



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,

A handwritten signature in dark ink, appearing to read "JEB", is written over the printed name.

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,

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Date 4-30-15

By [Signature]

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

Date 4-30-15

2

By [Signature]

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

Date 4-30-15 3

By PW

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

Material Amendment Dolfield Townhouses" Development Plan shall be Approved.

ORDER RECEIVED FOR FILING

Date 4-30-15

4

By [Signature]

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 30th 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

By ISW

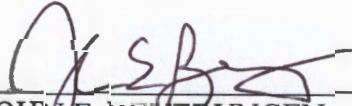
8. To permit a 10' privacy fence along the tract boundary in lieu of the permitted 6',

be, and is hereby GRANTED.

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

1. 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.


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 4-30-15

By 195



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 9014-9018 Dolfield Road

which is presently zoned DR 10.5 & 16

Deed References: 33050/229

10 Digit Tax Account # 0 4 1 8 0 1 0 1 5 0 &

0 4 1 8 0 1 0 1 5 1

Property Owner(s) Printed Name(s) Blue 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 Baltimore County, to determine whether or not the Zoning Commissioner should approve

please see attached

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

~~PLEASE SEE ATTACHED~~

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 regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Mailing Address

City

State

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

Legal Owners (Petitioners):

Jonathan Ehrenfeld /

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

6609 Reisterstown Road, Suite 100, Baltimore, MD

Mailing Address

City

State

21215

/443.278.9302

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

CASE NUMBER 2015-0194-SPHA

Filing Date 3/4/15

Do Not Schedule Dates:

Reviewer SK

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.
2. 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 fence along the tract boundary in lieu of the permitted 6'.

Special Hearing

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 CMAP, 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/~~Modification of Standards~~ from Section 1B01.2.C.1.c of the BCZR Regulations and pursuant to Section 504.2 of the BCZR and the CMAP, 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 CMAP, 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.
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.

Special Hearing

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



**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 Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor 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 - 0194 - SPH A

Petitioner: BLUE OCEAN DOLFIELD, LLC

Address or Location: 9014 - 9018 DOLFIELD ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: BLUE OCEAN DOLFIELD, C/O JONATHAN EHRENFELD

Address: 6609 REISTERSTOWN ROAD, SUITE 100
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

CASE NAME Delfield Townhouses
CASE NUMBER 04-0136
DATE 4/24/15 2

2015-0194-SPHA

[illegible]

CASE NAME DOHELD TOWNHOUSES 1 1A11L
CASE NUMBER 174-0736
DATE APRIL 24, 2015

NAME _____

CITY, STATE, ZIP

E-MAIL

DPR x 3751

DPR K 3751

ZONING X 3391

REAL ESTATE

EQS X5859

Planning x7499

PA1 x 0716

CASE NAME DOLFIELD TOWNHOUSES MAT'L.
CASE NUMBER 04-0736
DATE APRIL 24, 2015

NAME _____

CITY, STATE, ZIP

E - MAIL

rick chadsey	10 PARKS AVE HUNT VALLEY	MD	richardsege@PROPERTYSALESLLC.COM
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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.

Maxwell R. Vidaver

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

October 2013-Present

Project Planner

- 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

April 2005-Present

Salesperson and Mechanic

- 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)

December 2012-July 2013

Environmental Design Blogger, The Grid Blog

- 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

C H E C K L I S TSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment3-12DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)NCDEPS
(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 VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 4-2-15SIGN POSTING Date: 3-27-15 by O'KeefePEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



KEVIN KAMENETZ
County Executive

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

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 March 4, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

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 Hearing Variance
Jonathan Ehrenfeld
9014-9018 Doltfield 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-SPHA.

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,

A handwritten signature in dark ink, appearing to read "Richard Zeller".
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

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

DATE: March 12, 2015

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\ZAC03162015.doc



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

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: # 2015-0194-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 #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 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 3169993

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



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

March 18, 2015

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

NOTICE OF ZONING HEARING

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

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Hearing: Friday, April 24, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

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

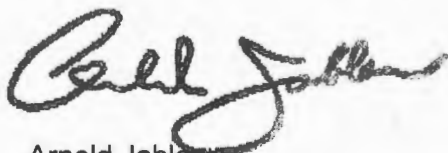
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CASE NUMBER: 2015-0194-SPHA

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

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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 ADMINISTRATIVE
* 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 11 2015

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 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

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**APPLICANT
REQUESTS A
COMBINED
HEARING
WITH THE
DPH..**

**PLEASE
SCHEDULE
TO COMPLY
WITH THEIR
REQUEST.**



PETITIONER'S

2

EXHIBIT NO. _____









PETITIONER'S

EXHIBIT NO. 3



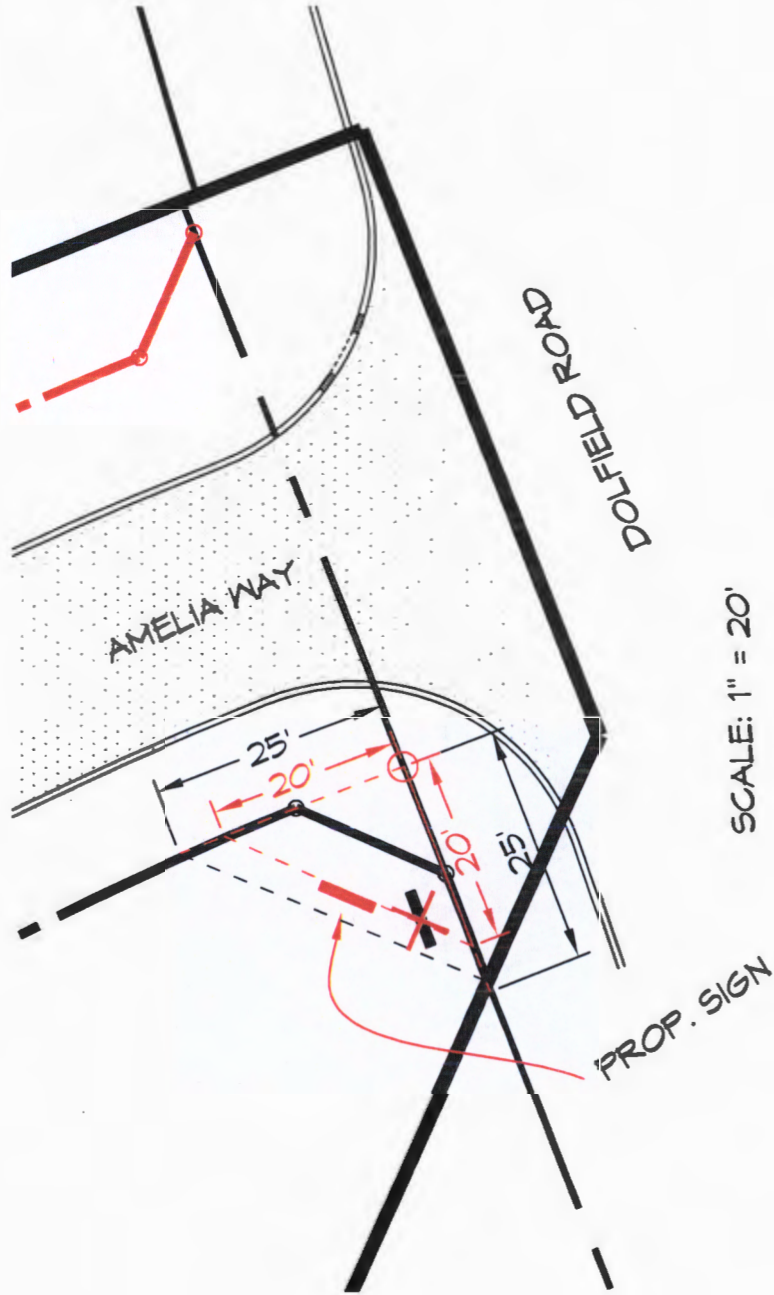
My Neighborhood Map

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.

Printed 4/23/2013



SCALE: 1" = 20'

PETITIONER'S

EXHIBIT NO. 4

Case No.: 2015-0194-SPHA

Exhibit Sheet

Petitioner/Developer

DW 6-2-15

Protestant

DW 5-1-15

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





INCHCAPE CIR

R-1966-0256

203

DORGATE RD

190

180

160

140

PAI # 040391

DR 3.5

0413001340

Lot # 18

Pt. Bk./Folio # 020070

0410025370

PAI # 040022

0407059620

Pt. Bk. 0000020, Folio 0071

0402086270

Lot # 20

PAI # 040022

Lot # 19

0401002577

Lot # 16

0418012170

Lot # 17

Lot # 15

0405000270

04030001830

PAI # 040391

COMILL CT

MILLPAIN LN

058A3

4 CD 4 ED

NW 11-I

PAI # 040079

Pt. Bk./Folio # 036089

PAI # 040079

PAI # 040079

Pt. Bk. 0000035, Folio 0089

R-1966-0095

1600007557

DR 16

1

TRICOUNT CT

DR 10.5

9018

0418010151

PAI # 040736

PAI # 040736

2014-004736

PAI # 040736

PAI # 040736

PAI # 040736

PAI # 040736

PAI # 040736

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PAI # 040736

OWINGS GATE RD

Pt. Bk./Folio # 070075

1998-0084-A

1999-0483-A

PAI # 040391

PAI # 040391

PAI # 040391

PAI # 040391

PAI # 040391

PAI # 040391

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PAI # 040391

CAMPBELL RD

BLUE OCEAN WAY

OWINGS GATE CT

ML IM

067A1

PAI # 040052

1970-0208-A

R-1960-4875

PAI # 040052

Pt. Bk./Folio # 048032

ML

R-1966-0256

R-1963-0076

RAMP

RAMP









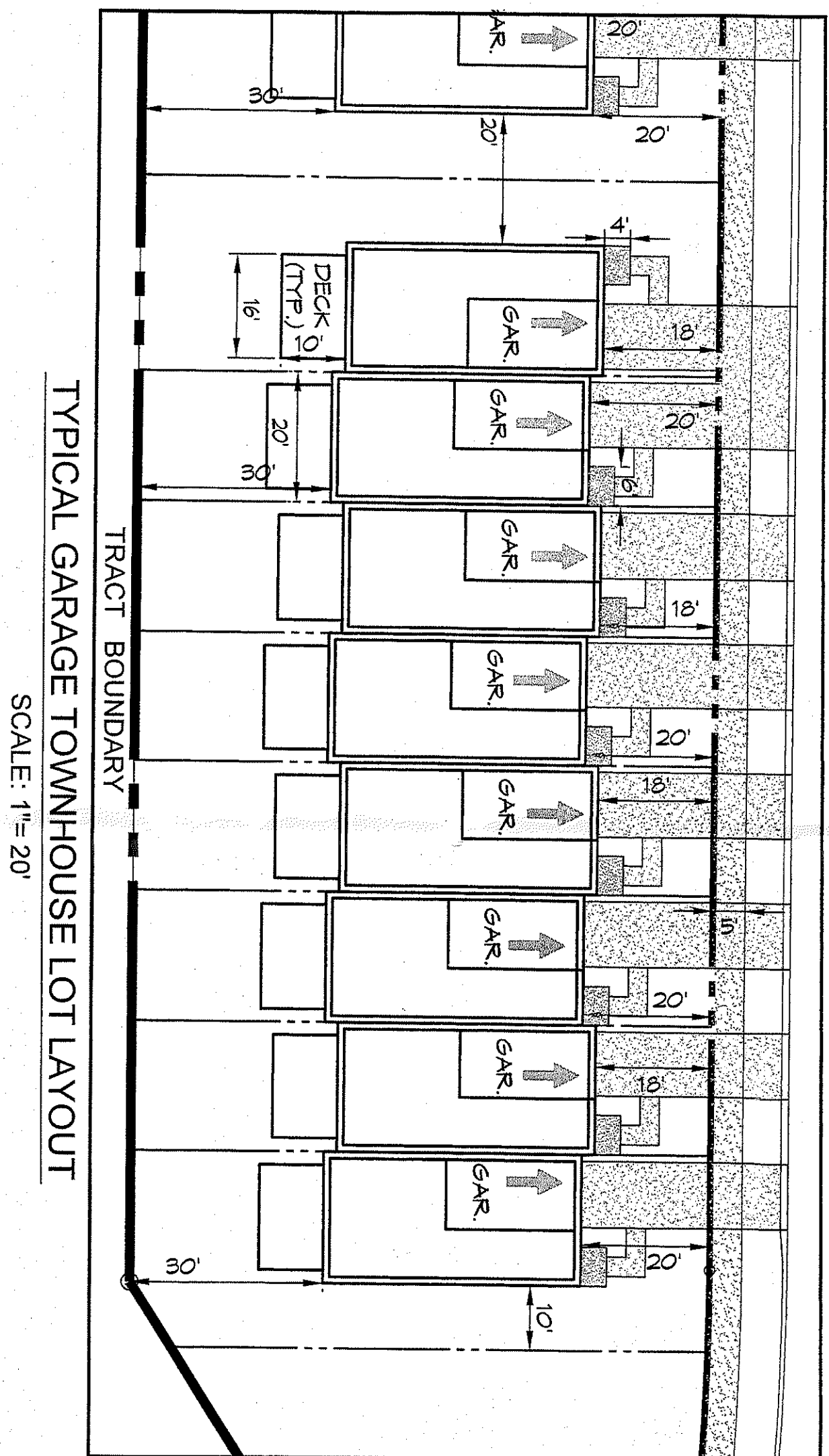
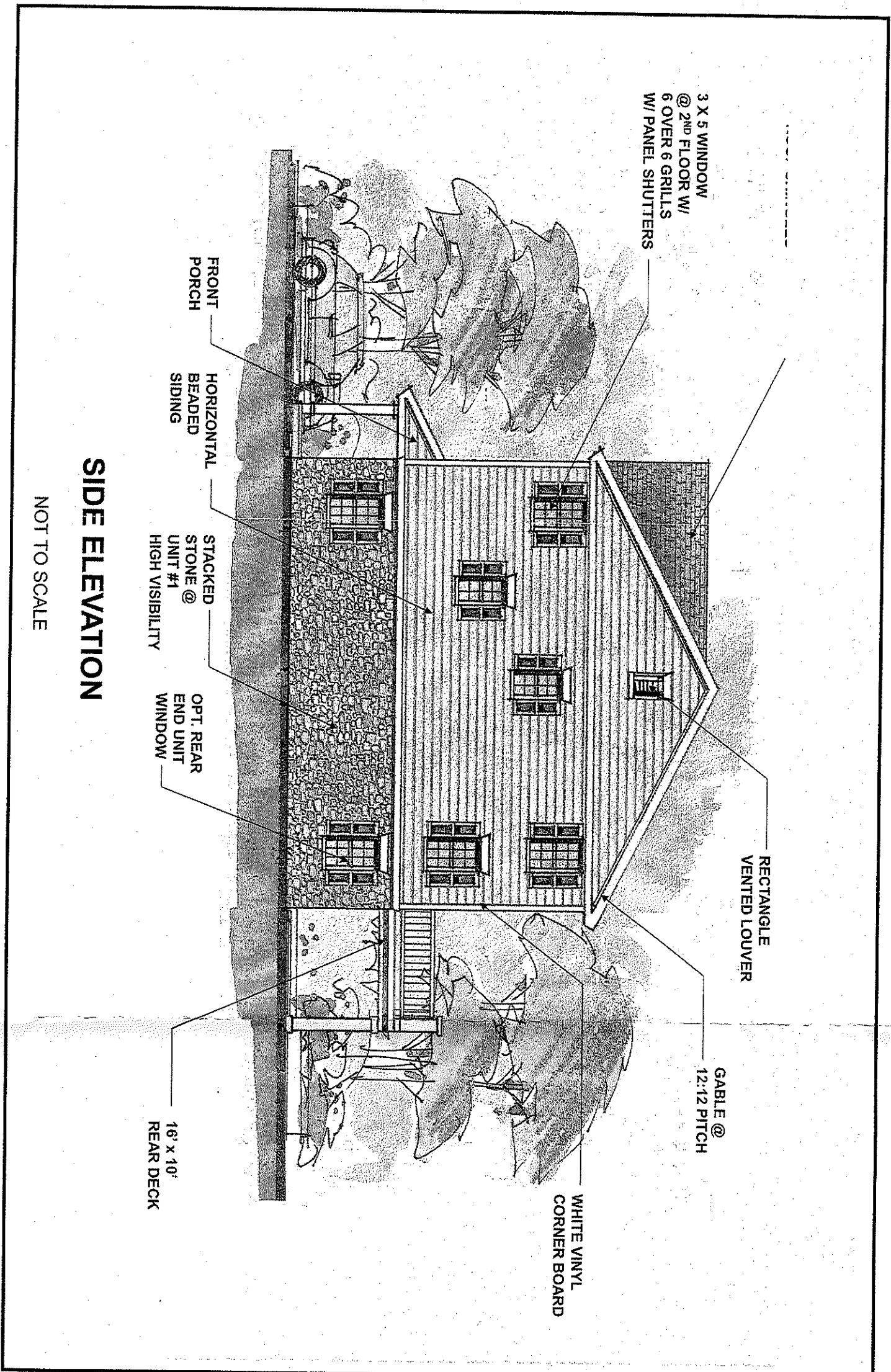
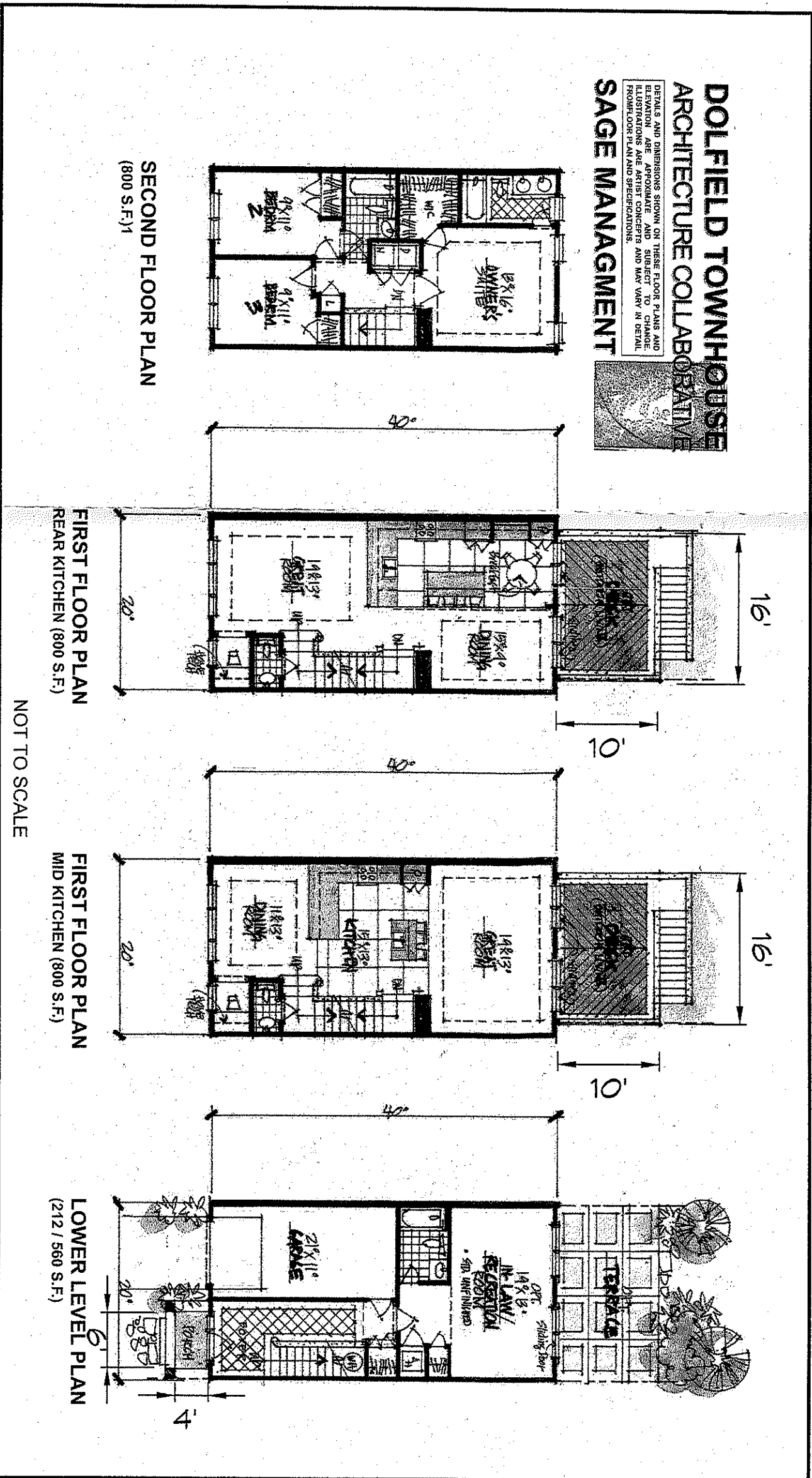
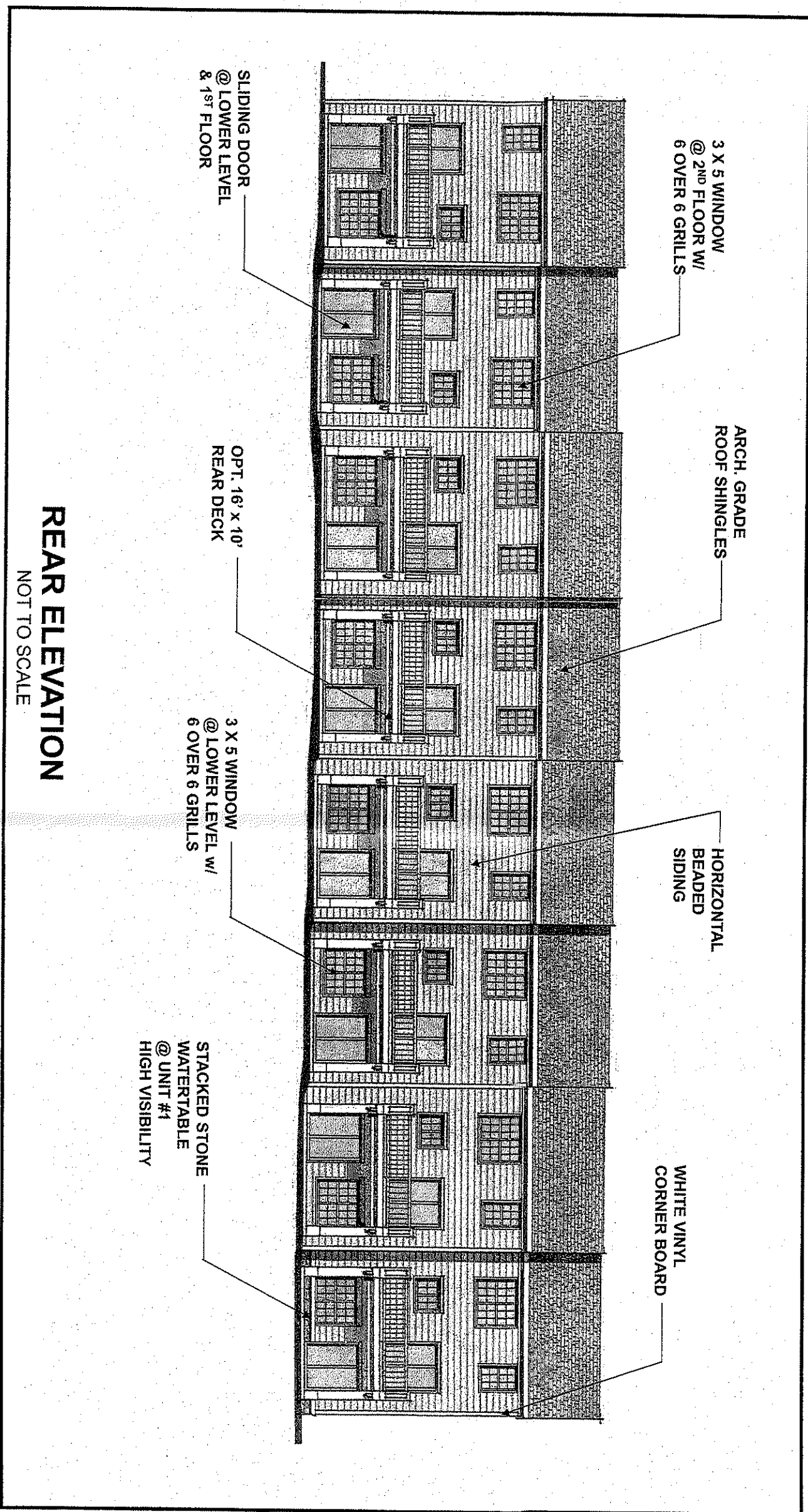
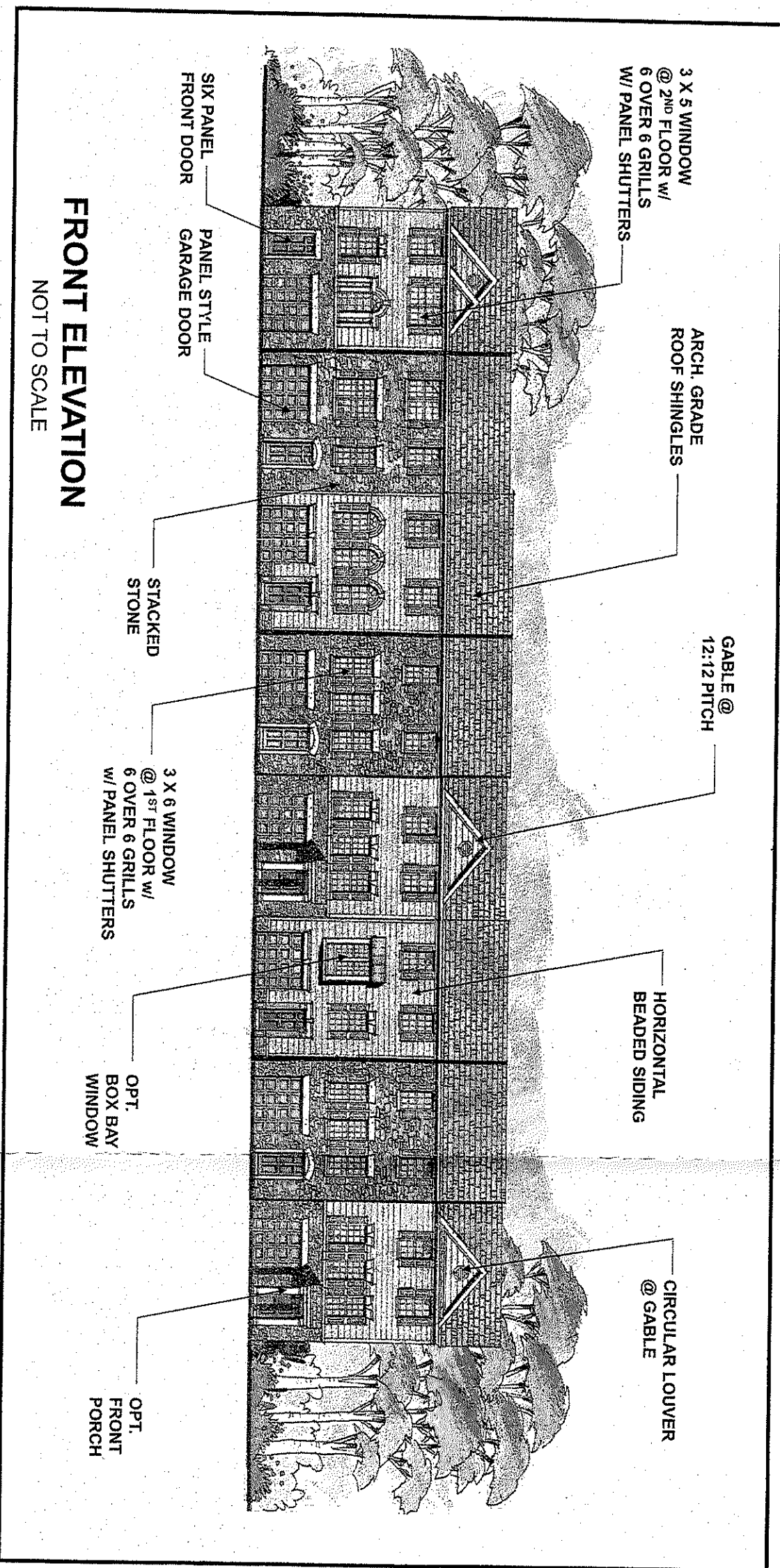




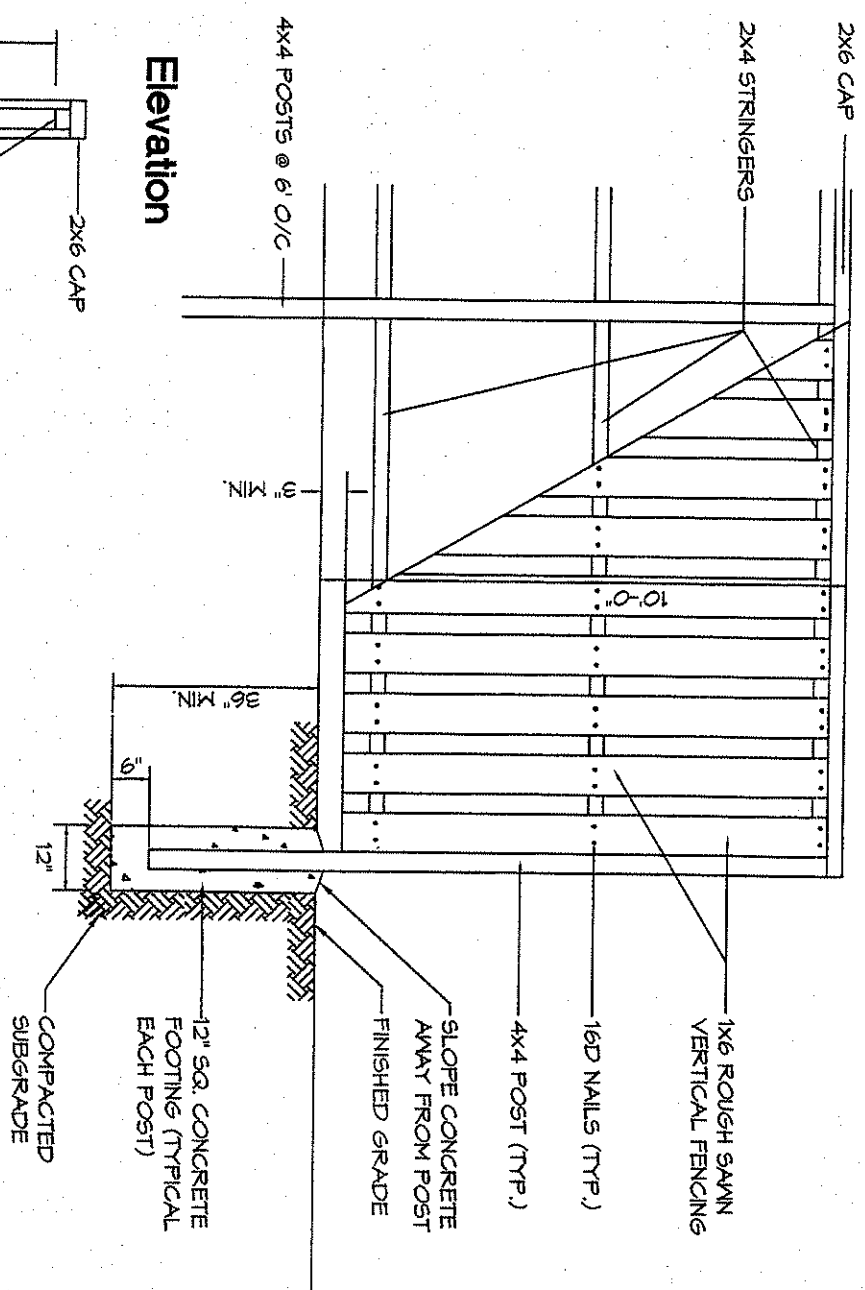








PRIVACY FENCE DETAIL
BOARD ON BOARD
NOT TO SCALE

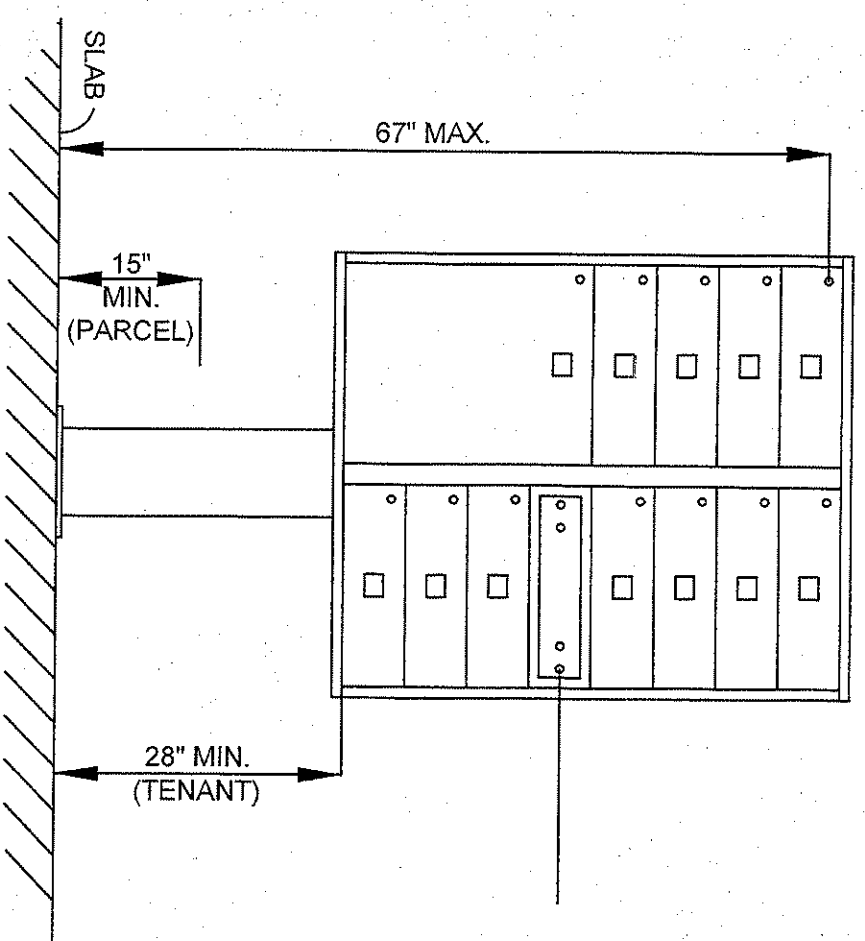


Detail Notes

ALL POSTS SHALL BE C&A PRESERVE
TREATED

ALL POSTINGS SHALL BE ZINC-COATED
AND GALVANIZED.

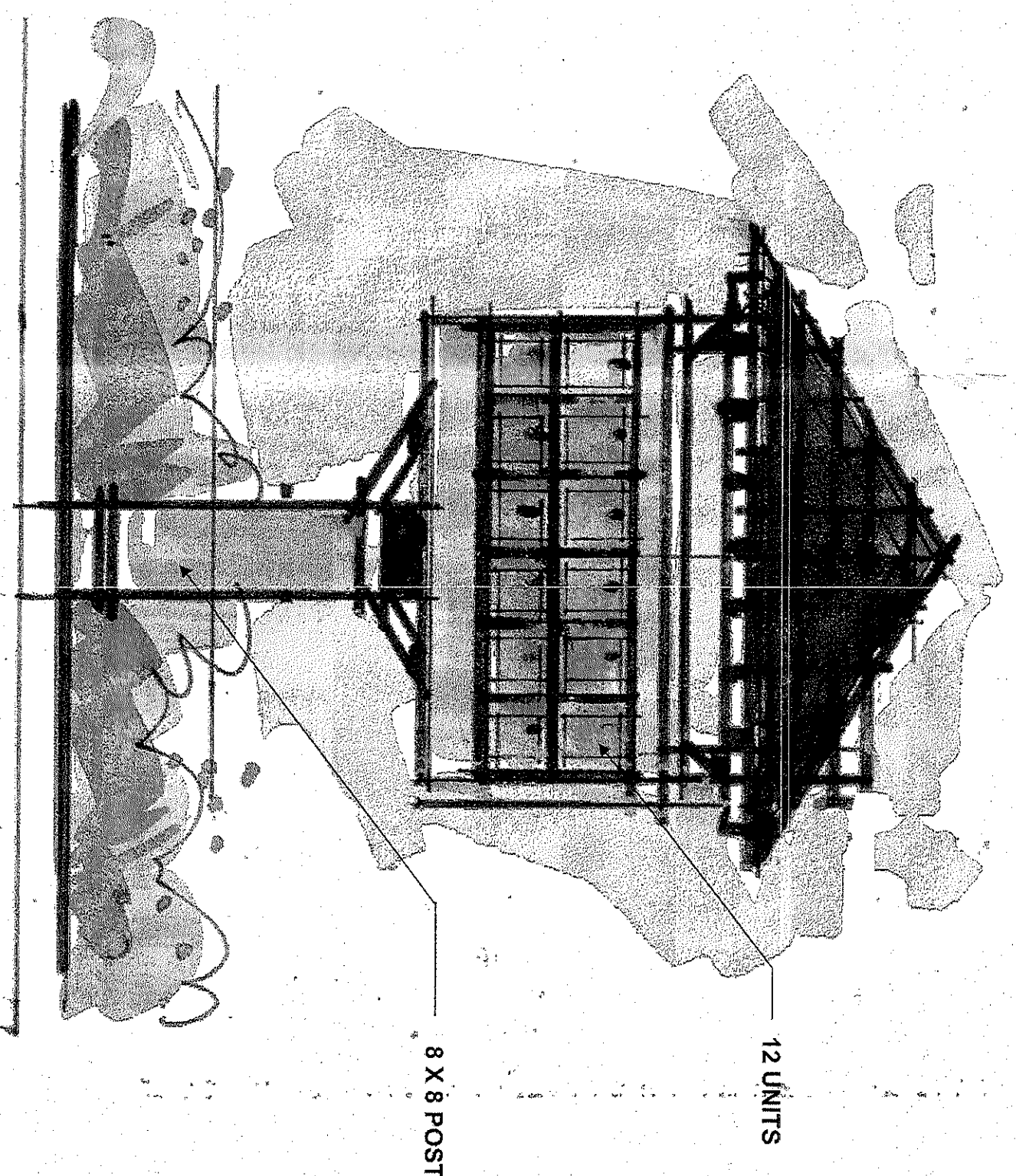
MAILBOX DETAIL
NOT TO SCALE



IMPORTANT NOTE TO ARCHITECTS, SPECIFIERS, DESIGN/CONSTRUCTION PROFESSIONALS AND
INSTALLERS: INSTALLATION/AVOID INSTRUCTIONS SPECIFIED IN USPS STANDARD 4C PAGES
53821-53832 OF THE ABOVE REFERENCED USPS 4C STANDARD NOTICES SECTIONS SPECIFY:
ALL 4C UNITS SHALL BE DESIGNED SUCH THAT THEY ARE IN COMPLIANCE WITH THE FOLLOWING
INSTALLATION REQUIREMENTS:

1. AS LEAST ONE CUSTOMER COMPARTMENT SHALL BE POSITIONED LESS THAN 48" FROM
FINISHED FLOOR.
2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED
LESS THAN 15" FROM THE FINISHED FLOOR.
3. NO PARCEL (TENANT) LOCKS SHALL BE LOCATED MORE THAN 67" ABOVE FINISHED FLOOR.
4. NO CUSTOMER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS
THAN 28" FROM THE FINISHED FLOOR.
5. THE USPS ARROW LOOK SHALL BE LOCATED BETWEEN 36" AND 48" ABOVE FINISHED FLOOR.

MAILBOX PAVILION (12) UNITS
NOT TO SCALE

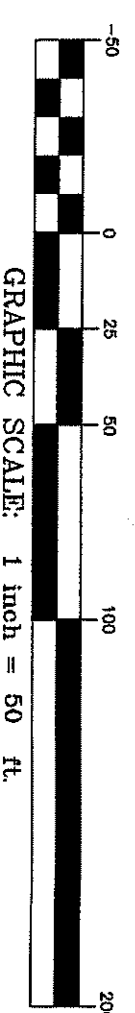


DPC # 021015A
PAI # 04-0736

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

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

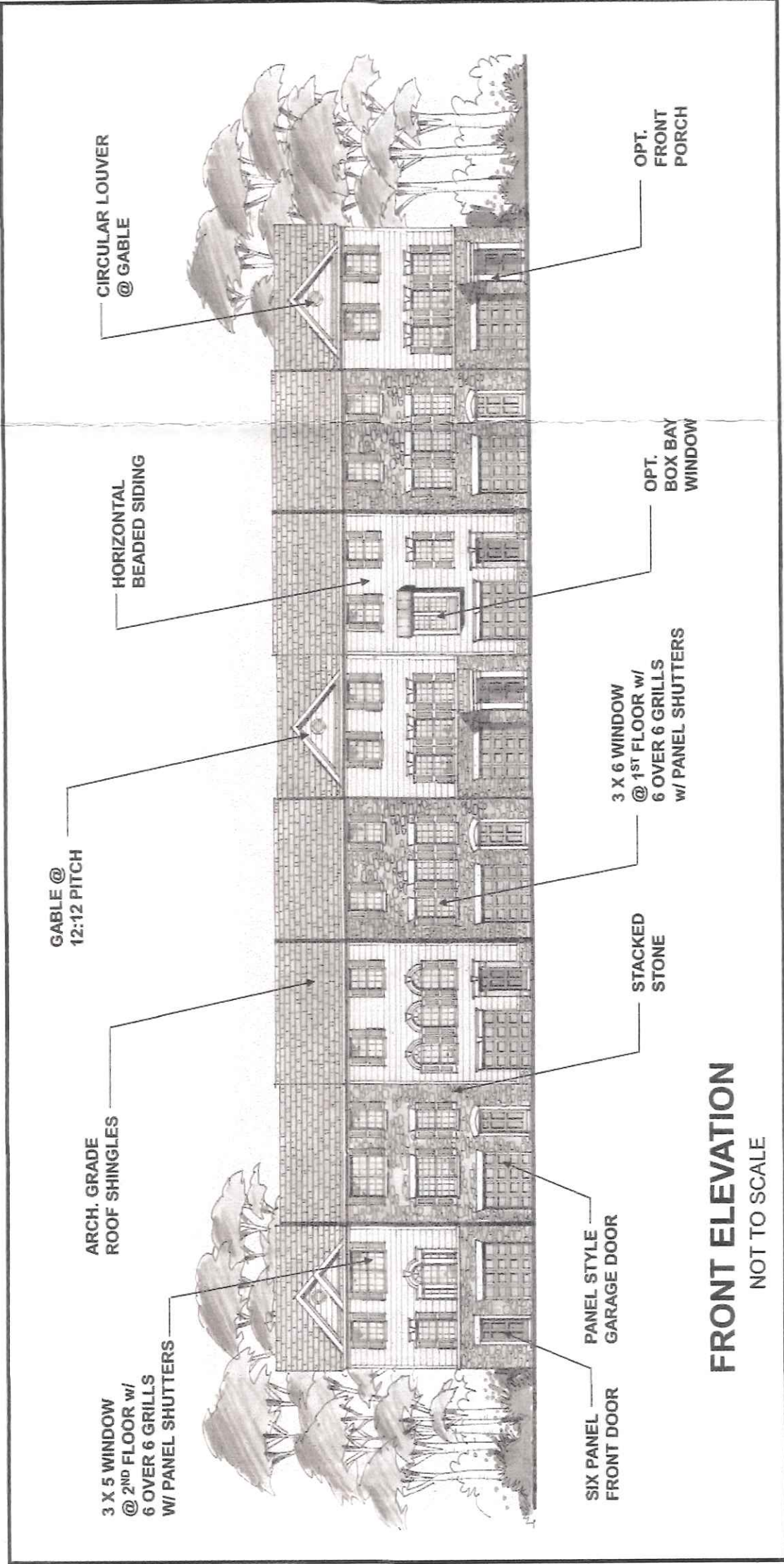


Colbert Matz Roseffelt, Inc.

Engineers & Surveyors & Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

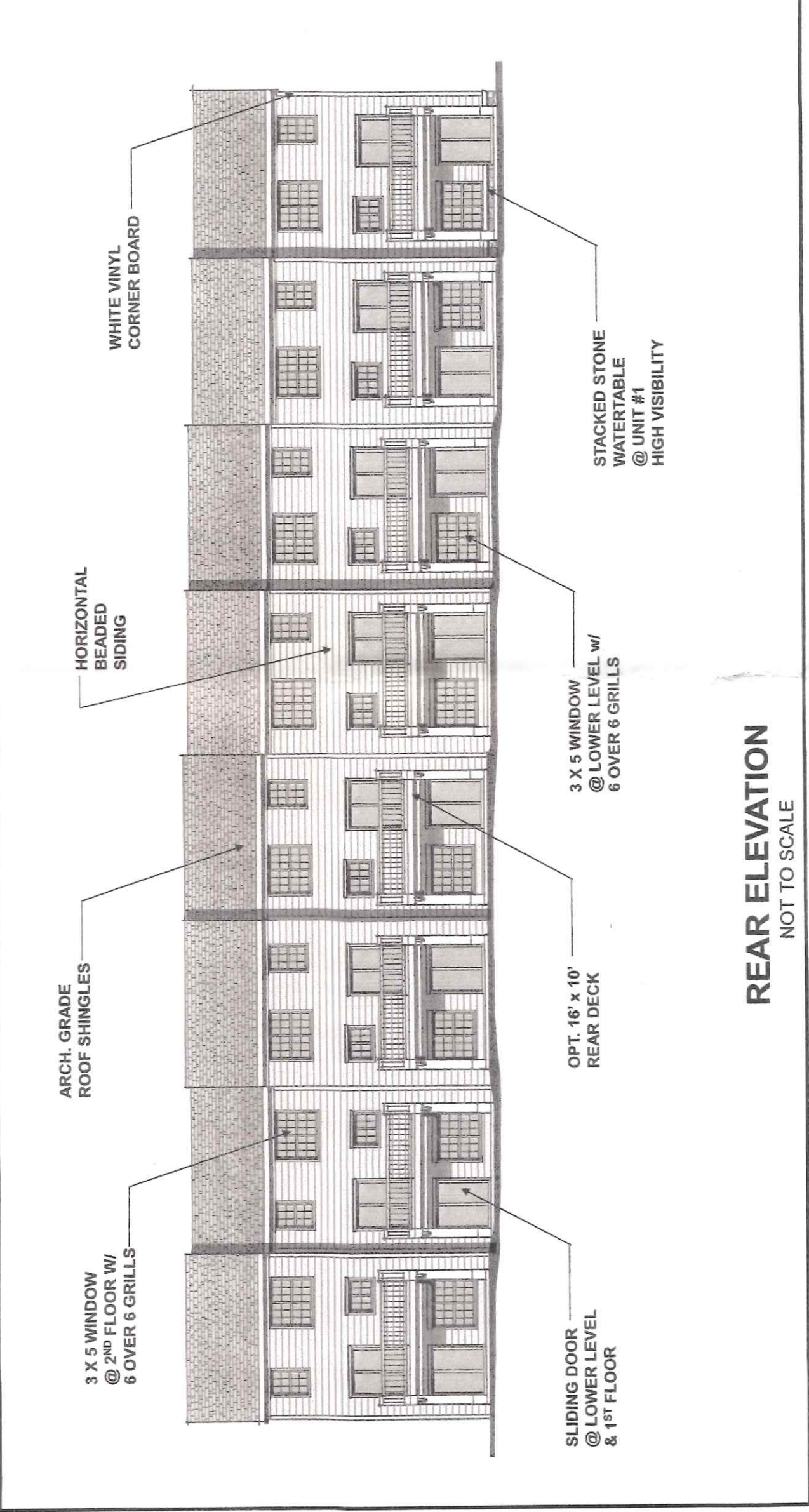
NO.	DATE	REVISIONS	BY	SHEET	3 OF 4
1	11/02/16	1	DEV-3	3	4

MCS



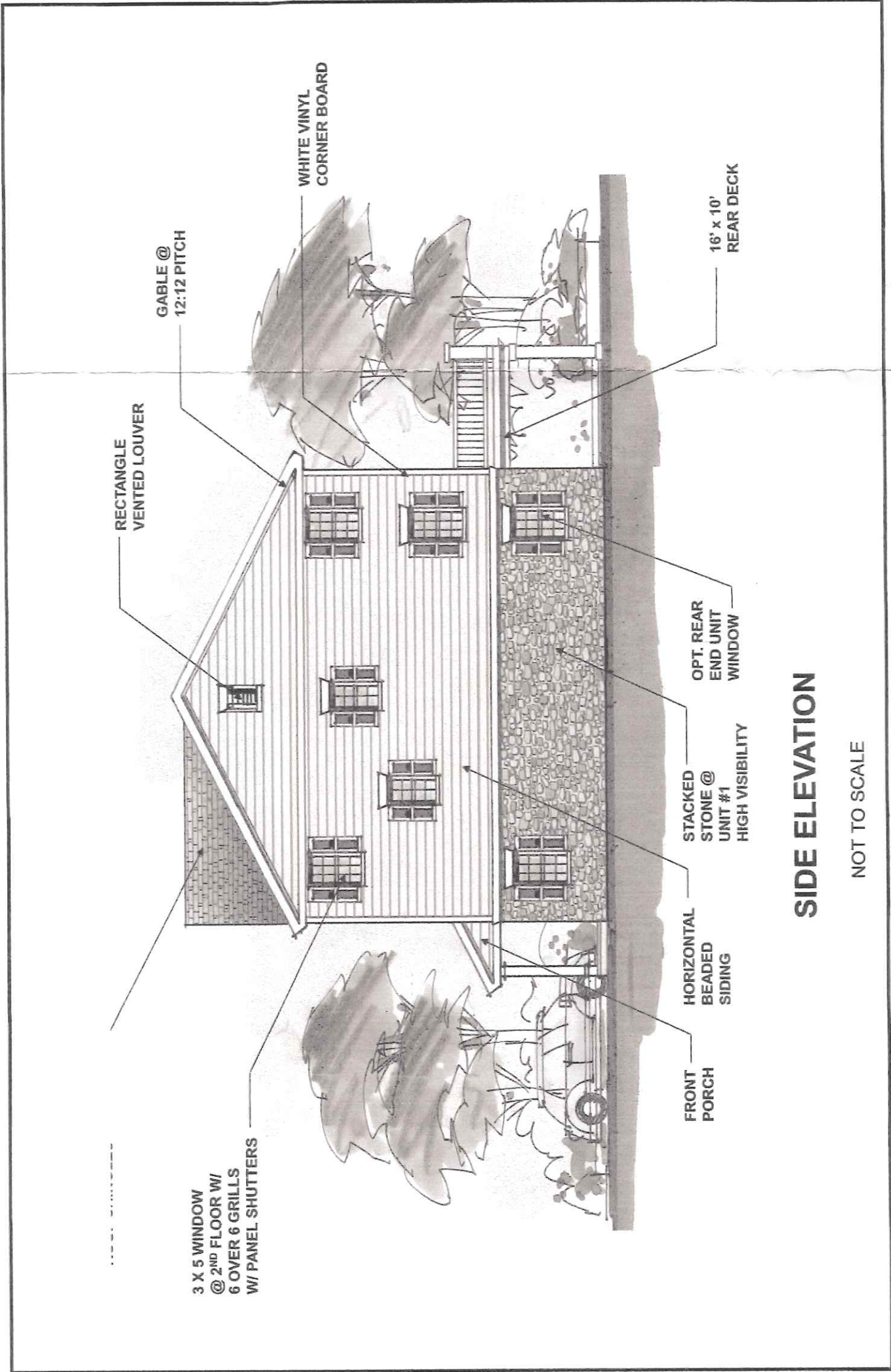
FRONT ELEVATION

NOT TO SCALE



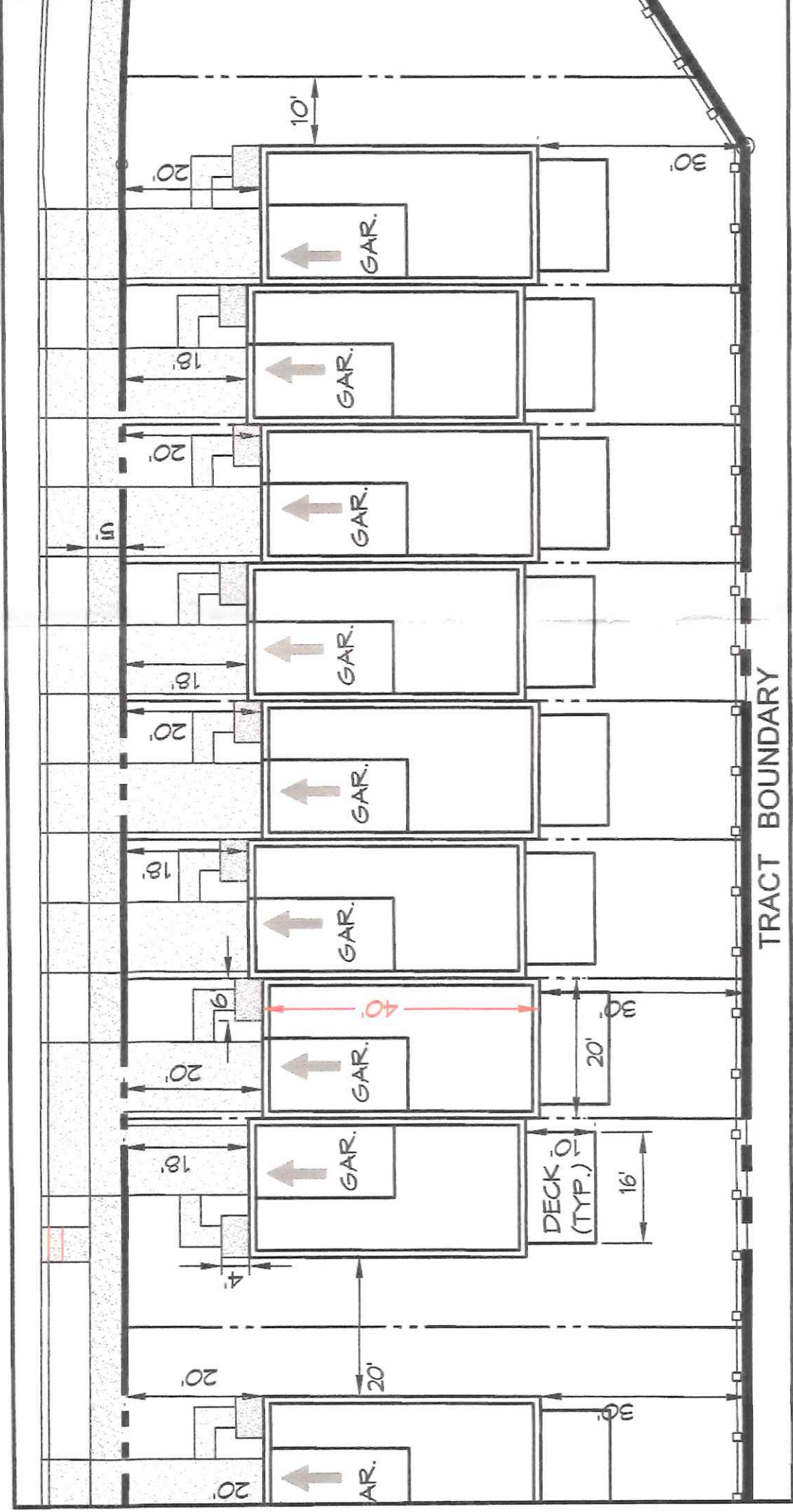
REAR ELEVATION

NOT TO SCALE



SIDE ELEVATION

NOT TO SCALE



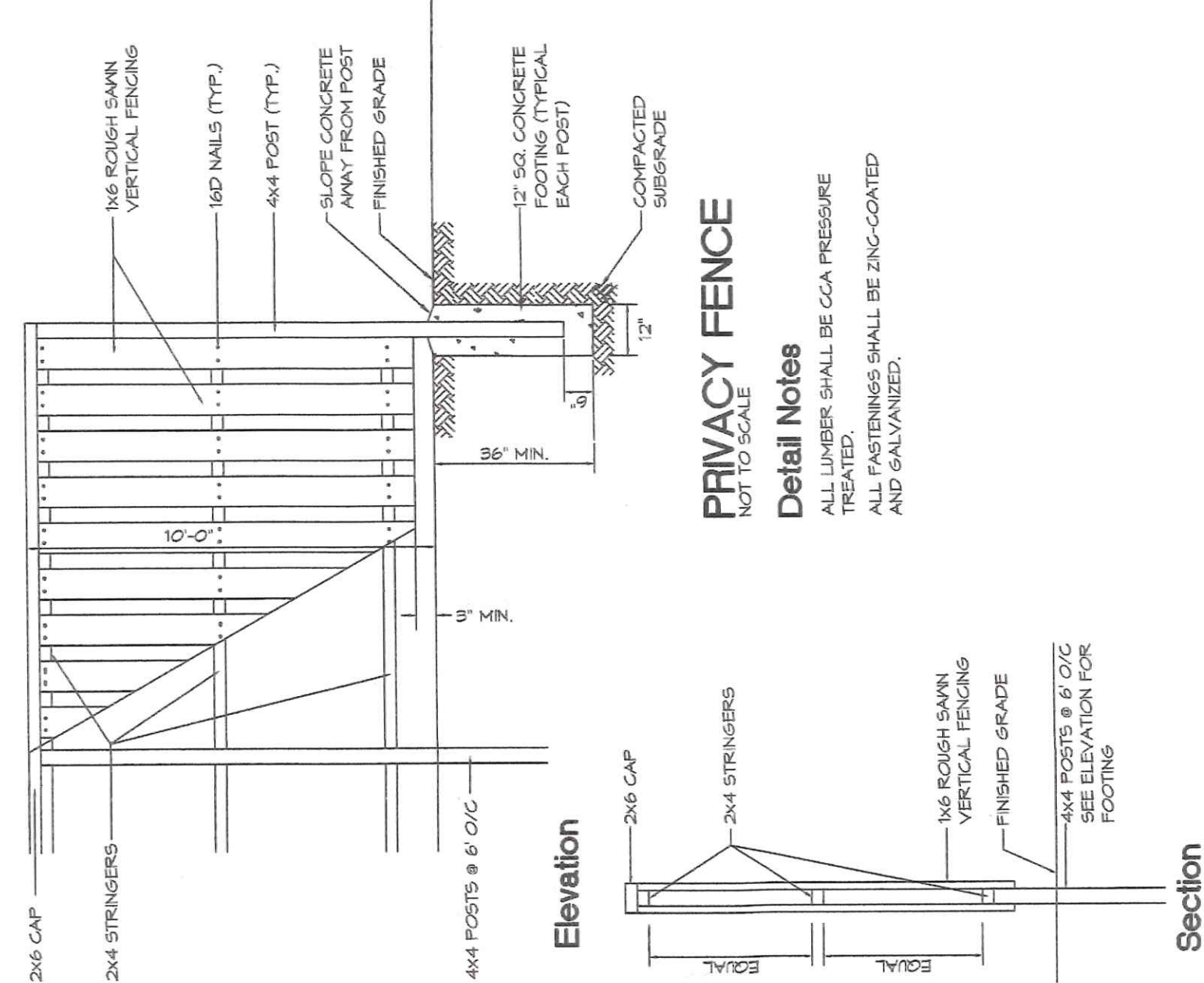
TYPICAL GARAGE TOWNHOUSE LOT LAYOUT

SCALE: 1"= 20'

PRIVACY FENCE

BOARD ON BOARD

NOT TO SCALE



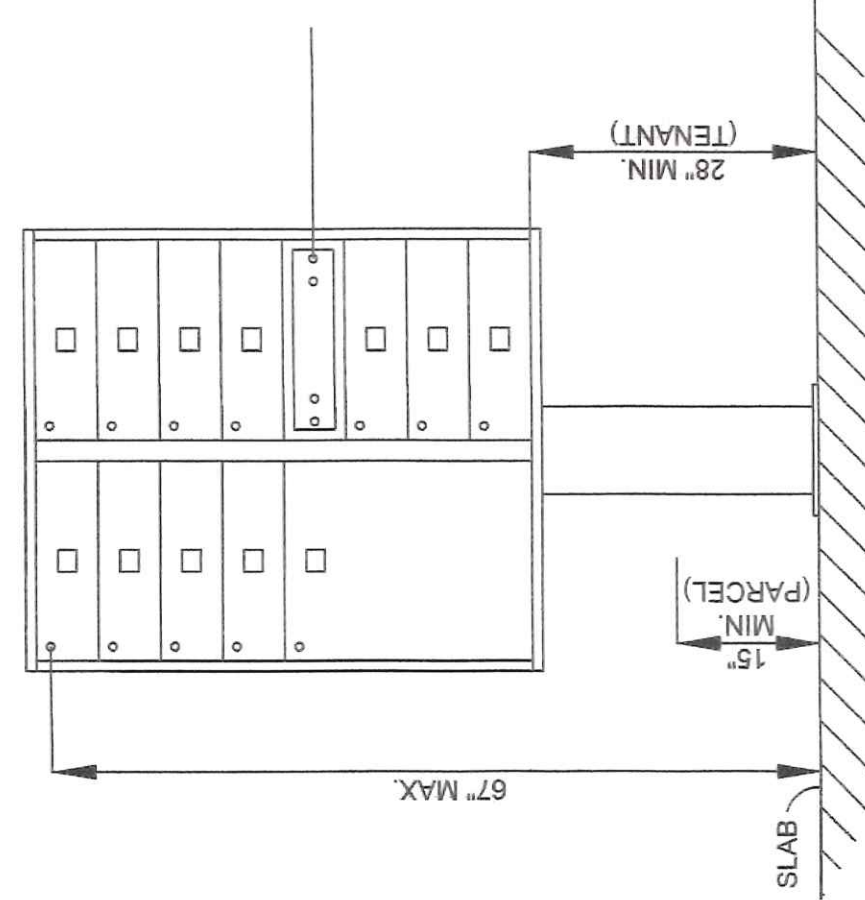
PRIVACY FENCE

Detail Notes

ALL UNDER SHALL BE GCA PRESSURE TREATED LUMBER SHALL BE GALV. STEEL AND GALVANIZED.

MAILBOX DETAIL

NOT TO SCALE

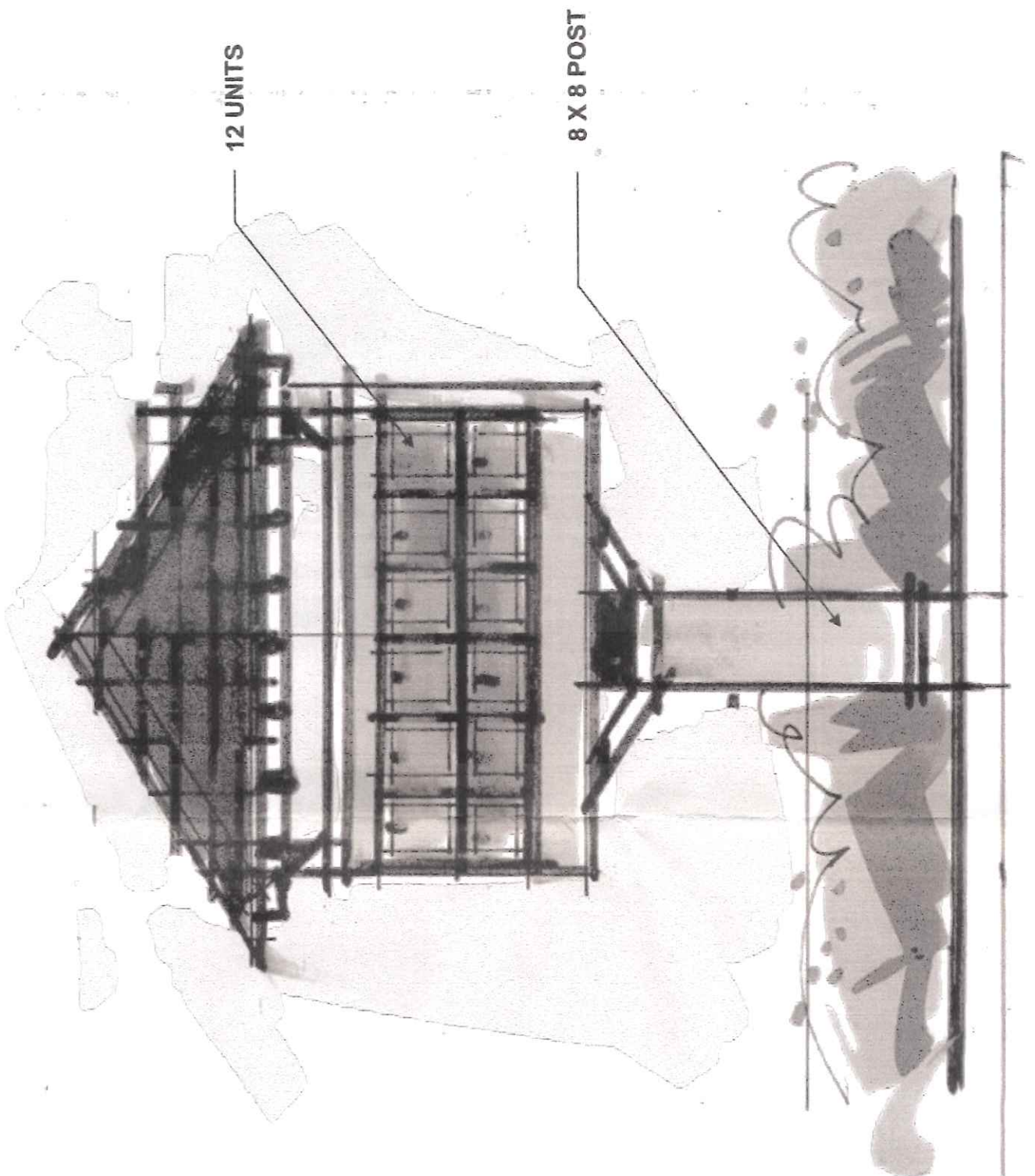


IMPORTANT NOTE TO ARCHITECTS, SPECIFIERS, DESIGN LAYOUT PROFESSIONALS AND INSTALLERS: INSTALLATION INSTRUCTIONS SPECIFIED IN USPS STANDARD 4C-PAGES 53821-53827 OF THE ABOVE REFERENCED USPS 4C STANDARD "NOTES" SECTIONS SPECIFY: ALL 4C UNITS SHALL BE DESIGNED SUCH THAT THEY ARE IN COMPLIANCE WITH THE FOLLOWING INSTALLATION REQUIREMENTS:

1. AS LEAST ONE CUSTOMER COMPARTMENT SHALL BE POSITIONED LESS THAN 48" FROM FINISHED FLOOR.
2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" FROM THE FINISHED FLOOR.
3. NO PATRON (TENANT) LOCKS SHALL BE LOCATED MORE THAN 67" ABOVE FINISHED FLOOR.
4. NO CUSTOMER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" FROM THE FINISHED FLOOR.
5. THE USPS ARROW LOCK SHALL BE LOCATED BETWEEN 36" AND 48" ABOVE FINISHED FLOOR.

MAILBOX PAVILION (12) UNITS

NOT TO SCALE



12 UNITS

8 X 8 POST

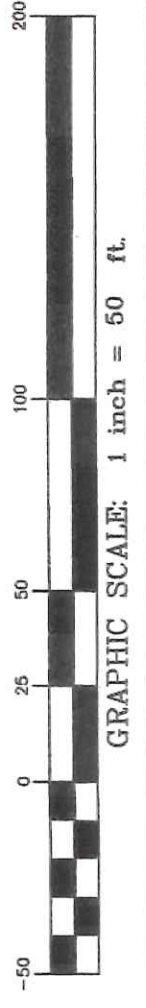
DRC # 021015A

PAI # 04-0736

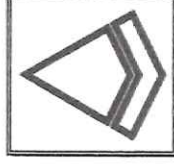
1ST MATERIAL AMENDMENT DEVELOPMENT PLAN & PLAN TO ACCOMPANY ZONING PETITIONS
DETAILS SHEET

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



Colbert Matz Rosentfelt, Inc.
Engineers & Surveyors • Planners
2835 South Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953



Professional Certification	AS NOTED
I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland.	DATE: 07/27/2017 EXPIRATION DATE: 07/27/2020
DESIGNED: ASG/ASB/ABH	DATE: 07/27/2017
DRAWN: ASG/ABH/ABV	DATE: 07/27/2017
CHECKED: ASG	DATE: 07/27/2017
IN CHARGE: ASG	DATE: 07/27/2017
PER COUNTY COMMENTS	11/02/16
NO.	1
DATE	11/02/16
REVISIONS	
BY	
SHEET	3 OF 4

DEV-3

MCS

