yard space or minimum area for another building or use.

§ 102.3 Alleys.

No portion of an alley shall be considered as any part of a side or rear yard.

§ 102.4 Panhandle lots.

[Bill Nos. 172-1989; 2-1992; 137-2004]

No dwelling, other than a multifamily building, shall be built on a lot containing less than 20,000 square feet which does not abut on a right-of-way at least 30 feet wide over which the public has an easement of travel, except as provided for panhandle lots in § 32-4-409 of the Baltimore County Code.

§ 102.5 Corner lots.

[Resolution, November 21, 1956]

On a corner lot in any residential zone, no planting, fence, wall, building or other obstruction to vision more than three feet in height shall be placed or maintained within the triangular area bounded on two sides by the front and side street property lines, or by projections of said lines to their point of intersection, and on the third side by a straight line connecting points on said lot lines (or their projections), each of which points is 25 feet distant from the point of intersection. At the intersection of a street and an alley, the dimension corresponding to the 25 feet noted above shall be 15 feet and 10 feet at the intersection of two alleys. Poles, posts and guys for streetlights and for other utility services shall not be considered obstructions to vision within the meaning of this section.

§ 102.6 Vehicular access to commercial, industrial and apartment developments.

[Resolution, November 21, 1956; Bill No. 122-2010]

No building permit shall be issued for any commercial, industrial or apartment development until the proposed plan for vehicular access thereto shall have been first approved by the Department of Permits, Approvals and Inspections.

§ 102.7 Calculation of residential density in subdivisions with special exception uses.

[Bill No. 74-2000]

Where development of a property includes both a special exception and a residential subdivision, the area allocated for use as a special exception shall not be included in the calculation of residential density.



2506 Larryvale Road, Baltimore, Maryland • 410 340 6465 mrvidaver@gmail.com • www.maxwellvidaver.com

Education

Politecnico di Milano, Milan, Italy Master of Urban Planning, Policy, and Design, July 2013 Master Project Title: Beyond the Center – Using Cycling as a Planning Tool

Binghamton University, State University of New York, Binghamton, New York Bachelor of Arts in Geography, *cum laude*, May 2011 Concentration in Retail and Economic Analysis

Experience

Colbert Matz Rosenfelt, Inc., Civil Engineers, Baltimore, Maryland Project Planner October 2013-Present

- Strategize with clients and development teams to identify project goals; coordinate submittals to relevant government agencies, and manage multiple deadlines in land development process
- Produce project deliverables including feasibility analyses and site plans for zoning hearings, concept, and development plan submittals; consult with local stakeholders at community input meetings
- Meet with Baltimore City and County agency representatives to ensure project compliance with municipal and state codes for zoning, storm water management, and forest conservation regulations

Race Pace Bicycles, Owings Mills, Maryland Salesperson and Mechanic

April 2005-Present

- Educate customers and community about bicycle equipment and safety; assist in making informed purchases
- Use superior customer service skills to establish client relationships in fast-paced, detail-oriented environment
- Independently assemble and repair race and recreational-level bicycles for bicycle shop with five stores

Global Site Plans, Milan, Italy (remote)

Environmental Design Blogger, The Grid Blog

December 2012-July 2013

- Functioned as blogging correspondent in Milan, Italy for media development company with focus on architecture, urban planning, and environmental design
- Engaged audience in urban planning issues through The Grid blog and social media platforms; experience writing within word-count constraints and working in WordPress online platform
- Worked with multidisciplinary and international team to effectively increase blog readership through prominent topic selection and company exposure using search engine optimization

Technical Skills

Software: Adobe Creative Suite 6 (Illustrator, InDesign, Photoshop); ArcGIS 10 (Spatial and Business Analyst extensions); AutoCAD Civil 3D 2013; Mac OS X; Microsoft Office Suite; Sketchup

Honors and Awards

- Binghamton University Department of Geography Paul F. Gorman Memorial Scholarship, 2010-2011
- Binghamton University Department of Geography Distinguished Senior Award, Spring 2011

CASE NO. 2015-0194-SPHA

CHECKLIST

Comment Received	<u>Department</u>	Support/Oppose/ Conditions/ Comments/ No Comment
3-12	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	NC
	DEPS (if not received, date e-mail sent)	
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
3-12	STATE HIGHWAY ADMINISTRATION	No objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	
ZONING VIOLATI	ON (Case No.	
PRIOR ZONING	(Case No.	
NEWSPAPER ADV	ERTISEMENT Date: 4-2-15	-
SIGN POSTING	Date: 3-27-15	by O'Keefe
PEOPLE'S COUNS	EL APPEARANCE Yes No D	
Comments, if any: _		



KEVIN KAMENETZ
County Executive

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

April 15, 2015

Jonathan Ehrenfeld 6609 Reisterstown Road Suite 100 Baltimore MD 21215

RE: Case Number: 2015-0194 SPHA, Address: 9014-9018 Dolfield Road

Dear Mr. Ehrenfeld:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March4, 2015. 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,

U. Cal Richal D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Jennifer R Busse, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204



Larry Hogan, Governor Boyd Rutherford, Lt. Governor

Pete K. Rahn, Secretary Melinda Peters, Administrator

Date: 3/12/15

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

RE: **Baltimore County**

Item No 2015-0194-SPHA
Special Heaving Variance
Fonathan Ehrenfeld
9014-9018 Dolfield 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 -0194 SAHA.

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,

Steven D. Foster, Chief/ Development Manager

Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: March 12, 2015

Department of Permits, Approvals

And Inspections

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For March 16, 2015

Item No. 2015-0192 and 0194

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comments.

DAK:CEN cc:file



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 3169993

Sold To:

Blue Ocean Dolfield - CU00432818 6609 Reisterstown Road Ste 100 Baltimore, MD 21215

Bill To:

Blue Ocean Dolfield - CU00432818 6609 Reisterstown Road Ste 100 Baltimore, MD 21215

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

Apr 02, 2015

NOTICE OF ZONING HEARING

NOTICE OF ZONING HEARING

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

*Case: # 2015-0194-SPHA
9014-9018 Dolfield Road
NW corner of Campbell Avenue and Dolfield Road
4th Election District • 4th Councilmanic District
Legal Owner(s) Jonathan Ehrenfeld
Special Hearing to amend the last approved Development
Plan for Dolfield Townhouses.

*Variance to permit 8 townhouses in a group in lieu of the
permitted 6 townhouse units in a group; to permit a side
building face to side building face setback of 20 ft. in lieu
of the required 25 ft. setback for units #8, 9, 16 and 17. To
permit a 20 ft. wide stormwater management easement to
cross the 500 sq. ft. private rear yard area of units #1-21.
To permit a rear deck to extend into the rear yard 10 ft. in
lieu of the maximum permitted 7.5 ft, for all units; to permit
a front building face to public street right-of-way distance
of 18 ft. In lieu of the required 25 ft. for all units; to permit a
side building face to public street right-of-way distance of
18 ft. In lieu of the required 25 ft. for unit #24. For such other
and further relief as the nature of this case may require.
Hearing: Friday, April 24, 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.

4/019 April 2

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/27/2015

Case Number: 2015-0194-SPHA

Petitioner / Developer: JENNIFER BUSSE, ESQ. ~ COLBERT, MATZ &

ROSENFELT, INC. ~ BLUE OCEAN DOLFIELD, LLC

Date of Hearing (Closing): APRIL 24, 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: 9014-9018 DOLFIELD ROAD (ON-SITE)

The sign(s) were posted on: MARCH 27, 2015



Kinda 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

March 18, 2015

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

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: 2015-0194-SPHA

9014-9018 Dolfield Road

NW corner of Campbell Avenue and Dolfield Road 4th Election District – 4th Councilmanic District

Legal Owners: Jonathan Ehrenfeld

Special Hearing to amend the last approved Development Plan for Dolfield Townhouses. **Variance** to permit 8 townhouses in a group in lieu of the permitted 6 townhouse units in a group; to permit a side building face to side building face setback of 20 ft. in lieu of the required 25 ft. setback for units #8,9, 16 and 17. To permit a 20 ft. wide stormwater management easement to cross the 500 sq. ft. private rear yard area of units #17-21. To permit a rear deck to extend into the rear yard 10 ft. in lieu of the maximum permitted 7.5 ft. for all units; to permit a front building face to public street right-of-way distance of 18 ft. in lieu of the required 25 ft. for all units; to permit a side building face to public street right-of-way distance of 20 ft. in lieu of the required 25 ft. for unit #24. For such other and further relief as the nature of this case may require.

Hearing: Friday, April 24, 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 Jonathan Ehrenfeld, 6609 Reisterstown Road, Ste. 100, Baltimore 21215

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 4, 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, April 2, 2015 Issue - Jeffersonian

Please forward billing to:
Blue Ocean Dolfield
c/o Jonathan Ehrenfeld
6609 Reisterstown Road, Ste. 100
Baltimore, MD 21215

443-278-9302

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: 2015-0194-SPHA
9014-9018 Dolfield Road
NW corner of Campbell Avenue and Dolfield Road
4th Election District — 4th Councilmanic District
Legal Owners: Jonathan Ehrenfeld

Special Hearing to amend the last approved Development Plan for Dolfield Townhouses. **Variance** to permit 8 townhouses in a group in lieu of the permitted 6 townhouse units in a group; to permit a side building face to side building face setback of 20 ft. in lieu of the required 25 ft. setback for units #8,9, 16 and 17. To permit a 20 ft. wide stormwater management easement to cross the 500 sq. ft. private rear yard area of units #17-21. To permit a rear deck to extend into the rear yard 10 ft. in lieu of the maximum permitted 7.5 ft. for all units; to permit a front building face to public street right-of-way distance of 18 ft. in lieu of the required 25 ft. for all units; to permit a side building face to public street right-of-way distance of 20 ft. in lieu of the required 25 ft. for unit #24. For such other and further relief as the nature of this case may require.

Hearing: Friday, April 24, 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 SPECIAL HEARING
AND VARIANCE
9014-9018 Dolfield Road; NW corner of
Campbell Avenue & Dolfield Road
4th Election & 4th Councilmanic Districts
Legal Owner(s): Jonathan Ehrenfeld
Petitioner(s)

- BEFORE THE OFFICE
- OF ADMINSTRATIVE
- * HEARINGS FOR
- * BALTIMORE COUNTY
- * 2015-194-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

MAR 1 1 ZUIS

Peter Max Zummerman

PETER MAX ZIMMERMAN

Cante S Vemlio

People's Counsel for Baltimore County

CAROLE S. DEMILIO

Deputy People's Counsel Jefferson Building, Room 204 105 West Chesapeake Avenue Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

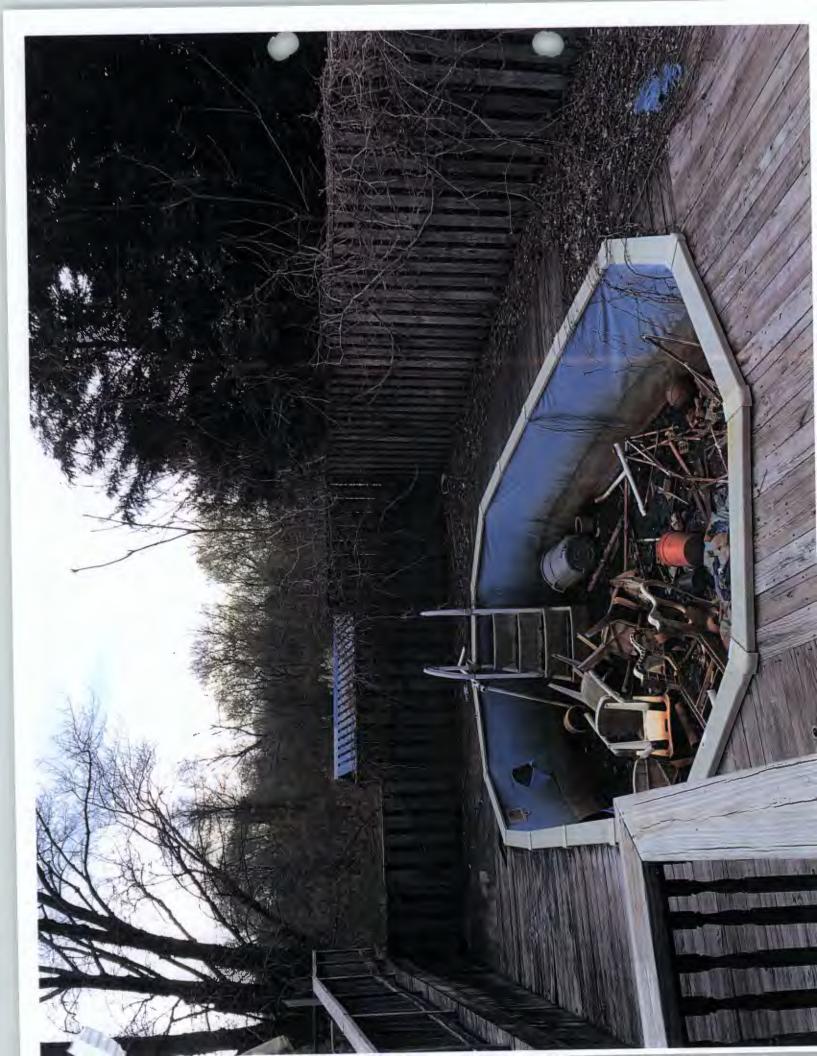
I HEREBY CERTIFY that on this 11th day of March, 2015, a copy of the foregoing Entry of Appearance was mailed to Jennifer Busse, Esquire, One West Pennsylvania Avenue, Suite 300, Towson, Maryland 21204, Attorney for Petitioner(s).

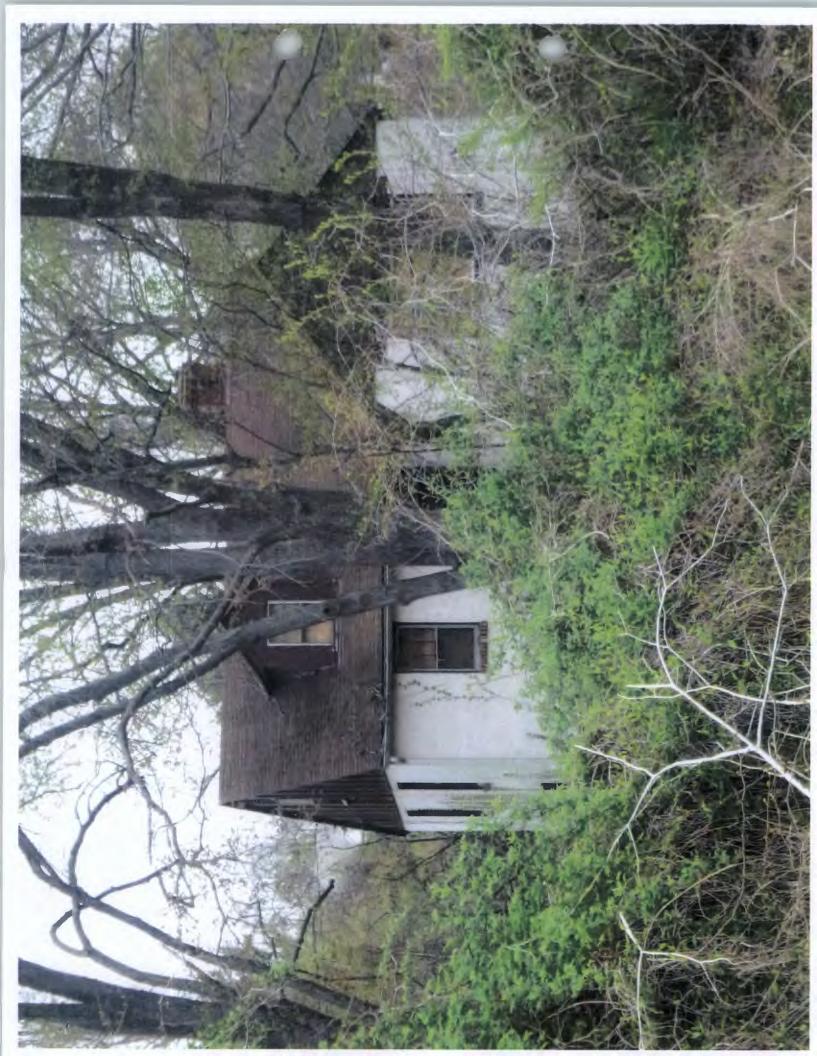
PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

APPLICANT REQUESTS A COMBINED HEARING WITH THE DPH. PLEASE SCHEDULE TO COMPLY WITH THEIR REQUEST.











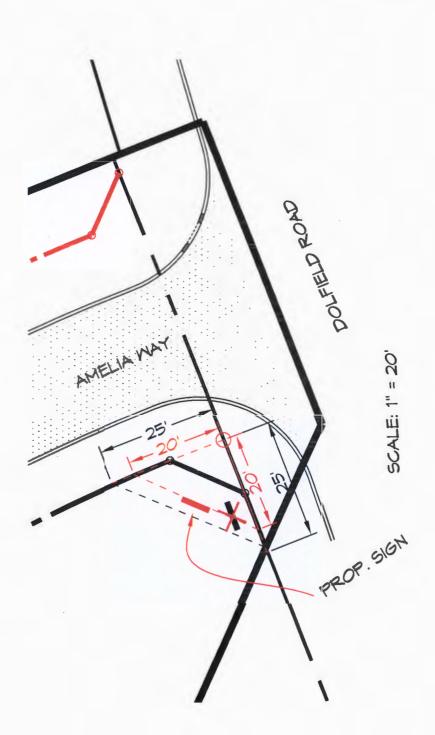


My Neighborhood Map

Created By Baltimore County My Neighborhood



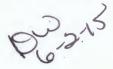
This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, 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.



Case No.: 2015-0194-SPHA

Exhibit Sheet

Petitioner/Developer



Protestant 95

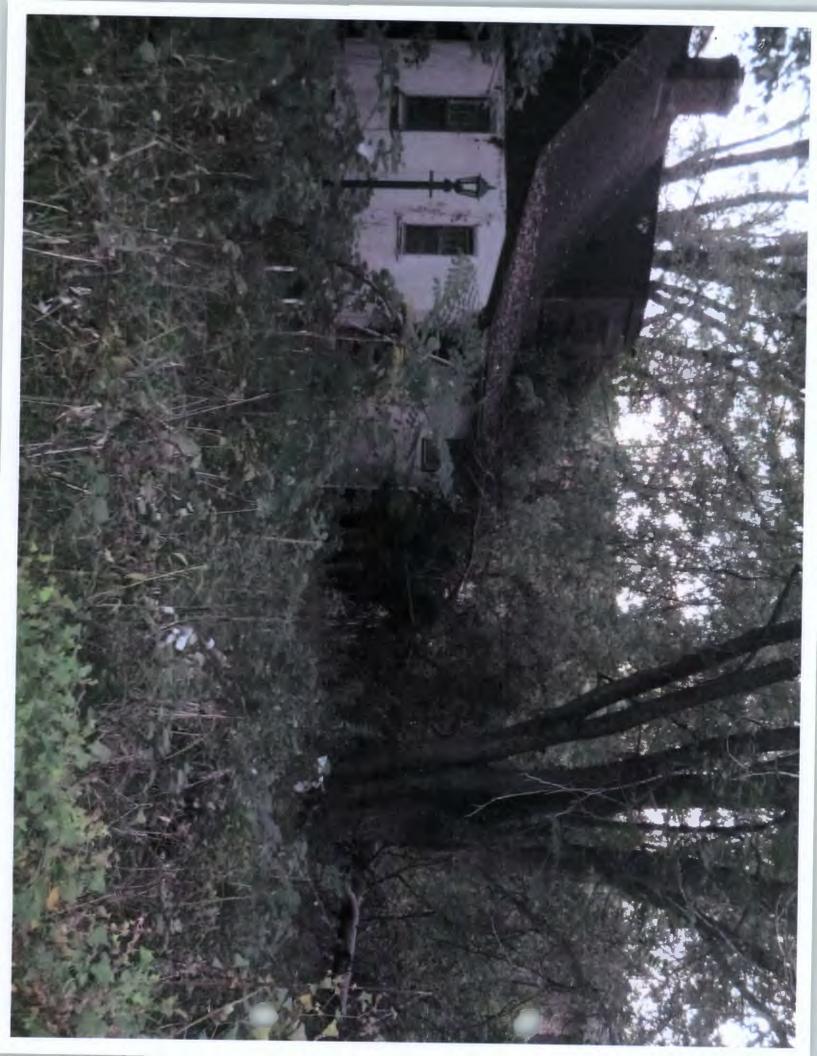
No. 1	Redline plan (4 sheets)
No. 2	photos of ste
No. 3	aerial photo













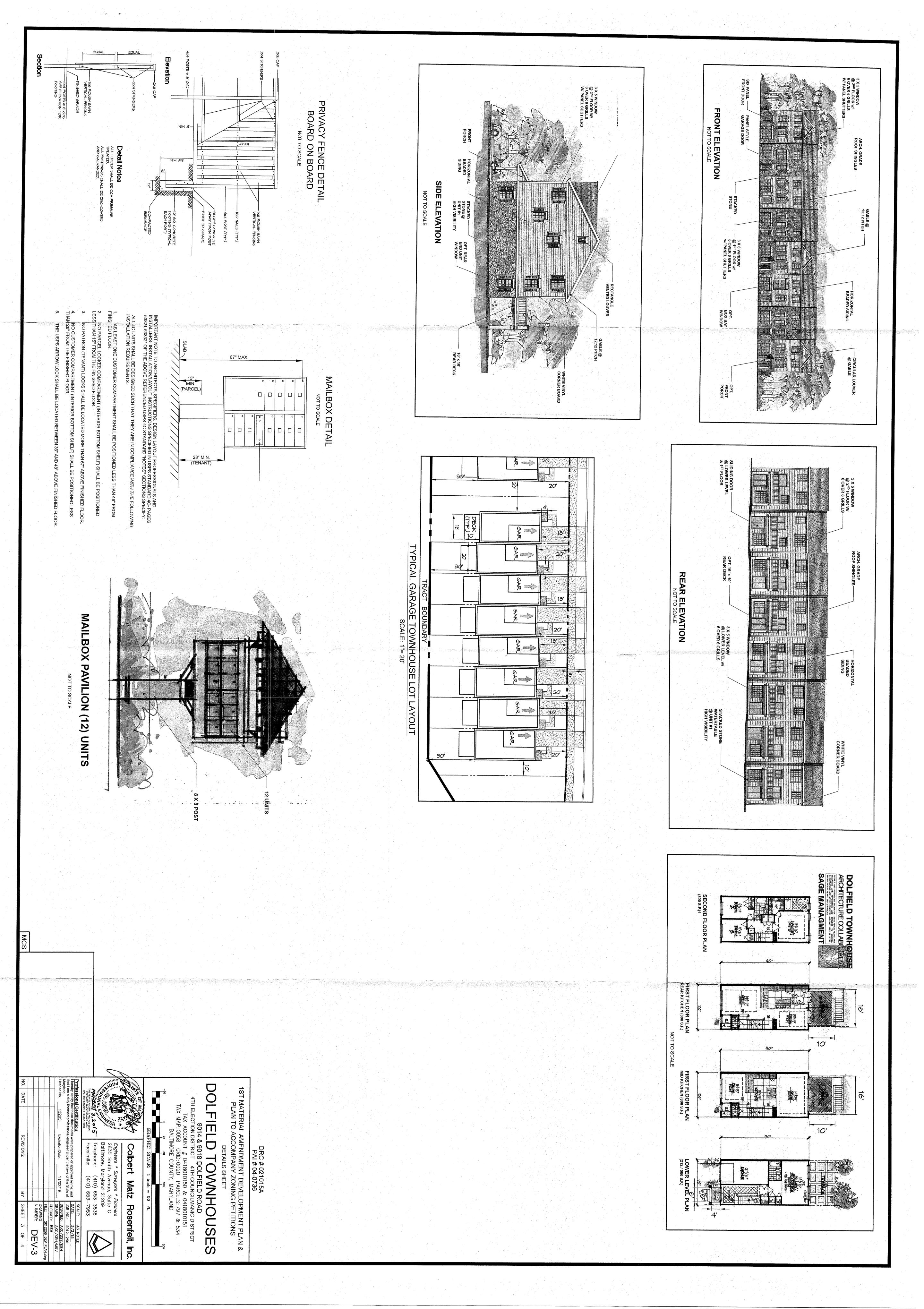












Colbert Matz Rosenfelt, Inc. DOLFIELD TOWNHOUSES
9014 & 9018 DOLFIELD ROAD
4TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT
TAX ACCOUNT # 0418010150 & 0418010151
TAX MAP: 0058 GRID: 0020 PARCELS: 797 & 534
BALTIMORE COUNTY, MARYLAND 1ST MATERIAL AMENDMENT DEVELOPMENT PLAN & PLAN TO ACCOMPANY ZONING PETITIONS HEARING OFFICER'S OPINION & ORDER Engineers * Surveyors * Planners 2835 Smith Avenue, Suite G Baltimore, Maryland 21209 Telephone: (410) 653—3838 Facsimile: (410) 653—7953 alth concerns. Maryland case law recognizes that cs. Swoboda v. Wilder, 173 Md. App. 615, 638 also concerned about denying a development plan based solely on the 20' width set forth in the CMDP. As an initial matter, this strikes me as a purely aesthetic loed, there was no testimony or reference in the DOP's final report that 16' wide ared or approved by me, and under the laws of the State of DRC # 021015A PAI # 04-0736 ed in the PU The Developer shall provide at its own expense the necessary right-of-way to connect Campbell Avenue (a paper street) to Blue Ocean Way. The roadway, except for that portion located in front of the apartment building, shall be a public road constructed to Baltimore County standards." IT IS FURTHER ORDERED that all other terms and niber 15, 2013 Order shall continue in full force and effect. OPALENCE AND HAS BEEN FRANCHES BEEN FREATHER IN ACCORDANCE WITH BALTIMONE COUNTY REGULATION I hereby certify that these documents were that I am a duly licensed profession.

License No val of the 16' safety or health con ant in the con ies. In this re (1) they est to Dolfield Ro unique; the (2) si the two (2) apo is 17th day of December, 2013, man use nation BE and is hereby AMENDED. C ald be a vast imp ided in the Order (pert ulty if the that Mr. ruct the to B. DEVELOPMENT PLAN HEARING
AND PETITION FOR VARIANCE
4th Election District
4th Council District
(DOLFIELD TOWNROUSES)
9014 and 9018 Doifield Road
Doiffeld Road, LLC
Owner/Developer By Order dated November 15, 20. velopment Plan known as 'Dolffeld Town veloper was also granted variance relief in the The undersigned received an email of in the case file, from Dennis Kenne Mr. Kennedy requested that one of the cor Ocean Way) be revised to comply with lo proximately 20 years, and that the boards. As such, there is no doubt the prop County uniformly requires that "streets swill be revised accordingly,
WHEREFORE, IT IS ORDEREI
November 15, 2013 in the above caption
Condition No. 3 shall be stricken in its en only three (3) citizens, and the only qu its, and will require the Dev ative from one of the adja As for the quality of the ve that each can be add The CMDP pro at the he The twenty (20) townhouse units shall be for rental only, and shall be designed with brick exteriors on the front of the units (as well as on the sides of the end units). The pattern book shall be amended to reflect these design elements and is subject to the approval of the DOP. The Developer shall provide at its own expense the necessary right-of-way to connect Campbell Avenue (a paper street) to Blue Ocean Way, the entire length of which shall be a public road constructed to Baltimore County standards. The Developer shall not be responsible for any costs associated with the design and/or construction of Campbell Avenue. From CMDP, Modification of Standards, Division II, Section A, Residential Standards, Page 28, to permit 5' rear yard access easement and variable width Storm Water Management Easement to cross through the required 500 square foot private yard area, 1. Developer shall construct at its own expense a 10' high fence between the subject property and the adjoining apartment complex known as the "Painter Mill Apartments." 2. The Developer shall construct at its own expense a "tot lot" or playground in the northern portion of the site marked as "H.O.A. Area." The amenity shall be sufficient size to accommodate the residents of the development approve herein, and is subject to the approval of the Baltimore County Landscap Architect and/or DOP. JOHN E BEVERONGEN
Administrative Law Judge
for Baltimore County Matz also discussed each of the variance requests, and pointed out on the each "in the field." He testified the parcel is irregularly shaped and is a ses in its case. First, Jonat et Developr Richard E. Matz, P.E. who ring to the three-or DOP did not support the project. Among other reasons, Ms. Nuge width of the townhouses, lack of usable yard areas, and requests final report DEVELOPER'S CASE Ms. Nugent, who submitted a five-page ent Plan and zon ed the plan to be der uld in fact be 1 ed his back I that the rec ny; his firm width of the town opined that the de id is here From §§1B01.2.C.1.c and 504.2 of the B.C.Z.R. and from of the B.C.Z.R. and the Comprehensive Manual Development Plan (CMDP), Division II, Section A: Residential Standards Table VII, to permit a side building face to side building face setback of 20' in lieu of the required 25' serback, From §301.1 of the B.C.Z.R. to permit a one story open porch to extend into a required yard not more than 50% of the minimum required depth of a required yard in lieu of the required maximum of 25%, From §§1B02.2 and 504.2 of the B.C.Z.R. and the CMDP, Division II, Section A: Residential Standards Table VII, to permit a building with a height of 58' in lieu of the permitted 50', From CMDP, Modification of Standards, Division II, Section A, Residential Standards, Page 28, to permit the construction of townhouses with a width of 16' in lieu of the required 20', and THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing O. Baltimore County, this 15th day of November, 2013, that the three (3) sheet "DOLFIELD TOWNHOUSES" Development Plan, marked and accepted into evin From CMDP, Modification of Standards, Division II, Section Residential Standards, Page 29, to permit the more than 6 townhouse unin a row, ent: Darryl Putty (Project Mana ent Plan s, polic ndertaken after the Hearing Of pearing on behalf of the Cou be noted that continued review of the plan is undertaken after the Hear during the Phase II review of the project. This continues until a plat is Records of Baltimore County and permits are issued for construction. aes. In addition per's Exhibit 1A-1C, be and is hereby APPROVED. IT IS FURTHER ORDERED that the Petition for Var Kennedy, Development Plans Review, Brad Ki Seidelman (Office of Zoning Review). Also appr 1.vkens from the Department of Environmental Prot Development Plan, also attended the hearin. Department of Permits and Development Man and their names are reflected on the sign-in sh providing input to the Hearing Offi The role of the reviews is to perform an indep Lykens from the Depart Nugent from the Depart Ξ RECEIVED FEB 3 6 2015 bert Matz Rosenfel The property was posted with the Notice of Hearing Officer's Hearing (on September 22 2013) and Zoning Notice (on September 27, 2013) for 20 working days prior to the hearing, is order to inform all interested citizens of the date and location of the hearing. The undersigned conducted the hearing on Friday, October 25, 2013, at 10:00 AM, Room 205 of the Jeffersor Building, 105 West Chesapeake Avenue, Towson, Maryland. RE. Dolffeld Townhouses

1st Material Amendment
PALNumber: 04-0736
Tracking Number: DRC-2015-60005
DRC Number: 021015A; Dist. 4C4 In order to further process your development plan, submit two check prints, of the plan, prepared in accordance with Sections 32-4-221 through 32-4-224 of the <u>Baltimore County Code</u>, one completed, signed and sealed copy of the **Development Plan Checklist**, and a copy of this letten to this office. Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryland, and a provided in Section 602 (d) of the Bultimore County Charler, and Sections 32-1-101 32-3-401, and 32-3-517 of the Baltimore County Code, this letter constitutes a administrative order and decision on the request for issuance, renewal, or modification of a license, permit, approval, exemption, waiver, or other form of permission, your filed with this department. From §§1B01.2.C.1.c and 504.2 of the B.C.Z.R. and from of the B.C.Z.R. and the Comprehensive Manual Development Plan (CMDP), Division II, Section A: Residential Standards Table VII, to permit a side building face to side building face setback of 20' in lieu of the required 25' setback, From §301,1 of the B.C.Z.R. to permit a one story open porch to extend into a required yard not more than 50% of the minimum required depth of a required yard in lieu of the required maximum of 25%, From §§1B02.2 and 504.2 of the B.C.Z.R. and the CMDP, Division II, Section A: Residential Standards Table VII, to permit a building with a height of 58' in lieu of the permitted 50', From CMDP, Modification of Standards, Division II, Section A. Residential Standards, Page 28, to permit 5' rear yard access easement and variable width Storm Water Management Easement to cross through the required 500 square foot private yard area, and For such other and further relief as the nature of this cause may require. From CMDP, Modification of Standards, Division II, Section A, Residential Standards, Page 28, to pennit the construction of townhouses with a width of 16' in lieu of the required 20', Your request has been submitted for careful review and consideration to Development Review Committee (DRC), which is composed of representatives each of those departments involved in land-use decisions. These representative designees of the directors of these departments. The purpose of the DRC is to ecompliance with Section 32-4-106 and Section 32-4-262 of the <u>Baltimore County</u> and to make recommendations to the Director, Department of Permits Approvals Inspections (PAI). policies, rules and regulations." B.C.C. §32-4-229. After due consideration of the te evidence presented by the Developer, the exhibits offered at the hearing, and confir County agencies (with the exception of the DOP) that the development plan sa agencies' requirements, I find that the Developer has satisfied its burden of proof an is entitled to approval of the redlined Development Plan. After carefully concomments and objections from the DOP, I will impose certain conditions designed to unations carefully, and I have determine it is this 18th day of February 2015, of the DRC are hereby adopted. ssible with the goals of the CMDP Singayely,
Amold Jabben
Director Baltimore County Government ant of Permits Approvals and In Development Management existing site conditions. As such, the property is unique.

In addition, the Developer would suffer a practical strictly interpreted and the variances were denied, in that it (1) The property is unique; and (2) If variance relief is denied, Pe difficulty or hardship. in addition to the Development Pl B.C.Z.R. and CMDP for certain setback described in detail earlier ''' relief. Under Maryland law, to ol Colbert Matz Rosenfelt, II Richard Barl Matz, P.B. 2835-6 Smith Avenue Baltimore, MD 21209 barely 100' of frontage onto D 111 West Chesapeake A Towson, MD 21204 The DRC has coment plan. Ξ (3) a public hearing on a development proposal submitted in accordance with the development review and approval process contained in Article 32, Title 4, of the Baltimore County Code ("B.C.C."). The hearing also involves a request for variance relief under the Baltimore County Zoning Regulations (B.C.Z.R.) and Comprehensive Manual of Development Policies (CMDP). Dolffeld Road, L.L.C, the developer of the subject property (hereinafter "the Developer"), submitted for approval a three-sheet redlined Development Plan prepared by Colbert, Matz, other states have held that if a county wants to regulate characteristics such as the width of homes, it must regulate the width of all homes. Wright County v. Kennedy, 415 N.W. 2d 728, 731 (Minn. 1987); Howard Township v. Walde, 425 N.W. 2d 180 (Mich. 1988). Based on my review of the B.C.Z.R. and the CMDP, it appears that only the width of townhomes (and not other dwelling types) is regulated.

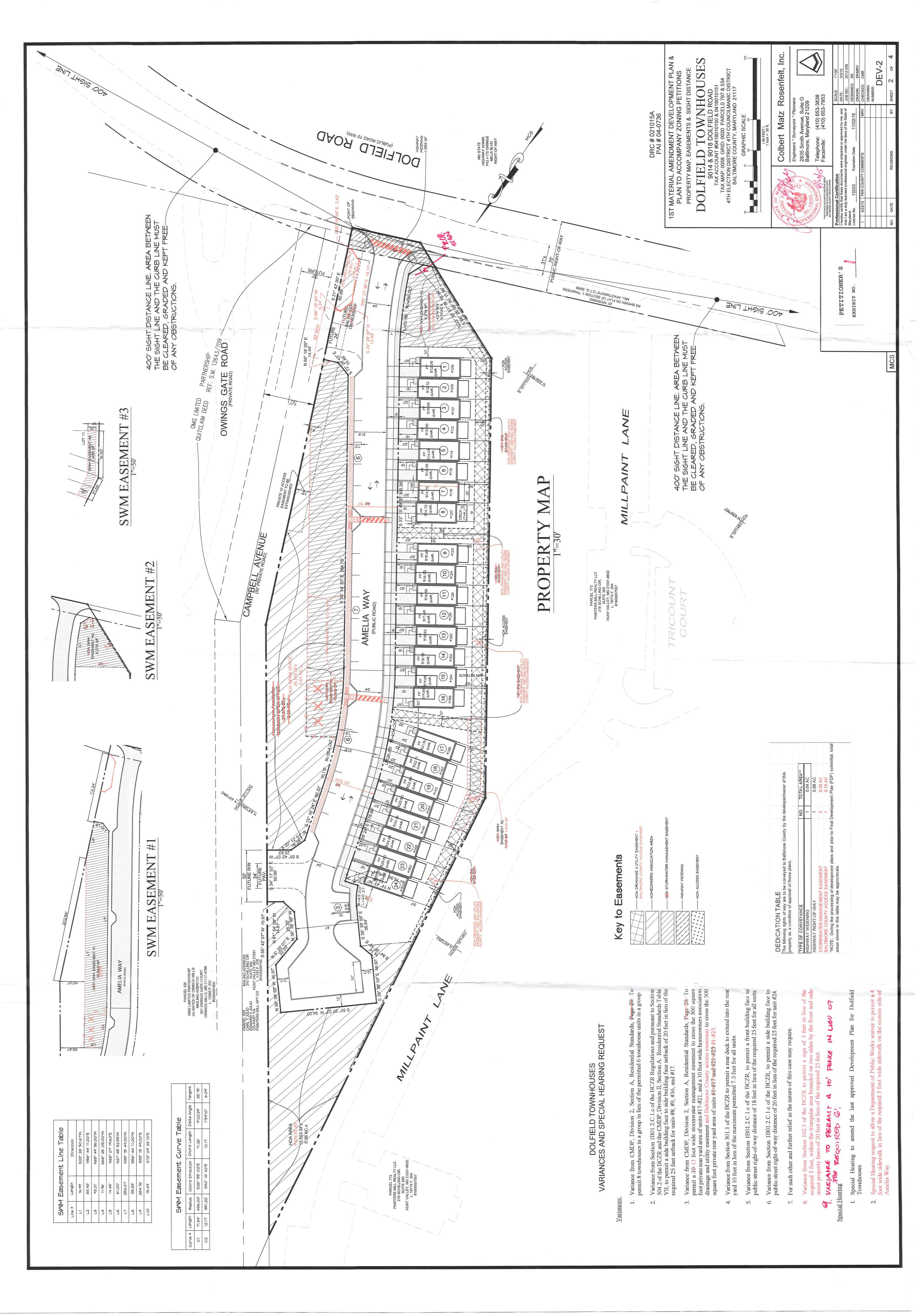
The DOP also expressed concern that the site was overcrowded, and to large measure.

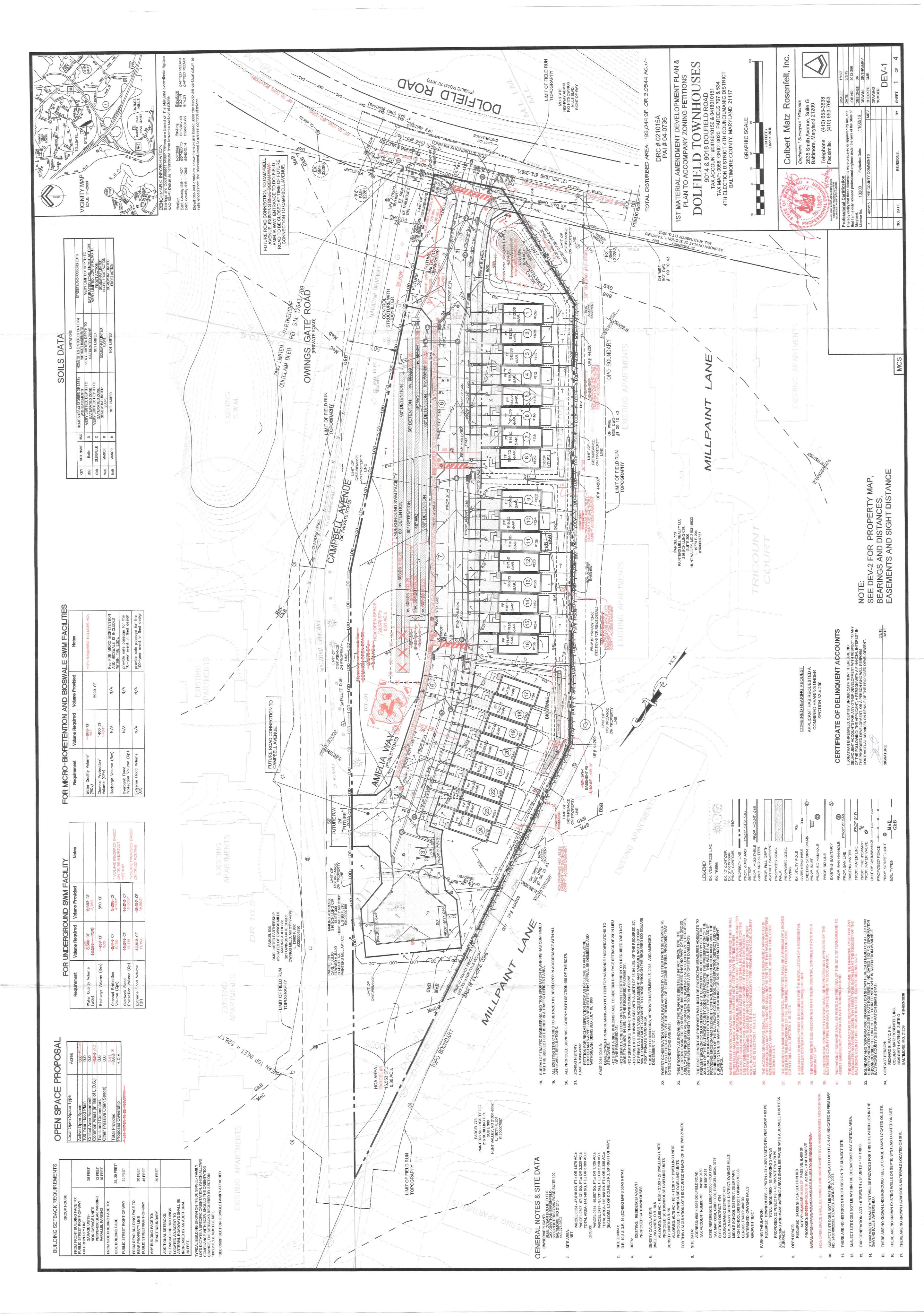
Concur. But Mr. Ehrenfeld testified that for the development to be economically viable, it must ached townhouse apartment units and 16 zoned DR 10.5 (2.66+/- acres) and DR 16 HOH Case No. 04-0736 and Zoning Case No. 2014-0043-A amendment/elarification of the Order in the above matter issued on November 15, 2013.

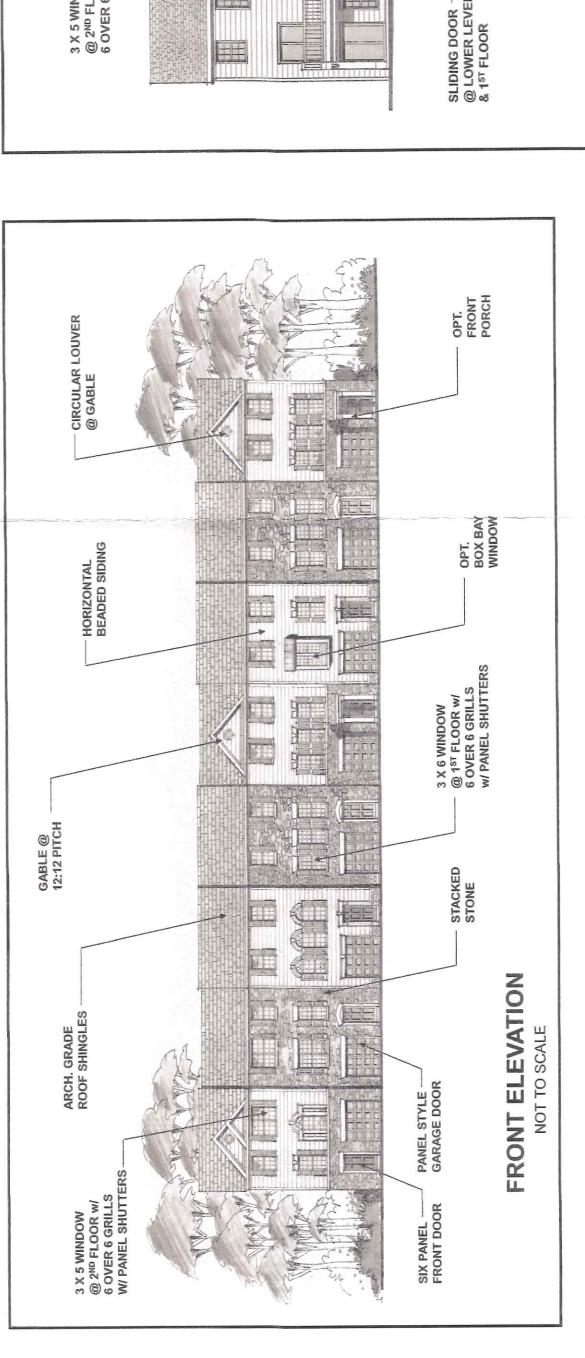
Having received and zeviewed the correspondence submitted by both parties, I recall the issue being discussed at the hearing and will therefore add an additional condition to the Development Plan approval Order, as follows: LAWRENCE M., STAHL noging administrative Law Indee 10th In BEVERUNGEN Administrative Low Indee improve the quality and appearance of the development. In the words of a familiar sentime one should not allow the perfect to be the enemy of the good. If this project were denied subject to draconian conditions that would deter the Developer from undertaking the project, the status quo would continue (perhaps for another twenty [20] years, or more), which is not in the Developer shall at its own expense provide landscaping as necessary along the 10' high fence discussed above, as detailed in the November 18, 2013 letter sent by Mr. Chadsey, a copy of which is attached hereto and shall be considered incorporated into the final Order dated November 15, 2013. ADMINISTRATIVE LAW JUDGE'S COMBINED ZONING AND DEVELOPMENT PLAN OPINION & ORDER Sincerely,
JOHN J. BEVERUNKIEN
Administrative Law Judge
for Baltimore County Of course, whether or not a Developer maximizes its profits is not part of the employed to review and decide development cases. But at some point, economic resintrude. In this scenario, the property has been blighted for 20+ years, and has not private investment or prior development proposals. The Developer has proposed a premium will be im Hearing Officer's Hearing (HOH) and Petition for Variance HOH Cass No. 04-0736 and Zoning Case No. 2014-0043-A (Dolfield Townhomes) E: DEVELOPMENT PLAN HEARING
AND PETITION FOR VARIANCE
4th Election District
4th Council District
(DOLFIELD TOWNHOUSES)
9014 and 9018 Dolfield Road
Dolfield Road, LLC
Owner/Develoner of land spl concur. But Mr. Bhrenfeld testified that for the develo status quo would continue (perhaps for anoth Swartz, 268 Md. 79, 86-87 (1973). ients on 3,30 acre ses 20 are County Code of Timothy M. Kotroco, Esquire Whiteford, Taylor & Preston, LLP Towson Commons, Suite 300 One West Pennsylvania Avenue Towson, Maryland 21204 ay not be ideal, but it will offer ta nfelt, Inc., known as "D (0,774/- acres). The site is ed that "it is tight as it is," The Developer pr KBVIN KAMENETZ County Brecutive JEB:dlw Enclosure

DEV-4

2 / V V

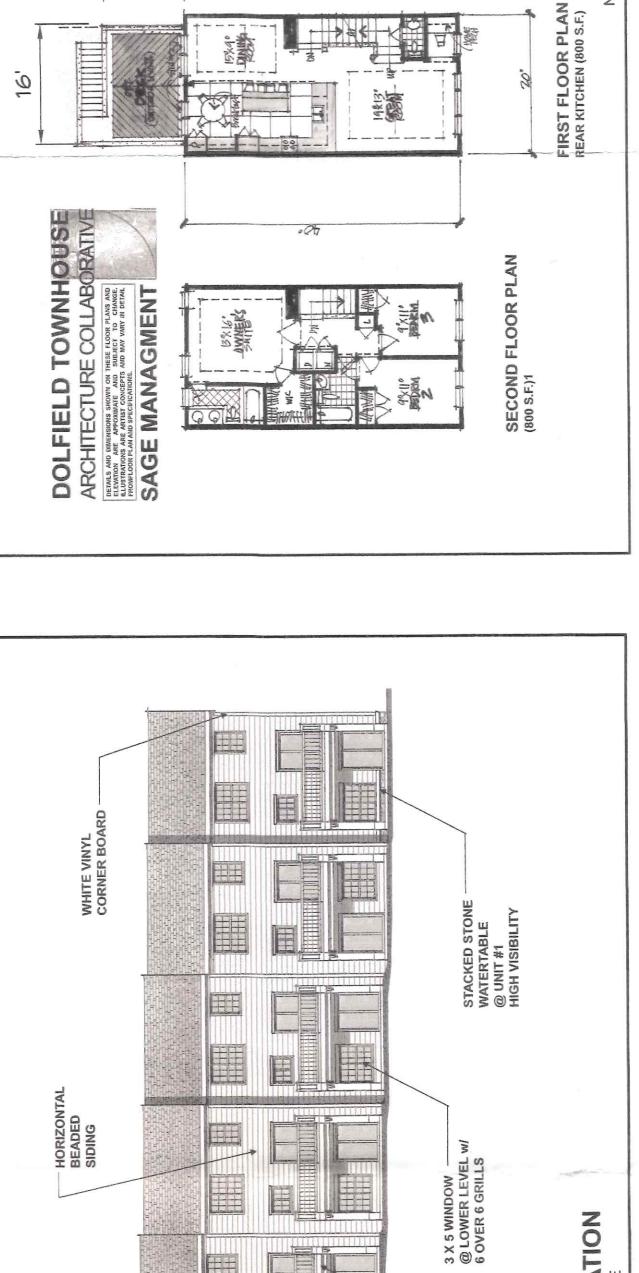






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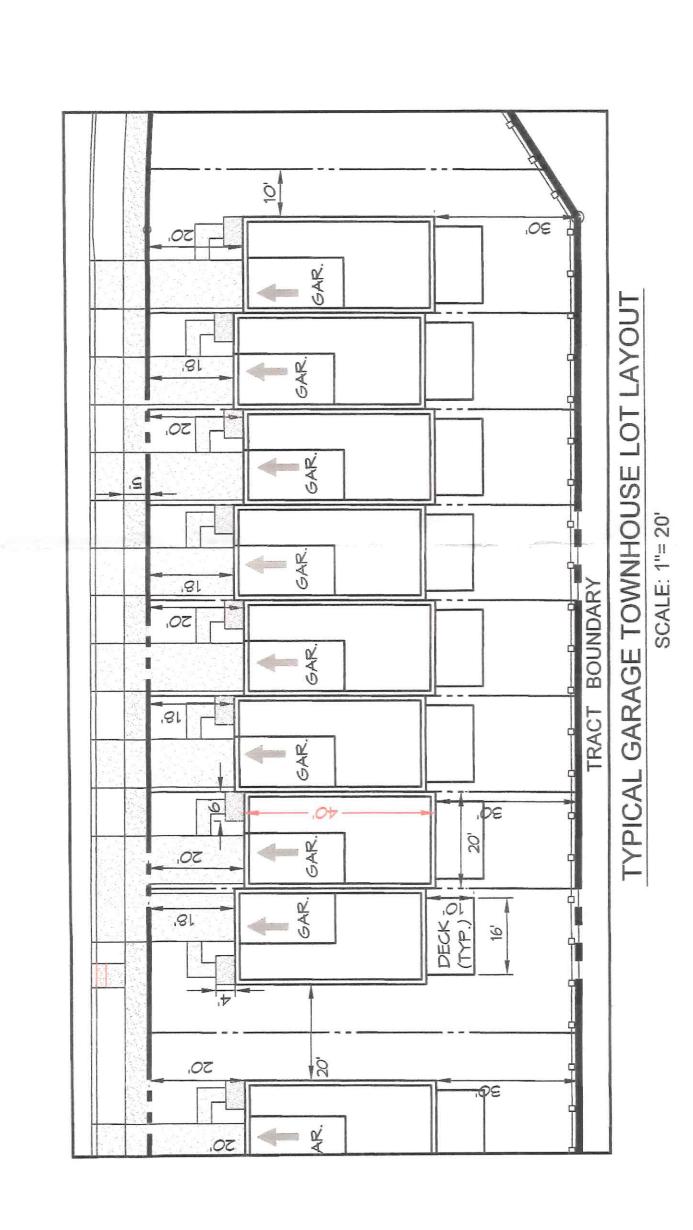




FIRST FLOOR PLAN MID KITCHEN (800 S.F.)

101

.OL



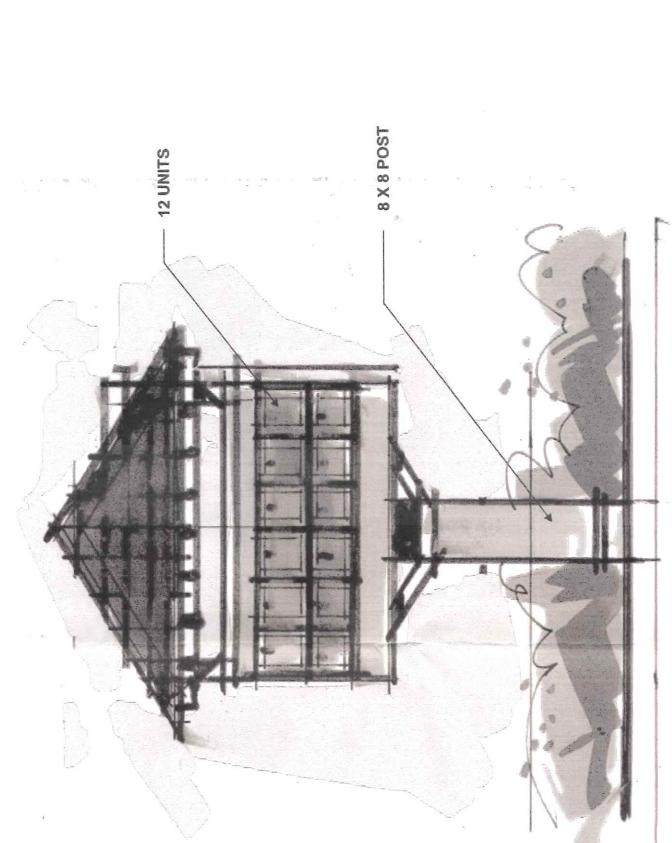
OPT. REAR END UNIT WINDOW

SIDE ELEVATION

NOT TO SCALE

GABLE @ 12:12 PITCH

RECTANGLE VENTED LOUVER



OOLFIELD TOWNHOUSES
9014 & 9018 DOLFIELD ROAD
4TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT
TAX ACCOUNT # 0418010150 & 0418010151
TAX MAP: 0058 GRID: 0020 PARCELS: 797 & 534
BALTIMORE COUNTY, MARYLAND

1ST MATERIAL AMENDMENT DEVELOPMENT PLAN & PLAN TO ACCOMPANY ZONING PETITIONS

DETAILS SHEET

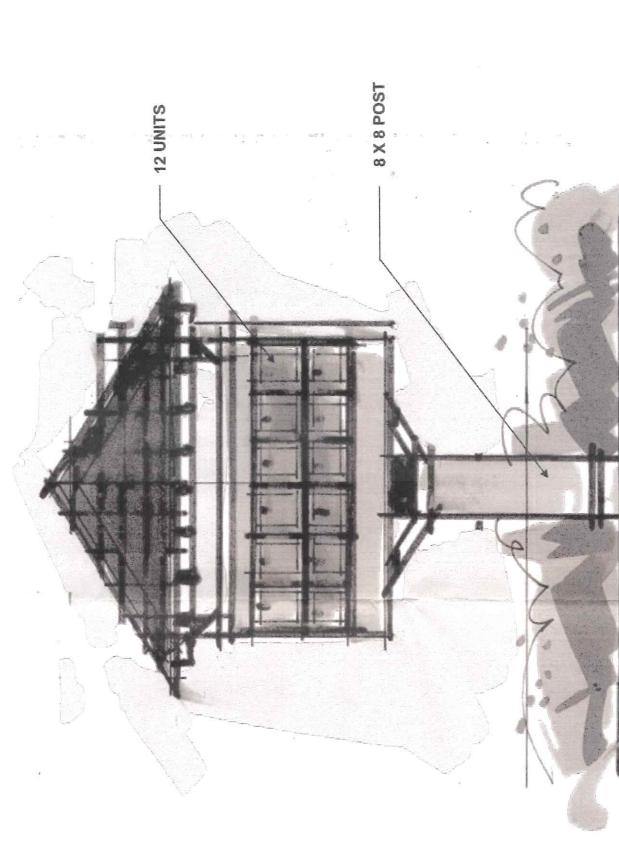
DOLFIEL

DRC # 021015A PAI # 04-0736

Colbert Matz Rosenfelt, Inc.

MAILBOX PAVILION (12) UNITS

IMPORTANT NOTE TO ARCHITECTS, SPECIFIERS, DESIGN LAYOUT PROFESSIONALS AND INSTALLERS- INSTALLATION/LAYOUT INSTRUCTIONS SPECIFIED IN USPS STANDARD 4C-53822* OF THE ABOVE REFERENCED USPS 4C STANDARD "NOTES" SECTIONS SPE NO PATRON (TENANT) LOCKS SHALL BE LOCATED MORE THAN 67" ABOVE FINIS NO CUSTOMER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE 1AN 28" FROM THE FINISHED FLOOR. ALL 4C UNITS SHALL BE DESIGNED SUCH THAT THEY ARE IN COMPLIAN INSTALLATION REQUIREMENTS: .VIM "8S (TENANT) NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SS THAN 15" FROM THE FINISHED FLOOR. BE LOCATED BETWEEN AS LEAST ONE CUSTOMER COMPARTMENT VISHED FLOOR. (PARCEL) .XAM "78



MAILBOX DETAIL

PRIVACY FENCE DETAIL
BOARD ON BOARD
NOT TO SCALE

The Baltimore, Maryland 21209 The Baltimore, Maryland 21209 Telephone: (410) 653–3838 Telephone: (410) 653–7953 Professional Certification Thereby 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: 11/02/16 DRAWN: The Alexandre Country Comments of the State of No. DATE NUMBER NO. DATE REVISIONS: BY SHEET	danners Ite G D9 -3838 -7953	SCALE: DATE: JOB NO.: DESIGNED: DRAWN:	CHECKED: FILE: 2 DRAWING NUMBER:	SHEET
THIS PLANTS ACCURATE AND HAS BEEN PREPARED IN ACCORDANCE WITH BALTMORE COUNTY REGULATIONS. SESSIONAL CERTIfication By certify that these documents were and aduly licensed professional engand. 13203 Expire BA 1/23/15 PER COUNTY COMIN	rs * Pl le, Sui d 212() 653-) 653-	e, and tate of 716	MRV	ВУ
Professional Certification I hereby certify that these documents that I am a duly licensed professional Maryland. License No. 13203 E 1 4/23/15 PER COUNTY CO	Engineers * Surveyo 2835 Smith Avenu Baltimore, Marylan Telephone: (410) Facsimile: (410)	were prepared or approved by m engineer under the laws of the S xpiration Date:	OMMENTS	REVISIONS:
Professiona I hereby certify that I am a duly Maryland. License No.	CCUPATE AND HAS BEEN IN ACCORDANCE WITH COUNTY REGULATIONS.	Il Certification that these documents ilicensed professional 13203 E>		
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Detail Notes ALL LUMBER SHALL BE CCA PRESSURE TREATED. ALL FASTENINGS SHALL BE ZINC-COATED AND GALYANIZED. AND GALYANIZED. AX4 POSTS @ 6' O/C SEE ELEVATION FOR FOOTING	1. 2. III.		5.
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ZZ SQ. CONCRETE FOOTING (TYPICAL EACH POST)	12" COMPACTED SUBGRADE	PHIVACT PENCE NOT TO SCALE Detail Notes	ALL LUMBER SHALL BE CCA PRESSURE TREATED. ALL FASTENINGS SHALL BE ZINC-COATED AND GALVANIZED.	AMN	JDE	6' 0/C ON FOR	
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FOR
BALTIMORE COUNTY
HOH Case No. 04-0736 and
Zoning Case No. 2014-0043-A BEFORE THE OFFICE OF ADMINISTRATIVE HEA E. DEVELOPMENT PLÁN HEARING
AND PETITION FOR VARIANCE
4th Election District
4th Council District
(DOLIFIELD TOWNHOUSES)
9014 and 9018 Dolffeld Road
Dolffeld Road, LLC
Owner/Developer

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

This matter comes before the Office of Administrative Hearings for Baltimore County for a public hearing on a development proposal submitted in accordance with the development review and approval process contained in Article 32, Title 4, of the Baltimore County Code ("B.C.C."). The hearing also involves a request for variance relief under the Baltimore County Zoning Regulations (B.C.Z.R.) and Comprehensive Manual of Development Policies (CMDP). Dolfield Road, L.L.C, the developer of the subject property (hereinafter "the Developer"), submitted for approval a three-sheet redlined Development Plan prepared by Colbert, Matz, Rosenfell, Inc., known as "Dolfield Townhouses Development Plan." Developer's Exhibit 1A-

tached townhouse apartment units and 16 zoned DR 10.5 (2.66+/- acres) and DR 16 two (2) dilapidated single-family detached ped with (wo (2) dilap The Developer proposes 20 single-fam multi-family apartments on 3.30 acres of land (0.77+/- acres). The site is currently developed residences (See Developer's Exhibits 8 and 9) w

ptember 27, 2013) for 20 working days pages of the date and location of the hear october 25, 2013, at 10:00 AM, Room on to the He 2013) and Zoning Notic order to inform all inter-conducted the hearing o Building, 105 West Ches In addition to the

(1)

From §§1B01.2.C.1.c and 504.2 of the B.C.Z.R. and from of the B.C.Z.R. and the Comprehensive Manual Development Plan (CMDP), Division II, Section A: Residential Standards Table VII, to permit a side building face to side building face to side building face to side building face selback of 20' in lieu of the required 25' setback,

(2)

From §§1B02.2 and 504.2 of the B.C.Z.R. and the CMDP, Division II, Section A.: Residential Standards Table VII, to permit a building with a height of 58' in lieu of the permitted 50', Modification of Standards, Division II, Section A, adards, Page 29, to permit the more than 6 townhouse units

From CMDP, Modification of Standards, Division II, Section A, Residential Standards, Page 28, to permit the construction of townhouses with a width of 16' in lieu of the required 20',

Modification of Standards, Division II, Section A, ndards, Page 28, to permit 5' rear yard access easement and Storm Water Management Easement to cross through the uare foot private yard area, and

ng at the requi

Matz, P.E., w..

Timothy M. Kotroco, Esq..

Preston, LLP, appeared and represented.

Representatives from the apartment complea.

Representatives from the sign-in sheets.

Numerous representatives of the various Baltimore County agencies,

Development Plan, also attended the hearing, including the following individuals fro..

Department of Permits and Development Management: Darryl Putty (Project Manager), Dennis

*v. Development Plans Review, Brad Knatz, Real Estate Compliance, and Jason

*Townionmental Projection and Sustainability (DEPS), and Jenifer

""nent Plan as it pertains

""nent Plan as it pertains
""n whether

Lue Development Plan as it pertains and regardies specifically comment on whether with all applicable Federal, State, and/or County laws, policies, rules and regardations pertaining to development and related issues. In addition, these agencies carry out this role throughout the entire development plan review and approval process, which includes providing input to the Hearing Officer either in writing or in person at the hearing. It should also be noted that continued review of the plan is undertaken after the Hearing Officer's Hearing during the Phase II review of the project. This continues until a plat is recorded in the TRecords of Baltimore County and permits are issued for construction.

of the date of the hearing. At the hearing, each of the Baltimore County agency represental identified above (with the exception of Ms. Nugent, whose comments will be addressed be indicated that the redlined Development Plan (marked as Developer's Exhibit 1A-1C) addre any and all comments submitted by their agency, and they each recommended approval of

development. He explained that this was a new type of project for his cts while this proposal obviously Ms. Nugent, who submitted a five-page final report (County Exhibit I), indicated the DOP did not support the project. Among other reasons, Ms. Nugent believed the proposwidth of the townhouses, lack of usable yard areas, and requests for (self-imposed) va enied.

DEVELOPER'S CASE

witnesses in its case. First, Jonat

''-'ntial development ıy; his firm oı ed his ba The Dev

Richard E. Matz, P.E. who was accepted as an extring to the three-sheet Development Plan. The wi opined that the development proposal satisfied all Baltimore County rules and regulation. Matz. also discussed each of the variance requests, and pointed out on the plan the local each "in the field." He testified the parcel is irregularly shaped and is a remnant from renveyances through the years, with only 100' of frontage on Dolfield Road. Mr. Matz. witness was engineer led the project by refer The final with

This is a difficult co and the Dev

es. In this

ne for many years, and is su predictions of productions of the same of ers: (1) they are in re t (with 100+ units) pr atly, the (2) significant fact ables present in any dev ned whether subsidized hous
. The site is an eyesore,
s stated that the site has been (2)

med up.

ons raised concern be cleaned up.

agency to express concern with the Plan. The Commonly three (3) citizens, and the only questions raised proposed and when the property would be clear representative from one of the adjacent apartment for approximately 20 ver

CMDP, There is no comm

approximately 20 years, and that the boar ninals. As such, there is no doubt the pro-

ve a la

and (2) only t

concerned about denying a forth in the CMDP. As an in

th Ms. Nug

welopment and other community benefits, ecedent for 16' wide townhouses. I unders they e that each can be addressed.

As for the quality of the development (anneats, and will require the Developer to comments, and will require the developer to comments.

The CMDP provides that townl

the PUD pro

und the subjec

BEFORB TE OFFICE OF ADMINISTE

E; DEVELOPMENT PLAN HEARING
AND PETITION FOR VARIANCE
4th Election District
4th Council District
(DOLFIELD TOWNHOUSES)
9014 and 9018 Dolfield Road
Dolfield Road, LLC

From CMDP, Modification of Standards, Division II, Section A, Residential Standards, Page 28, to permit 5' rear yard access easement and variable width Storm Water Management Easement to cross through the required 500 square foot private yard area,

mber 17, 2013,

The undersigned received an email dated Decemineluded in the case file, from Dennis Kennedy, Bureau of Mr. Kennedy requested that one of the conditions include Ocean Way) he revised to comply-with long-standing Co (DPW) standards. Upon reviewing my notes, I see that concerns at the hearing, and I simply overlooked this testimon As noted in Mr. Kennedy's email, the roadway is and County uniformly.

this 17th day

WHEREFORE, IT IS ORDER mber 15, 2013 in the above capt tion No. 3 shall be stricken in 22-

JOHN E BEVERTNGEN Administrative Law Judge for Baltimore County

10

RECEIVED FEB 2 5 2015 bert Matz Rosenfel

RE: Dolffeld Townhouses

1st Material Amendment
PAI Number: 04-0736

Tracking Number: DRC-2015-00005

DRC Number: 021015A; Dist, 4C4

Colbert Matz Rosenfelt, I Richard Earl Matz, P.E. 2835-G Smith Avenue Baltimore, MD 21209

LAWRENCE M. STAHL
Maniesing administrative Law Lawge
JOHN E. BEVERUNGEN
Administrative Low Laware

Rick. Chadsey, PE, President Chadsey Development Service 1129 Gypsy Lane West Towson, Maryland 21286

Timothy M. Kotroco, Esquire Whiteford, Taylor & Preston, LLP Towson Commons, Suite 300 One West Pennsylvania Avenue Towson, Maryland 21204

Hearing Officer's Hearing (HOH) and Petriton for Variance HOH Case No. 04-0736 and Zoning Case No. 2014-0043-A (Dolfield Townbomes)

111 West Chesapeake A Towson, MD 21204

Pursuant to Article 25A, Section 5 (U) of the Annotated Code of Maryla provided in Section 602 (d) of the Baltimore County Charter, and Sections 32-3-401, and 32-3-517 of the Baltimore County Code, this letter coris administrative order and decision on the request for issuance, renewal, or modifial license, permit, approval, exemption, waiver, or other form of permission you this department.

Your request has been submitted for careful review and considerating Development Review Committee (DRC), which is composed of representations of those departments involved in land-use decisions. These representations of the directors of these departments. The purpose of the DRC is compliance with Section 32-4-106 and Section 32-4-262 of the Baltimore Country of the DRC is the DRC in the DRC in

Though informal in nature, please accept this correspondence as an amendment/clarification of the Order in the above matter issued on November 15, 2013.

Having received and reviewed the correspondence submitted by both parties, I recall the issue being discussed at the hearing and will therefore add an additional condition to the Development Plan approval Order, as follows:

Developer shall at its own expense provide landscaping as necessary along the 10' high fence discussed above, as detailed in the November 18, 2013 letter sent by Mr. Chadsey, a copy of which is attached hereto and shall be considered incorporated into the final Order dated November 15, 2013.

25

of the recommendations carefully, and I have determined to adopt set forth above. It is this 18th day of February 2015, ordered and mendations of the DRC are hereby adopted.

Sincerely,
Arnold Jabban

In order to further process your development plan, submit two check prints, of the plan, prepared in accordance with Sections 32-4-221 through 32-4-224 of the <u>Baltimors County Code</u>, one completed, signed and sealed copy of the **Development Plan** Checklist, and a copy of this letter to this office.

d that your project is a mate

The DRC has det

JOHN J. BEVERUNGEN Administrative Law Judge for Baltimore County

JEB:dlw Enclosure

ne Onder

elopment Plan known as "Dolffe sloper was also granted variance re

veloper shall provide at its own expense the necessary right-of-way to Campbell Avenue (a paper street) to Blue Ocean Way, the entire length a shall be a public road constructed to Baltimore County standards. The per shall not be responsible for any costs associated with the design construction of Campbell Avenue.

4. The twenty (20) townhouse units shall be for tental only, and shall be designed with brick exteriors on the front of the units (as well as on the sides of the end units). The pattern book shall be amended to reflect these design elements and is subject to the approval of the DOP.

From §§1B02.2 and 504.2 of the B.C.Z.R. and the CMDP, Division II, Section A: Residential Standards Table VII, to permit a building with a height of 58' in lieu of the permitted 50',

to permit a one stoxy open porch to exter than 50% of the minimum required depth o equired maximum of 25%,

From §301.1 of the B.C.Z.R. to into a required yard not more the a required yard in fieu of the requ

(2)

Based upon the testimony and evidence presented, I will strellet. Under Maryland law, to obtain variance relief requires a short

cases. But at some point, economic realitien blighted for 20+ years, and has not attored. The Developer has proposed a projemunity benefits, and condition

Of course, whether or not ployed to review and decide decide. In this scenario, the prop

In addition to the Develor B.C.Z.R. and CMDP for certail described in detail earlier in this

he site was overcrowded e development to be ecor ments and 16 "traditions

homes, it must regulate the width of all homes. Wron William. 1987); Howard Township v. Waldo, 42 review of the B.C.Z.R. and the CMDP, it appears other dwelling types) is regulated.

The DOP also expressed concern that the sill concur. But Mr. Ehrenfeld testified that for the devibe built as proposed with 20 townhouse apartments stated that "it is tight as it is."

The property is unique; and
 If variance relief is denied, Petiti difficulty or hardship.

ovelopment. In the words of a familiar sentiment: remy of the good. If this project were denied or er the Developer from undealer.

private investment or prior development proposals may not be ideal, but it will offer tangible communi improve the quality and appearance of the develor one should not allow the perfect to be the enemy subject to draconian conditions that would deter the

inue (perhaps for ano

ore Cor

status guo would contibest interest of the com

From CMDP, Modification of Standards, Division II, Section A, Residential Standards, Page 29, to permit the more than 6 townhouse units in a row,

From CMDP, Modification of Standards, Division II, Section Residential Standards, Page 28, to permit the construction of townhous with a width of 16' in lieu of the required 20', and

uld suffer a practical difficulty if the were denied, in that it would be unable

barely 100° of frontage onto Bolfield Road. In addition, the Developer m existing site conditions. As such, the property is unique.

In addition, the Developer would suffer a practical difficulty if strictly interpreted and the variances were denied, in that it would be un

From §§1B01.2.C.1.c and 504.2 of the B.C.Z.R. and from of the B.C.Z.R. and the Comprehensive Manual Development Plan (CMDP), Division II, Section A: Residential Standards Table VII, to permit a side building face to side building face setback of 20' in lieu of the required 25' setback,

 \in

By Order dated Nov

Developer shall construct at its own expense a 10' high fence between the subject property and the adjoining apartment complex known as the "Painters Mill Apartments."

contained herein and the conditions noted below.

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 15th day of November, 2013; that the three (3) sheet redlined "DOLRIELD TOWNHOUSES" Development Plan, marked and accepted into evidence as Developer's Exhibit 1A-1C, be and is hereby APPROVED.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief as follows:

ing of the property, and public Article 32, Title 4, of the Baltin shall be granted consistent

ant to the adv

Dolfield Townho

iont Plan. After cat

its to regulate characteristics such as the width of tes. Wright County v. Kennedy, 415 N.W. 2d 728, Ido, 425 N.W. 2d 180 (Mich, 1988). Based on my ppears that only the width of townhomes (and not

Mano Swares
In addition, although Mares
other states have held that if a county want
"" "ust regulate the width of all hom"."

the DOP, I will impose

ZONING REQUESTS

eveloper, the exhibits offered at the hear exception of the DOP) that the develo

" B.C.C. §32-4-229. After due veloper, the exhibits offered at the

The Developer shall construct at its own expense a "tot lot" or playground in the northern portion of the site marked as "H.O.A. Area." The amenity shall be of sufficient size to accommodate the residents of the development approved herein, and is subject to the approval of the Baltimore County Landscape Architect and/or DOP.

DRC # 021015A PAI # 04-0736

1ST MATERIAL AMENDMENT DEVELOPMENT PLAN & PLAN TO ACCOMPANY ZONING PETITIONS HEARING OFFICER'S OPINION & ORDER

DOLFIELD TOWNHOUSE
9014 & 9018 DOLFIELD ROAD
4TH ELECTION DISTRICT 4TH COUNCILMANIC DISTRICT
TAX ACCOUNT # 0418010150 & 0418010151
TAX MAP: 0058 GRID: 0020 PARCELS: 797 & 534
BALTIMORE COUNTY, MARYLAND

Colbert Matz Rosenfelt, Inc.

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2000 Smith Avenue, Suite G	Baltimore, Maryland 21209				or approved by m	the laws of the S	11/02/16			
5000	Baltimor	Telephone:	Facsimile:		were prepared	engineer under	Expiration Date:		OMMENTS	
6	S. C. C.	4/29/19	IHIS PLAN IS ACCURATE AND HAS FEEN PREPARED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS.	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	13203 E		PER COUNTY COMMENTS	
200	ON 320	THE TENNE	HIS PLAN IS ACCI PREPARED IN A BALTIMORE COL	ssional	by certify that	am a duly lic	and.		4/23/15	
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		ne, and	State of	116		MRV					ВУ	
EGULATIONS.	iffication	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	13203 Expiration Date: 11/02/16		4/23/15 PER COUNTY COMMENTS					REVISIONS:	
Professional Certification Professional Certification I hereby certify that these docume that I am a duly licensed profession		1	4/23/15 PI					DATE				
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