

**IN RE: DEVELOPMENT PLAN HEARING &
PETITION FOR VARIANCE**
(11127 Reisterstown Road)
4th Election District
2nd Council District
**(WILDER, JOSEPH FAMILY
PROPERTY – (Resubmittal)**

Joseph Wilder Family, LLC, *Owner*
Craftsmen Developers, LLC, *Applicant*
Developer

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY
**HOH Case No. 04-0693 &
Zoning Case No. 2015-0261-A**

* * * * *

**ADMINISTRATIVE LAW JUDGE'S
AMENDED COMBINED DEVELOPMENT PLAN AND ZONING OPINION & ORDER
(ON RESUBMITTAL)**

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."). Patricia A. Malone, Esquire, with Venable, LLP, on behalf of Joseph Wilder Family, LLC, *Owner* of the subject property, and Craftsmen Developers, LLC, *Applicant*, (hereinafter "the Developer"), submitted for approval a one-sheet redlined Development Plan ("Plan") prepared by Little & Associates, Inc., known as "Wilder, Joseph Family Property - Resubmittal."

This site was the subject of combined Hearing Officer's Hearing (HOH) Case No. 04-0693 and Zoning Case No. 2015-0261-A held on August 7, 2015; an Opinion and Order was issued on August 11, 2015, as well as an Order on Motion for Reconsideration dated September 9, 2015. The Order in the previous development case withheld approval of the Plan, based solely on the denial of variance requests E and J, which pertained to a Residential Transition Area (RTA) issue along the northern portion of the site. The Developer has amended the Plan, and now proposes to construct duplexes (unit nos. 9-22 on the Plan) to replace the townhouse units (unit nos. 9-26)

ORDER RECEIVED FOR FILING

Date 3-10-16

By DW

shown on the earlier Plan. The net result is that four (4) fewer dwellings will be constructed on the site. Also, as discussed at the hearing, the RTA regulations are not applicable to proposed unit nos. 9-22, since the B.C.Z.R. specifies that the "RTA may contain ... semidetached or duplex dwellings." B.C.Z.R. § 1B01.1.B.1.e.(1). The present hearing was held to consider only the amendments to the previous Plan and RTA variances for Lot 1.

The Developer proposes 43 single-family attached dwellings (townhouses) and 14 duplex dwellings for a total of 57 dwellings on 8.81 acres of land zoned OR2 (Office Building-Residential) and 0.45 acres of DR 3.5 (Density Residential 3.5). The land is currently unimproved. The bulk of the property is wooded.

Details of the proposed development are more fully depicted on the redlined one-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 8. The property was posted with the Notice of Hearing Officer's Hearing on February 4, 2016 in compliance with the regulations. The undersigned conducted the hearing on March 4, 2016, 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 Conor Gilligan. Also in attendance was G. Dwight Little, Jr, P.E., with Little & Associates, Inc., the consulting firm that prepared the site plan. Patricia A. Malone, Esquire, with Venable, LLP, appeared and represented the Developer.

Numerous representatives of the various Baltimore County agencies who reviewed the Plan also attended the hearing, including the following individuals from the Department of Permits, Approvals and Inspections (PAI): Jan M. Cook, Project Manager, Dennis A. Kennedy and Jean M. Tansey (Development Plans Review [DPR]), and Aaron Tsui (Office of Zoning Review). Also

ORDER RECEIVED FOR FILING

Date 3-10-16

By DW

appearing on behalf of the County were Jeff Livingston from the Department of Environmental Protection and Sustainability (DEPS), and Lloyd T. Moxley from the Department of Planning (DOP).

Several members of the community attended the hearing and expressed concerns regarding roadway safety, primarily at the intersection of Gwynnbrook and Walk Avenues and Gwynnbrook Avenue and Reisterstown Road. These issues will be discussed below.

Under the County Code, I am required first to identify any unresolved comments or issues as of the date of the hearing. At the hearing, each of the Baltimore County agency representatives identified above indicated that the redlined Development Plan (marked as Developer's Exhibit 8) addressed any comments submitted by their agency, and they each recommended approval of the Plan.

In the "formal" portion of the case, the Developer presented one witness: G. Dwight Little, Jr., a professional engineer. Mr. Little described the evolution of this project, and noted the redlined Plan is "very similar" to the original Plan. He also provided testimony concerning the variances requested by the Developer (for Lot 1 only), and opined the site is uniquely impacted by Gwynnbrook Avenue and its realignment. He testified the Developer would be willing to consider "traffic calming" measures to enhance the safety of the roadway. In conclusion, he opined the Developer satisfied all Baltimore County rules and regulations.

COMMUNITY ISSUES

As noted earlier, the primary concern voiced by the community was traffic and roadway safety. Citizens suggested that a traffic signal should be installed at the intersection of Gwynnbrook Avenue and Route 140. Whether or not to do so is entirely the province of the State Highway Administration (SHA), not Baltimore County. Most of the concern related to the sight

ORDER RECEIVED FOR FILING

Date 3-10-16

By DW

distance at the intersection of Gwynnbrook and Walk Avenues. Even though County reviewers approved this aspect of the Plan, Mr. Kennedy conceded the intersection could be problematic, and he and the community suggested traffic calming measures might improve the situation. As such, the Order below will require that the Department of Public Works consider and provide if feasible such measures that in its discretion would improve pedestrian and/or motorist safety at this intersection.

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. Given the testimony of agency reviewers and Mr. Little, I believe the redlined Development Plan should be approved.

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 10th day of **March, 2016**, that the **"WILDER, JOSEPH FAMILY PROPERTY – (Resubmittal)"** redlined Development Plan, marked and accepted into evidence as Developer's Exhibit 8, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to the Baltimore County Zoning Regulations (B.C.Z.R), as follows:

- E. From § 1B01.1.B.1 of the B.C.Z.R. and the C.M.D.P. to reduce the Residential Transition Area (RTA) setback to less than the required 75 ft. and to eliminate the RTA buffer, and
- J. From § 1B01.1.B.1 of the B.C.Z.R. and the C.M.D.P., to allow buildings with a height exceeding 35 ft. within the 100 ft. RTA,

be and is hereby **GRANTED**, with respect to Lot 1 only.

IT IS FURTHER ORDERED that the Baltimore County Department of Public Works shall provide if feasible such "traffic calming" measures along Gwynnbrook Avenue near the subject

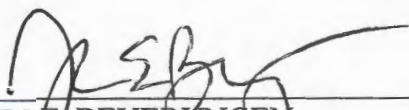
ORDER RECEIVED FOR FILING

Date 3-10-16

By [Signature]

property to improve the safety of pedestrians and vehicular traffic along that road, especially where it intersects with Walk 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 3-10-16

By dlw



KEVIN KAMENETZ
County Executive

JB 8-7-15
LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

September 9, 2015

Patricia A. Malone, Esquire
Venable, LLP
210 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204

RE: **ORDER ON MOTION FOR RECONSIDERATION**
Development Plan Hearing and Petition for Variance –
Wilder, Joseph Family Property
11127 Reisterstown Road
HOH Case No. 04-0693 and **Zoning Case No. 2015-0261-A**

Dear Ms. Malone:

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

Sincerely,

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Jan M. Cook, Project Manager, Department of Permits, Approvals, and Inspections,
Development Processing
Peg Gunter, 327 Mineral Drive, York, PA 17408
Debra Gunter, 11912 Tarragon Road, Apt. A, Reisterstown, MD 21136
Rebecca Kuper and John Keyser, 15 Walk Avenue, Owings Mills, MD 21117
Pam and Tony Cascio, 13 Walk Avenue, Owings Mills, MD 21117
Jain Trader, 4 Gwynnbrook Avenue, Owings Mills, MD 21117
Mary Molinaro, 215 Chartley Drive, Reisterstown, MD 21136
Adrienne Haskins, 15 Gwynnbrook Avenue, Owings Mills, MD 21117
Janet and Susan Henry, 115 Gwynnbrook Avenue, Owings Mills, MD 21117
Zaza Tandilashvili, 6 Walk Avenue, Owings Mills, MD 21117

**IN RE: DEVELOPMENT PLAN HEARING & *
PETITION FOR VARIANCE.**

(11127 Reisterstown Road) *

4th Election District *

2nd Council District *

(WILDER, JOSEPH FAMILY PROPERTY) *

Joseph Wilder Family, LLC, *Owner*

Craftsmen Developers, LLC, *Applicant* *

Developer

BEFORE THE OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

HOH Case No. 04-0693 &

Zoning Case No. 2015-0261-A

* * * * *

ORDER ON MOTION FOR RECONSIDERATION

Now pending before the Office of Administrative Hearings ("OAH") is a Motion for Reconsideration ("Motion") filed by the Applicant, Craftsmen Developers, LLC ("Developer"). The Developer notes that the Development Plan ("Plan") in the above case was denied, due to the denial of variance requests (listed as E and J) pertaining to the Residential Transition Area (RTA).

The Developer and its engineers have apparently modified the Plan in such a way that an RTA variance would only be needed for Lots 1 and 2. These lots are situated next to Reisterstown Road, and I believe counsel is correct in noting the community's concern with the RTA variances focused upon Lots 9-26.

A Motion for Reconsideration is properly granted upon showing that "some new or different factual situation exists that justifies a different conclusion." Calvert County v. Howlin Realty, Inc., 364 Md. 301, 325 (2001). I believe Developer can satisfy this standard based upon the amendments to the Plan described in the Motion.

WHEREFORE, it is ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 9th day of **September, 2015**, that the Motion for Reconsideration, be and is hereby **GRANTED**, in accordance with the following terms:

ORDER RECEIVED FOR FILING

Date 9-9-15

By [Signature]

1. Developer shall submit to Baltimore County copies of the Revised Development Plan for review by appropriate County agencies, and a Development Plan Conference (DPC) shall be held to consider only the proposed amendments to the Plan.
2. Following the DPC, Developer shall ensure property is posted with appropriate notice pursuant to Baltimore County Code (B.C.C.) § 32-4-227 concerning the scheduling of a Hearing Officer's Hearing (HOH) in this matter. The Developer shall also provide notice by mail of the hearing date to those individuals identified on the sign-in sheet attached to the Developer's Motion.
3. The HOH shall be limited in scope to a review of only those items revised on the Plan since the date of the original hearing.
4. This Order is intended to be interlocutory (i.e., nonfinal) in nature, and the OAH will issue an Amended combined Development Plan and Zoning Opinion and Order at the conclusion of the HOH.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/dlw

ORDER RECEIVED FOR FILING

Date 9-9-15

By ISW



KEVIN KAMENETZ
County Executive

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

August 11, 2015

Patricia A. Malone, Esquire
Venable, LLP
210 W. Pennsylvania Ave.
Suite 500
Towson, MD 21204

RE: Development Plan Hearing and Petition for Variance –
Wilder, Joseph Family Property
11127 Reisterstown Road
HOH Case No. 04-0693 and Zoning Case No. 2015-0261-A

Dear Ms. Malone:

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: Jan M. Cook, Project Manager, Department of Permits, Approvals, and Inspections,
Development Processing
Peg Gunter, 327 Mineral Drive, York, PA 17408
Debra Gunter, 11912 Tarragon Road, Apt. A, Reisterstown, MD 21136
Rebecca Kuper and John Keyser, 15 Walk Avenue, Owings Mills, MD 21117
Pam and Tony Cascio, 13 Walk Avenue, Owings Mills, MD 21117
Jain Trader, 4 Gwynnbrook Avenue, Owings Mills, MD 21117
Mary Molinaro, 215 Chartley Drive, Reisterstown, MD 21136
Adrienne Haskins, 15 Gwynnbrook Avenue, Owings Mills, MD 21117
Janet and Susan Henry, 115 Gwynnbrook Avenue, Owings Mills, MD 21117
Zaza Tandilashvili, 6 Walk Avenue, Owings Mills, MD 21117

IN RE: DEVELOPMENT PLAN HEARING & *
PETITION FOR VARIANCE
(11127 Reisterstown Road) *
4th Election District
2nd Council District *
(WILDER, JOSEPH FAMILY PROPERTY) *

Joseph Wilder Family, LLC, *Owner*
Craftsmen Developers, LLC, *Applicant* *
Developer *

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY
HOH Case No. 04-0693 &
Zoning Case No. 2015-0261-A

* * * * *

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

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("B.C.C."). Patricia A. Malone, Esquire, with Venable, LLP, on behalf of Joseph Wilder Family, LLC, *Owner* of the subject property, and Craftsmen Developers, LLC, *Applicant*, (hereinafter "the Developer"), submitted for approval a one-sheet redlined Development Plan ("Plan") prepared by Little & Associates, Inc., known as "Wilder, Joseph Family Property."

The Developer proposes 61 townhouses on 8.36 acres of land zoned OR-2 (office building – residential). The land is currently unimproved, and the bulk of the property is wooded. There is a small portion (0.45 acre) of the tract zoned D.R. 3.5, but it is not included in the calculation of residential density for the project.

The Developer also has filed a Petition for Variance pursuant to § 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R) seeking:

- A. From § 1B01.2.C.1.C of the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.), to allow for a side building face to right-of-way setback that is less than the required 25 ft.,

ORDER RECEIVED FOR FILING

Date 8-11-15

By [Signature]

- B. From § 1B01.2.C.1.C of the B.C.Z.R. and the C.M.D.P., to allow for a front building face to public street right-of-way setback that is less than the required 25 ft.,
- C. From § 1B01.2.C.1.c of the B.C.Z.R. and the C.M.D.P., to allow for a building face to tract boundary setback that is less than the required 30 ft.,
- D. From § 1B01.2.C.1.c of the B.C.Z.R. and the C.M.D.P., to allow for a rear yard setback to rear property line that is less than the required 30 ft.,
- E. From § 1B01.1.B.1 of the B.C.Z.R. and the C.M.D.P., to reduce the Residential Transition Area (RTA) setback to less than the required 75 ft. and to eliminate the RTA buffer,
- F. From § 1B01.2.C.1.c of the B.C.Z.R. and the C.M.D.P., to allow a front setback to the public street right-of-way of an arterial roadway for certain rear-loaded garage units to be a minimum of 28 ft.,
- G. From § 260.6.B.6 of the B.C.Z.R., to allow for a driveway length from a building face to public right-of-way or sidewalk that is less than the required 20 ft.,
- H. From § 301.1 of the B.C.Z.R., to allow a deck (open porch) to project into the minimum required rear yard more than the allowed 25 % (requesting to have a minimum 10 ft. deep deck in the rear yard),
- I. From C.M.D.P., to allow for a private yard less than the required 500 sq. ft., and
- J. From § 1B01.1.B.1 of the B.C.Z.R. and the C.M.D.P., to allow buildings with a height exceeding 35 ft. within the 100 ft. RTA.

In addition, Developer also requests a Modification of Standards, pursuant to Division II, Section A, of the C.M.D.P., to approve an increase in the maximum number of units in a row from 6 units to 8 units. This modification would pertain to three "groups" of townhouses.

Details of the proposed development are more fully depicted on the redlined one-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 1. The property was posted with the Notice of Hearing Officer's Hearing on July 10, 2015 and Zoning Notice on July 18, 2015 in compliance with the regulations. The undersigned conducted the hearing

on August 7, 2015, at 10:00 AM, Room 205 of the Jefferson Building, 105 West Chesapeake

ORDER RECEIVED FOR FILING

Date 8-11-15

2

By [Signature]

Avenue, Towson, Maryland.

In attendance at the Hearing Officer's Hearing (HOH) in support of the Plan on behalf of the Developer was Conor Gilligan, Kris Thompson, and Mickey Cornelius. Also in attendance was G. Dwight Little, Jr., and George McCubbin, P.E., with Little & Associates, Inc., the consulting firm that prepared the site plan. Patricia A. Malone, Esquire, with Venable, LLP, appeared and represented the Developer.

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

Several members of the community attended the hearing and opposed the project, and their names are contained on the sign-in sheets.

Under the County Code, I am required first to identify any unresolved comments or issues as of the date of the hearing. At the hearing, each of the Baltimore County agency representatives identified above indicated that the redlined Development Plan (marked as Developer's Exhibit 1) addressed any comments submitted by their agency, and they each recommended approval of the Plan. Mr. Moxley presented a school analysis (Baltimore County Exhibit 1) indicating that Owings Mills Elementary School was "overcrowded" in that its enrollment exceeds State rated capacity. Even so, Mr. Moxley testified that a new elementary school (Lyons Mills Elementary School) will open this year, and under County law the elementary school district will therefore no longer be "overcrowded." Mr. Moxley also noted a Pattern Book for the development (Developer's Exhibit

ORDER RECEIVED FOR FILING

Date 8-11-15

3

By [Signature]

2), had been approved by the DOP.

Ms. Tansey, the County's landscape architect, indicated the Developer will provide a payment of \$265,960 in lieu of providing the Local Open Space (i.e., 61,000 sq. ft.) required by the regulations. Baltimore County Exhibit 2.

In the "formal" portion of the case, the Developer presented two witnesses. First was G. Dwight Little, Jr., a professional engineer accepted as an expert. Mr. Little described the evolution of this project, and also provided testimony concerning the variances requested by the Developer. He testified the Developer would comply with all current storm water regulations, and noted that the DOP requested "rear-loaded" garages which generated the need for several of the variance requests. He opined the Developer satisfied all Baltimore County rules and regulations, including the requirements set forth in § 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) for variance relief.

The next witness was Mickey Cornelius, a traffic engineer accepted as an expert. Mr. Cornelius explained his firm prepared a traffic study (Developer's Exhibit 5) which shows that the signalized intersections in the vicinity of the project would function at a level-of-service "A" or "B". Mr. Cornelius also explained that both the State and Baltimore County required a realignment of Gwynnbrook Avenue, which he opined was unsafe in its current configuration. In response to community concerns, Mr. Cornelius testified that the Developer was willing to work with Baltimore County in arriving at solutions to reduce the speed of traffic along Gwynnbrook. He noted that a posted speed limit of 25 mph would be appropriate, and that traffic calming devices or other measures could be used to help reduce the speed at which vehicles travel through the neighborhood.

ZONING REQUESTS AND ISSUES

As noted earlier, the Developer has filed a Petition for Variance seeking relief from a variety

of setbacks, height limitations and other aspects of the Baltimore County Zoning Regulations

ORDER RECEIVED FOR FILING

Date 8-11-15

4

By [Signature]

(B.C.Z.R). Mr. Little reviewed each of these requests, and explained which of the proposed lots were involved with any given variance request. Mr. Little testified the site is unique and that the Developer faced unusual circumstances in that the realignment of Gwynnbrook Avenue, when coupled with the DOP's preference for rear-loaded garages, greatly constricted the available building envelope on the site. Based on the testimony of Mr. Little, I find that the subject property is indeed unique, and that the Developer would encounter a practical difficulty if the regulations were strictly interpreted, in that it would not be able to proceed with the project as planned. In addition, I believe the modification of standard pertaining to the maximum number of homes permitted in a group is subject to a similar analysis, and should also be granted.

But I do not believe that the same can be said for the variance requests pertaining to the Residential Transition Area (RTA) buffers and setbacks. The Developer contends it included the RTA variance request in an abundance of caution, and that it does not believe those regulations are applicable in the first instance given that the property is zoned OR-2. While this argument may have some merit, the Developer has not through a special hearing request or otherwise sought a ruling on this issue. As such, I will assume the RTA is applicable and will consider the variance requests as filed.

The requirements for variance of the RTA regulations are more stringent than in the ordinary variance case under B.C.Z.R.. § 307. The regulations provide a specific rule for variance of RTA, as follows:

§ 1B01.1. General use regulations in D.R. Zones.

B. Dwelling-type and other supplementary use restrictions based on existing subdivision and development characteristics.

1. Residential transition areas and uses permitted therein.

c. Variance of RTA.

ORDER RECEIVED FOR FILING (1) Notwithstanding the provisions of Section 307, the hearing

Date 8-11-15

5

By [Signature]

officer, upon the recommendation of the Departments of Public Works, Planning, Environmental Protection and Sustainability, Permits, Approvals and Inspections, Recreation and Parks, or Economic and Workforce Development, may determine the amount of RTA in cases where a single tract is more than two acres, is vacant, or contains no more than one single-family detached, semidetached or duplex dwelling.

- (2) The RTA for a tract may be modified as directed by findings pursuant to § 32-4-402 and the hearing officer's hearing under Article 32, Title 4, Subtitle 2 of the Baltimore County Code. However, the hearing officer may not reduce the amount of RTA unless the officer specifically finds and determines that such a reduction will not adversely impact the residential community or development on the land adjacent to the property to be developed.

In the present case, it does not appear as if any of the County agencies enumerated in subsection (1) of the above regulation made any specific recommendation concerning the RTA, and it is thus B.C.Z.R. § 1B01.1.B.1.c(2) that is applicable in this case. Under that regulation, as noted by members of the community, the "hearing officer may not reduce the amount of RTA unless ... such a reduction will not adversely impact the residential community or development on the land adjacent to the property to be developed." In this case, the undisputed testimony of the community members is that they will in fact be adversely impacted by the variance of the RTA in that the townhouse units along the northern boundary of the property will loom large above the back yards of their residences on Walk Avenue. Mr. Little explained that the topography is such that the foundations of the new homes would be 8-10 ft. above the grade of Walk Avenue, and that the townhomes themselves would be approximately 35 ft. in height. In these circumstances, the new homes would sit approximately 45 ft. higher than the existing homes on Walk Avenue, and would in several instances be close to the existing homes if the RTA buffer was eliminated, as sought by Developer.

The Developer has proposed to mitigate the effects of this impact by providing a fence along

the northern property boundary. While this may provide a measure of security and privacy, it will

ORDER RECEIVED FOR FILING

Date 8-11-15

6

By BW

not address the obvious adverse impact upon the existing residents of the new townhomes positioned so close to the property boundary. While Mr. Little opined Developer satisfied B.C.Z.R. § 307, he did not provide testimony or render an opinion as to whether the community would be "adversely impacted" by the elimination of the RTA. As such, while the Petition for Variance will be granted for the majority of the requests, the variance requests pertaining to the RTA (Items E and J as listed on the petition) will be denied for the reasons stated above.

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. While the Plan as presented complies with the development regulations and would be approved in the absence of the variance requests, the denial of the RTA variances necessitates a denial of the development plan.

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 11th day of August, 2015, that the "**WILDER, JOSEPH FAMILY PROPERTY**" redlined Development Plan, marked and accepted into evidence as Developer's Exhibit 1, be and is hereby **DENIED**.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to the Baltimore County Zoning Regulations (B.C.Z.R), as follows:

- A. From § 1B01.2.C.1.C of the B.C.Z.R. and the Comprehensive Manual of Development Policies (C.M.D.P.), to allow for a side building face to right-of-way setback that is less than the required 25 ft.,
- B. From § 1B01.2.C.1.C of the B.C.Z.R. and the C.M.D.P., to allow for a front building face to public street right-of-way setback that is less than the required 25 ft.,
- C. From § 1B01.2.C.1.c of the B.C.Z.R. and the C.M.D.P., to allow for a building face to tract boundary setback that is less than the required 30 ft.,
- D. From § 1B01.2.C.1.c of the B.C.Z.R. and the C.M.D.P., to allow for a rear yard setback to rear property line that is less than the required 30 ft.,

ORDER RECEIVED FOR FILING

Date 8-11-15

7

By EW

- F. From § 1B01.2.C.1.c of the B.C.Z.R. and the C.M.D.P., to allow a front setback to the public street right-of-way of an arterial roadway for certain rear-loaded garage units to be a minimum of 28 ft.,
- G. From § 260.6.B.6 of the B.C.Z.R., to allow for a driveway length from a building face to public right-of-way or sidewalk that is less than the required 20 ft.,
- H. From § 301.1 of the B.C.Z.R., to allow a deck (open porch) to project into the minimum required rear yard more than the allowed 25 % (requesting to have a minimum 10 ft. deep deck in the rear yard), and
- I. From C.M.D.P., to allow for a private yard less than the required 500 sq. ft.,

be and is hereby **GRANTED**.

IT IS FURTHER ORDERED that the Petition for Variance pursuant to the Baltimore County Zoning Regulations (B.C.Z.R), as follows:

- E. From § 1B01.1.B.1 of the B.C.Z.R. and the C.M.D.P. to reduce the Residential Transition Area (RTA) setback to less than the required 75 ft. and to eliminate the RTA buffer, and
- J. From § 1B01.1.B.1 of the B.C.Z.R. and the C.M.D.P., to allow buildings with a height exceeding 35 ft. within the 100 ft. RTA,

be and is hereby **DENIED**.

IT IS FURTHER ORDERED that the request for a Modification of Standards, pursuant to Division II, Section A, of the C.M.D.P., to approve an increase in the maximum number of units in a row from 6 units to 8 units, be and is hereby **GRANTED**.

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 8-11-15

8

By bw



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 WS Reisterstown Road, S Gwynnbrook Road

which is presently zoned OR-2

Deed References: 14528/171 and 32509/365

10 Digit Tax Account # 0423002350; 0416035075, 0408055710

Property Owner(s) Printed Name(s) See Attached

0401035200, 0408080225

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

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

3. ☒ a **Variance** from Section(s)

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:

Name- Type or Print

Signature

Mailing Address

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Patricia A. Malone

Name- Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson MD
Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

Legal Owners (Petitioners):

See Attached

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Patricia A. Malone

Name - Type or Print

Signature

210 W. Pennsylvania Avenue, Suite 500, Towson MD
Mailing Address City State

21204 / 410-494-6206 / pamalone@venable.com
Zip Code Telephone # Email Address

CASE NUMBER 2015-0261-A

Filing Date

5/19/2015

Do Not Schedule Dates:

Reviewer tu

PETITION FOR VARIANCE

Wilder Property

11127, 11131, 11133, 11137 Reisterstown Road
And 13 Gwynnbrook Avenue

Petitioner files this Petition for Variance, pursuant to Section 307.1 of the Baltimore County Zoning Regulations (BCZR), seeking:

- A. A variance from Section 1B01.2.C.1.c BCZR and the Comprehensive Manual of Development Policies (CMDP) to allow for a side building face to right-of-way setback that is less than the required 25 feet.
- B. A variance from Section 1B01.2.C.1.c BCZR and the CMDP to allow for a front building face to public street right-of-way setback that is less than the required 25 feet.
- C. A variance from Section 1B01.2.C.1.c BCZR and the CMDP to allow for a building face to tract boundary setback that is less than the required 30 feet.
- D. A variance from Section 1B01.2.C.1.c BCZR and the CMDP to allow for a rear yard setback to rear property line that is less than the required 30 feet.
- E. A variance from Section 1B01.1.B.1 BCZR and the CMDP to reduce the Residential Transition Area (RTA) setback to less than the required 75 feet and to eliminate the RTA buffer.
- F. A variance from Section 1B01.2.C.1.c BCZR and the CMDP to allow a front setback to the public street right-of-way of an arterial roadway for certain rear-loaded garage units to be a minimum of 28 feet.
- G. A variance from Section 260.6.B.6 BCZR to allow for a driveway length from a building face to a public right-of-way or sidewalk that is less than the required 20 feet.
- H. A variance from Section 301.1 BCZR to allow a deck (open porch) to project into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 10 foot deep deck in the rear yard.)
- I. A variance from the CMDP to allow for a private yard less than the required 500 square feet.
- J. A variance from Section 1B01.1.B.1 BCZR and the CMDP to allow buildings with a height exceeding 35 feet within the 100 foot RTA.

Petitioner also requests a Modification of Standards, pursuant to Division II, Section A of the CMDP, to approve an increase in the maximum number of units in a row from 6 units to 8 units.

PETITION FOR VARIANCE

Wilder Property

11127, 11131, 11133, 11137 Reisterstown Road
And 13 Gwynnbrook Avenue

Legal Owner:

11127, 11131 Reisterstown Road
and 13 Gwynnbrook Avenue

Sonia Wilder

Sonia Wilder

(see attached)

Lena Greenfield
9 Lakeville Court
Roslyn, New York 11576-2513

0261-A

PETITION FOR VARIANCE

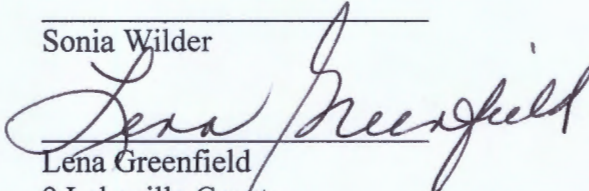
Wilder Property

11127, 11131, 11133, 11137 Reisterstown Road
And 13 Gwynnbrook Avenue

Legal Owner:

11127, 11131 Reisterstown Road
and 13 Gwynnbrook Avenue

Sonia Wilder



Lena Greenfield

9 Lakeville Court

Roslyn, New York 11576-2513

PETITION FOR VARIANCE

Wilder Property

11127, 11131, 11133, 11137 Reisterstown Road
And 13 Gwynnbrook Avenue

Legal Owner:

11133, 11137 Reisterstown Road

Joseph Wilder Family LLC
11409 Patriot Lane
Potomac, Maryland 20854-3749

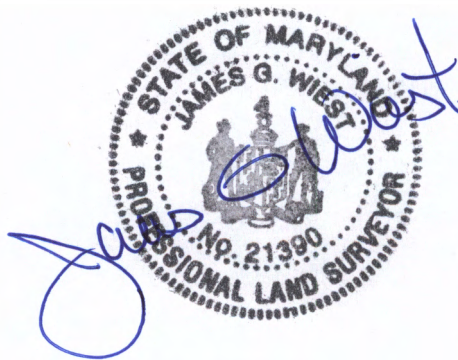
By:

Jonie Wilder
Member

May 11, 2015

ZONING DESCRIPTION FOR
#11127, 11131, 11133, 11137 REISTERSTOWN ROAD
AND #13 GWYNNBROOK AVENUE

Beginning at a point on the north side of Reisterstown Road which has a variable right-of way width at the centerline of Gwynnbrook Avenue; thence binding in the centerline of Gwynnbrook Avenue the following three courses and distances: (1) North 49 degrees 50 minutes 10 seconds East 268.29 feet, thence (2) North 51 degrees 00 minutes 00 seconds East 130.89 feet, and thence (3) North 46 degrees 46 minutes 51 seconds East 164.84 feet, thence leaving said centerline and running for the 5 following courses and distances: (4) South 42 degrees 46 minutes 23 East 199.74 feet, (5) South 42 degrees 42 minutes 23 seconds East 546.85 feet, thence (6) South 46 degrees 11 minutes 05 seconds West 242.31 feet, thence (7) North 42 degrees 34 minutes 55 seconds West 137.81 feet, and thence (8) South 61 degrees 04 minutes 25 seconds West 323.00 feet to intersect the north side of said Reisterstown Road, thence binding thereon, (9) North 43 degrees 32 minutes 06 seconds West 555.48 feet to the point of beginning. As recorded in Deed Liber S.M. 14528 folio 171 and Deed Liber J.L.E. 32509 folio 365 and containing 8.434 acres of land, more or less. Located in the Fourth Election District and Second Council District.



James G. Wiest
Professional Land Surveyor
MD Registration No. 21390
License Expires February 5, 2016

Cese No. 2015-0261-A

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

No. 123678

Date: 5/19/15

PAID RECEIPT

BUSINESS ACTUAL TIME DWN
5/21/2015 5/19/2015 14:33:13 5

BIG W505 WALKIN ROOM LRD

RECEIPT # 796062 5/19/2015 DFL

Dept 5 528 ZONING VERIFICATION

CK NO. 123678

Recpt Tot \$500.00

\$500.00 CK \$1.00 CA

Baltimore County, Maryland

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

Total: 500.00

Rec From: Yenable LLP

For: W. Ilder Property - Petition for
Variance

2015-0261-A

DISTRIBUTION

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

CASHIER'S
VALIDATION

RECEIVED

OCT 14 2015

OFFICE OF ADMINISTRATIVE HEARINGS

RE: PETITION FOR VARIANCE

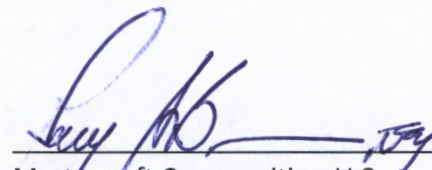
11127-11137 Reisterstown Road; NE/S Reisterstown
Road, SE corner of Gwynnbrook Road
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Sonia Wilder & Lena Greenfeld
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2015-261-A

* * * * *

ENTRY OF APPEARANCE

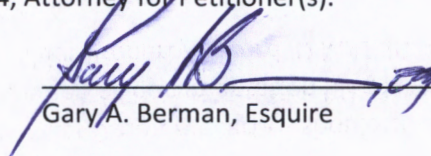
Please enter the appearance of Mastercraft Communities, LLC as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy Mastercraft Communities, LLC on all correspondences sent and all documentation filed in this case or any other development filing activities related to the Wilder Property Record ID MAJ-2014-00005.



Mastercraft Communities, LLC
By: The Law Office of Gary A. Berman, LLC
1726 Reisterstown Road, Suite 217
Baltimore, Maryland 21208

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th of October, 2015, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).



Gary A. Berman, Esquire



Board of Appeals of Baltimore County

JEFFERSON BUILDING
SECOND FLOOR, SUITE 203
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND, 21204
410-887-3180
FAX: 410-887-3182

9/8/15 File
TO OUR
8



September 4, 2015

J. Carroll Holzer, Esquire
Holzer & Lee
508 Fairmount Avenue
Towson, Maryland 21286

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue, Suite 200
Towson, Maryland 21204

RE: In the Matter of: Roger Elliott – Legal Owner/Petitioner
Case No.: 15-196-XA

Dear Counsel:

Enclosed please find a copy of the Order of Dismissal issued this date by the Board of Appeals of Baltimore County in the above subject matter.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the *Maryland Rules*, **WITH A PHOTOCOPY PROVIDED TO THIS OFFICE CONCURRENT WITH FILING IN CIRCUIT COURT.** Please note that all **Petitions for Judicial Review** filed from this decision should be noted under the same civil action number. If no such petition is filed within 30 days from the date of the enclosed Order, the subject file will be closed.

Very truly yours,

Krysundra "Sunny" Cannington
Administrator

KLC/tam
Enclosure
Duplicate Original Cover Letter

c: Roger L. Elliott, Esquire
Sallie Waller
Bruce E. Doak
Julia Elliott
Meg Elliott
Sean Verzi
Randy Shaw
Lawrence M. Stahl, Managing Administrative Law Judge
Andrea Van Arsdale, Director/Department of Planning
Nancy West, Assistant County Attorney/Office of Law
Michael Field, County Attorney/Office of Law

Allison Stockbridge
Joyce Corcoran
Heather Wirth
William McInnes
Katherine McInnes
Stephen Edelen
Office of People's Counsel
Arnold Jablon, Director/PAI

IN THE MATTER OF
ROGER ELLIOTT – LEGAL OWNER/PETITIONER
FOR SPECIAL EXCEPTION AND VARIANCE ON
THE PROPERTY LOCATED AT 15815 FALLS ROAD

5TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT

* BEFORE THE
* BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. 15-196-XA

* * * * *

ORDER OF DISMISSAL

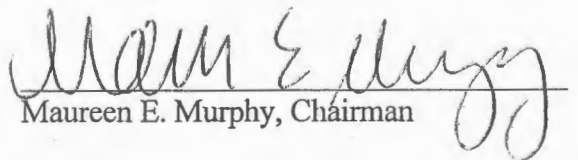
This matter comes to the Board of Appeals by way of an appeal filed by J. Carroll Holzer, Esquire on behalf of Sallie Waller, Protestant and Appellant, from a final decision of the Administrative Law Judge dated June 17, 2015, in which the requested zoning relief was granted with conditions.

WHEREAS, the Board is in receipt of a letter of voluntary withdrawal of appeal filed on August 14, 2015, by J. Carroll Holzer, Esquire on behalf of Protestant/Appellant, Sallie Waller, (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Petitioner /Appellant requests that the appeal taken in this matter be withdrawn and dismissed as of August 14, 2015,

THEREFORE, IT IS ORDERED this 4th day of September, 2015 by the Board of Appeals of Baltimore County that the appeal taken in Case No. 15-196-XA be and the same is hereby **DISMISSED**.

**BOARD OF APPEALS
OF BALTIMORE COUNTY**


Maureen E. Murphy, Chairman

IN RE: PETITION FOR SPECIAL
EXCEPTION AND VARIANCE

5th Election District
3rd Councilmanic District

Roger Elliott, Owner/Petitioner
15815 Falls Road

* BEFORE THE
* COUNTY
* BOARD OF APPEALS
* FOR
* BALTIMORE COUNTY
*
* PUD Case No.: 2015-0196-XA

* * * * *

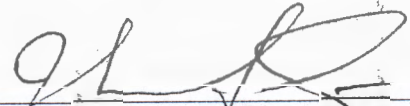
NOTICE OF WITHDRAWAL OF APPEAL

Ms. Sallie Waller, 15813 Falls Road, Sparks, Maryland 21152, Appellant, by her attorney, *J. Carroll Holzer, Esquire*, Holzer & Lee, hereby withdraws her appeal from the Opinion & Order of the Administrative Law Judge dated June 17, 2015.

Appellant hereby withdraws her appeal with prejudice. The case is currently assigned for *Tuesday, September 22, 2015*.

Respectfully submitted,

AUG 14 2015
BALTIMORE COUNTY
BOARD OF APPEALS


J. CARROLL HOLZER, Esquire
Holzer & Lee
508 Fairmount Avenue
Towson, Maryland 21286
410-825-6961
Attorney for Appellant,
Sallie Waller

LAW OFFICE
HOLZER AND LEE
THE 508 BUILDING
508 FAIRMOUNT AVENUE
TOWSON, MARYLAND
21286

(410) 825-6961
FAX: (410) 825-4923

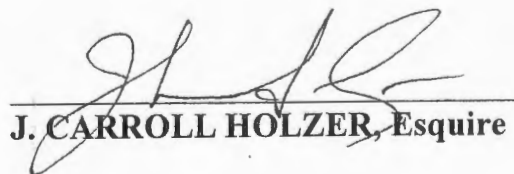
CERTIFICATE OF SERVICE

I HEREBY CERTIFY on the 14th day of August, 2015 a copy of the foregoing
Notice of Withdrawal of Appeal was mailed first class, postage prepaid, to:

Lawrence E. Schmidt, Esquire
Smith, Gildea & Schmidt, LLC
600 Washington Avenue
Suite 200
Towson, Maryland 21204

Mr. Roger Elliott, Esquire
P.O. Box 147
Butler, Maryland 21023

Peter Max Zimmerman, Esquire
People's Counsel for
Baltimore County
Jefferson Building
105 West Chesapeake Avenue
Room 204
Towson, Maryland 21204


J. CARROLL HOLZER, Esquire

Debra Wiley

From: Kotroco, Timothy <TKotroco@wtplaw.com>
Sent: Tuesday, April 28, 2015 11:30 AM
To: John E. Beverungen
Cc: Debra Wiley; Sherry Nuffer; mmohr88@hotmail.com; rschaftel@southernlandcompany.com
Subject: Gunpowder Overlook, Case No. 2015-0178 SPHA

Dear Judge Beverungen:

I wanted to provide you with this update. Last night, Mr. Ron Schaftel and I met with the residents of the Perry Hall Manor community. We met at the home of Mr. & Mrs. Mohr who reside at 8 Fox Hill Court. You will recall that the Mohrs attended the hearing before you.

The meeting began at 6pm and lasted until 7:30pm. In addition to Mr. & Mrs. Mohr, Mr. Pecora, Mr. Grasso and Mrs. Dunkle also attended the meeting. The meeting went very well. We thoroughly discussed the project with the neighbors who were in attendance. At the conclusion of the meeting I asked whether it would be Ok for you to issue your order at this time. The neighbors responded in the affirmative.

Please close the record and issue your decision in this matter. Thank you for allowing us the time to meet with these residents. We found it to be very beneficial.

Sincerely,

Tim Kotroco

Timothy M. Kotroco
Partner

Whiteford
Taylor & Preston LLP

Whiteford Taylor & Preston LLP

Towson Commons, Suite 300 | One West Pennsylvania Avenue | Towson, MD 21204

t: 410-832-2004 | f: 410 339-4050

tkotroco@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

This transmission contains information from the law firm of Whiteford, Taylor & Preston LLP which may be confidential and/or privileged. The information is intended to be for the exclusive use of the planned recipient. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this transmission in error, please notify the sender immediately.

JB 4/13
2:30 PM

Debra Wiley

From: Kotroco, Timothy <TKotroco@wtplaw.com>
Sent: Tuesday, April 21, 2015 2:35 PM
To: John E. Beverungen
Cc: Sherry Nuffer; Debra Wiley
Subject: RE: 2015-0178-SPHA Gunpowder Overlook

Dear Judge Beverungen:

My client called Mr. Mohr who was at the hearing to schedule a meeting. They had a very nice talk on the phone and are scheduled to meet next week. I will let you know the exact date and time for the meeting. The difficulty has been trying to work around people's schedules. Thank you for your patience.

Regards,

Tim Kotroco

Timothy M. Kotroco
Partner

Whiteford
Taylor|Preston

Whiteford Taylor & Preston LLP

Towson Commons, Suite 300 | One West Pennsylvania Avenue | Towson, MD 21204

t: 410-832-2004 | f: 410 339-4050

tkotroco@wtplaw.com | [Bio](#) | [vCard](#) | www.wtplaw.com

From: John E. Beverungen [mailto:jbeverungen@baltimorecountymd.gov]
Sent: Tuesday, April 21, 2015 12:00 PM
To: Kotroco, Timothy
Cc: Sherry Nuffer; Debra Wiley
Subject: 2015-0178-SPHA Gunpowder Overlook

Mr. Kotroco,

As you know, a public hearing was held in this matter last week, April 13, 2015. Several citizens attended the hearing to learn additional details regarding the requests, and at the conclusion of the hearing you requested that the record in the case be left open so that Developer's representatives would have an opportunity to meet with the community to address any remaining concerns.

While I realize your client may not yet have had a chance to meet with members of this community, this email is just sent as a reminder that this matter remains pending and I would appreciate a status update as soon as additional information is available.

John Beverungen
ALJ

CONNECT WITH BALTIMORE COUNTY

LAW OFFICES
TURNBULL, NICHOLSON & SANDERS, P.A.

29 WEST SUSQUEHANNA AVENUE
SUITE 202
TOWSON, MARYLAND 21204
TELEPHONE: (410) 339-4100
FACSIMILE: (410) 339-5298

ANN MCKENRICK TURNBULL
CHRISTOPHER W. NICHOLSON
MARY ROBY SANDERS
ANGELA J. SILVERSTEIN
CAROLYN H. THALER,
OF COUNSEL

ATurnbull@TNSFamilyLaw.com
CNicholson@TNSFamilyLaw.com
MSanders@TNSFamilyLaw.com
ASilverstein@TNSFamilyLaw.com
CThaler@TNSFamilyLaw.com

February 21, 2012

W. Carl Richards, Jr.,
Supervisor, Zoning Review
County office Building
111 West Chesapeake Avenue
Room 111
Towson, MD 21204

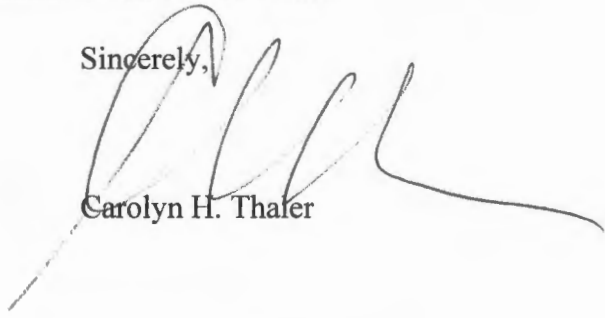
Re: Case No.: 2012-0117-A
Address: 2211 Wiltonwood Road

Dear Mr. Richards:

Please be advised that I do not represent Steven and Joyce Miller. Michael T. Wyatt, Esquire of Marlow & Wyatt has entered his appearance and mine has been stricken. Please correct the record so that Mr. Wyatt receives notice of any action in this matter.

Thank you very much for your consideration in this matter.

Sincerely,



Carolyn H. Thaler

CHT:dka

cc: Steven and Joyce Miller
Joseph A. Mayer, Jr., D.S. Thaler & Associates, Inc. (w/encl.)
David S. Thaler, D.S. Thaler & Associates, Inc. (w/encl.)
Michael T. Wyatt, Esquire (w/encl.)



THE BALTIMORE SUN MEDIA GROUP

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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3425383

Sold To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

Bill To:

VENABLE LLP - CU00174151
210 W Pennsylvania Ave Ste 500
TOWSON, MD 21204-5304

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

Jul 16, 2015

The Baltimore Sun Media Group

By S. Wilkins
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: # 2015-0261-A 11127-11137 Reisterstown Road NE/s Reisterstown Road, SE corner of Gwynnbrook Road 4th Election District - 2nd Councilmanic District Legal Owner(s) Sonia Wilder & Lena Greenfield
Variance: A. to allow for side building face to right-of-way setback that is less than the required 25 ft., B. to allow for a front building face to public street right-of-way setback that is less than the required 25 ft., C. to allow for a building face to tract boundary setback that is less than the required 30 ft., D. to allow for a rear yard setback to rear property line that is less than the required 30 ft., E. to reduce the Residential Transition Area (RTA) setback to less than the required 75 ft. and to eliminate the RTA buffer; F. to allow a front setback to the public street right-of-way of an arterial roadway for certain rear-loaded garage units to be a minimum of 28 ft.; G. to allow for a driveway length from a building face to a public right-of-way or sidewalk that is less than the required 20 ft., H. to allow a deck (open porch) to project into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 10 ft. deep deck in the rear yard). I. to allow for a private yard less than the required 500 sq. ft., J. to allow buildings with a height exceeding 35 ft. within the 100 foot RTA. Petitioner also requires a Modification of Standards, pursuant to Division II, Section A of the CMDP, to approve an increase in the maximum number of units in a row from 6 units to 8 units.
Hearing: Friday, August 7, 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.
7/198 July 16 3425383

CERTIFICATE OF POSTING

Date: 7-18-15

RE: Case Number: 2015-0261-A

Petitioner/Developer: Craftsman Developers LLC

Date of Hearing/Closing: 8/7/15 10AM

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 Gwynnbrook and Reisterstown Rd

The signs(s) were posted on 7-18-15
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road
(Street Address of Sign Poster)

Parkton, MD 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

CASE # 2015-0261-A

Jefferson County - 67071205

DATE AND TIME: FRI, AUGUST 7, 2015, 10AM

REQUEST:

QUEST.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY. TO CONFIRM HEATING CALL 867-3131

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF RECEIVING, UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Item Number or Case Number: Case No. 2015 - 0261 - A

Petitioner: Joseph Wilder Family, LLC

Address or Location: 11127 - 11137 Rickstown Road.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Patricia A. Malone

Address: Venable, LLP

210 W. Penn. Suite 500

Torson, MD 21204

Telephone Number: 410 - 494 - 6206



June 30, 2015
JEROME AMENETZ
County Executive

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

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2015-0261-A

111237-11137 Reisterstown Road

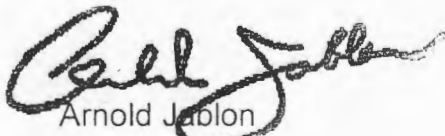
NE/s Reisterstown Road, SE corner of Gwynnbrook Road

4th Election District – 2nd Councilmanic District

Legal Owners: Sonia Wilder & Lena Greenfield

Variance A. to allow for a side building face to right-of-way setback that is less than the required 25 ft., B. to allow for a front building face to public street right-of-way setback that is less than the required 25 ft., C. to allow for a building face to tract boundary setback that is less than the required 30 ft., D. to allow for a rear yard setback to rear property line that is less than the required 30 ft., E. to reduce the Residential Transition Area (RTA) setback to less than the required 75 ft. and to eliminate the RTA buffer; F. to allow a front setback to the public street right-of-way of an arterial roadway for certain rear-loaded garage units to be a minimum of 28 ft.; G. to allow for a driveway length from a building face to a public right-of-way or sidewalk that is less than the required 20 ft., H. to allow a deck (open porch) to project into the minimum required rear yard more than the allowed 25% (requesting to have a minimum 10 ft. deep deck in the rear yard). I. to allow for a private yard less than the required 500 sq. ft.; J. to allow buildings with a height exceeding 35 ft. within the 100 foot RTA. Petitioner also requests a Modification of Standards, pursuant to Division II, Section A of the CMDP, to approve an increase in the maximum number of units in a row from 6 units to 8 units.

Hearing: Friday, August 7, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: Patricia Malone, 210 W. Pennsylvania Ave., Ste. 500, Towson 21204

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, JULY 18, 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.

Zoning Review | County Office Building
111 West Chesapeake Avenue, Room 111 | Towson, Maryland 21204 | Phone 410-887-3391 | Fax 410-887-3048
www.baltimorecountymd.gov

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 16, 2015 Issue - Jeffersonian

Please forward billing to:

Patricia Malone
Venable, LLP
210.W. Pennsylvania Avenue, Ste. 500
Towson, MD 21204

410-494-6206

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: 2015-0261-A

111237-11137 Reisterstown Road

NE/s Reisterstown Road, SE corner of Gwynnbrook Road

4th Election District – 2nd Councilmanic District

Legal Owners: Sonia Wilder & Lena Greenfield

Variance A. to allow for a side building face to right-of-way setback that is less than the required 25 ft., B. to allow for a front building face to public street right-of-way setback that is less than the required 25 ft., C. to allow for a building face to tract boundary setback that is less than the required 30 ft., D. to allow for a rear yard setback to rear property line that is less than the required 30 ft., E. to reduce the Residential Transition Area (RTA) setback to less than the required 75 ft. and to eliminate the RTA buffer; F. to allow a front setback to the public street right-of-way of an arterial roadway for certain rear-loaded garage units to be a minimum of 28 ft.; G. to allow for a driveway length from a building face to a public right-of-way or sidewalk that is less than the required 20 ft., H. to allow a deck (open porch) to project into the minimum required rear yard more than the allowed 25%. (requesting to have a minimum 10 ft. deep deck in the rear yard). I. to allow for a private yard less than the required 500 sq. ft.; J. to allow buildings with a height exceeding 35 ft. within the 100 foot RTA. Petitioner also requests a Modification of Standards, pursuant to Division II, Section A of the CMDP, to approve an increase in the maximum number of units in a row from 6 units to 8 units.

Hearing: Friday, August 7, 2015 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
11127-11137 Reisterstown Rd; NE/S Reisterstown
Road, SE corner of Gwynnbrook Road * OF ADMINISTRATIVE
4th Election & 3rd Councilmanic Districts
Legal Owner(s): Sonia Wilder & Lena Greenfield* HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2015-261-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

MAY 26 2015
RECEIVED

Carol 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 26th day of May, 2015, a copy of the foregoing Entry of Appearance was mailed to Patricia Malone, Esquire, Venable, LLP, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

M E M O R A N D U M

DATE: April 12, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0261-A- Appeal Period Expired

The appeal period for the above-referenced case expired on April 11, 2016. 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

WILDER PROPERTY

Case No.: H04 # 04-693 + 2015-0261-A

orig. are
exh. are
contained
in H04
case.

CONTINUATION OF
EARLIER HRG. DATE: 8-7-2015

Exhibit Sheet

w/ DEV. EXS. # 1-7

Petitioner/Developer

DW 3-10-16

~~Protestants~~ COUNTY

Prot,

No. 1		LOS WAIVER
No. 2		School Impact Analysis (resubmittal)
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8	Redline Dev. Plan	
No. 9	Pattern Book (resubmittal)	
No. 10	Site rendering	
No. 11		
No. 12		

Photo-
der
Accident

PLEASE PRINT CLEARLY

CASE NAME WILDER, JOSEPH PROPERTY
CASE NUMBER 04-0693 + 2015
DATE MARCH 4, 2016 0261-
A

PETITIONER'S SIGN-IN SHEET

[illegible]

—
—
—

A

E - MAIL

[illegible]

MEMORANDUM

DATE: October 13, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0261-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 9, 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

SEP 02 2015

IN RE: DEVELOPMENT PLAN
HEARING & PETITION
FOR VARIANCE
(11127 Reisterstown Road)
4th Election District
2nd Councilmanic District

Joseph Wilder Family, LLC,
Owner
Craftsmen Developers, LLC,
Applicant

* BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS
* ADMINISTRATIVE LAW JUDGE
* FOR
* BALTIMORE COUNTY
*
* HOH Case No. 04-0693 &
* Zoning Case No. 2015-0261-A

* * * * *

MOTION FOR RECONSIDERATION

Pursuant to the authority granted by Rule 4.K. of the Rules of Practice and Procedure (contained in Appendix G of the Baltimore County Zoning Regulations ("BCZR")) and Section 32-4-228(b)(i) of the Baltimore County Code ("BCC"), Applicant and Petitioner Craftsmen Developers, LLC ("Craftsmen") hereby requests that the Administrative Law Judge for Baltimore County (the "ALJ") reconsider his decision in the above-referenced cases as outlined in *Administrative Law Judge's Combined Development Plan and Zoning Opinion & Order*, dated August 11, 2015 ("ALJ's Order"), and, in support, states, as follows:

1. After conducting a combined public Hearing Officer's Hearing and hearing on a Petition for Variance related to the Wilder Property Development Plan, the ALJ denied two of requested variances (referenced as Variances E and J), both of which involved requests to impact the Residential Transition Area ("RTA") governed by BCZR Section 1B01.1.B.1. See *Administrative Law Judge's Combined Development Plan and Zoning Opinion & Order*, dated August 11, 2015.

2. As noted on the Development Plan, the referenced relief was requested for Lots 1 and 2, and Lots 9-26. Concerned citizens, many of whom lived on Walk Avenue, appeared in opposition to the proposal, and their opposition focused mainly on the RTA variances for Lots 9-26.

3. The ALJ found no other outstanding issues with respect to the Development Plan itself, but, because the layout of the homes shown on the plan was contingent on obtaining the requested RTA variances, the ALJ denied approval of the Development Plan on this basis. With the exception of Variances E and J, the ALJ granted the remainder of the requested zoning relief.

4. Following receipt of the ALJ's order, Craftsmen asked its engineers to reevaluate the layout of the homes on the Development Plan. With a reduction in density and some other modifications, the engineers have adjusted the Development Plan to eliminate the need for Variances E and J on all lots **except for Lot 1 and 2**, while still maintaining the integrity of the plan and the related designed infrastructure. This result was accomplished for Lots 9 through 26 by replacing the "dissimilar" housing type, which generated the need for the RTA, with a housing type that the BCZR considers to be "similar" to the existing homes on Walk Avenue and, therefore, does not generate the same transition requirements as the prior plan.

5. Craftsmen requests the opportunity to present the revised Development Plan to the ALJ and to demonstrate that the plan is compliant with the ALJ's findings and can be approved with Variances E and J **only being necessary for Lots 1 and 2** and eliminating the need for those variances for Lots 9-26.

6. If the ALJ is inclined to grant this motion and considers it to be appropriate or necessary, Craftsmen would submit the revised Development Plan to Baltimore County for circulation to the relevant agencies, attend a Development Plan Conference, and reappear before the ALJ at a subsequent Hearing Officer's Hearing after providing appropriate public notice and posting as required by the Baltimore County Code.

WHEREFORE, Applicant and Petitioner Craftsmen Developers, LLC respectfully requests that the Administrative Law Judge for Baltimore County reconsider the decision to deny the Wilder Property Development Plan and direct Craftsmen to proceed in accordance with the process outlined in this motion.

Respectfully submitted,



Patricia A. Malone
Venable LLP
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204
Phone: (410) 494-6200
Attorney for Craftsmen Developers, LLC

PLEASE PRINT CLEARLY

CASE NAME WILDER, JOSEPH PROBERT
CASE NUMBER 2015-0261A / 04-0693
DATE 8/7/2015

CITIZEN'S SIGN - IN SHEET

[illegible]

CASE NAME WILDER, Joseph Prisoner
CASE NUMBER 2015-0261-A / 04-0693
DATE 8/7/2015

[illegible]

CASE NAME WILDER, JOSEPH PROBONE
CASE NUMBER 2015-0261A / 04-0693
DATE 8/7/2015

NAME

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME WILDER, JOSEPH PROPERTY
CASE NUMBER 2015.0261-A / 04-6693
DATE 8/7/2015

[illegible]

CHECKLISTSupport/Oppose/
Conditions/
Comments/
No CommentComment
ReceivedDepartment5-29DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)LCDEPS
(if not received, date e-mail sent _____)

FIRE DEPARTMENT

PLANNING
(if not received, date e-mail sent _____)5-29

STATE HIGHWAY ADMINISTRATION

No objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 2008-0517-A)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 7-18-15 by PesonPEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

IN RE: PETITION FOR VARIANCE *
N/S Reisterstown Rd., NE Corner of *
Gwynnbrook Road – (11127, 11131, *
11133, 11137 Reisterstown Road) *
4th Election District *
2nd Council District *

Joseph Wilder Family, LLC, Legal Owner *
Mastercraft Communities, Contract *
Purchaser & Developer *
Petitioners *

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

Case No. 2008-0517-A

Dismissed
9-3-08

* * * * *

ORDER OF DISMISSAL

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Joseph Wilder Family, LLC. The Petitioners seek relief from Section 1B01.2.C.1.c of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section II of the Comprehensive Manual of Development Policies (CMDP) to allow a side building face to public street right-of-way setback a minimum of 14 feet in lieu of the required 25 feet; to allow a building face to tract boundary setback a minimum of 23 feet in lieu of the required 30 feet; to allow a rear building face to rear property line setback a minimum of 25 feet in lieu of the required 30 feet, and to allow a side building face to side building face setback a minimum of 20 feet in lieu of the required 25 feet; from Section 1B01.1.B.1 to allow a zero (0) foot residential transition area buffer and a residential transition area setback a minimum of 33 feet in lieu of the required 50 foot residential transition area buffer and 75 foot residential area; from Section 1B01.2.C.1.c and Section II of the CMDP to allow a front building face to public street right-of-way setback a minimum of 11 feet for rear entry garage units and 23 feet for front entry garage units in lieu of the required 13 feet and 25 feet respectively.

Appearing at the public hearing in support of the requests was David H. Karceski, Esquire of Venable, LLP, attorney for the Developer. Appearing in opposition to the request were nearby property owners, namely: Keith E. Henze, Tom Culbertson, Kenneth Eyler, Janet Henry, Sandra Dobyns, Thelma McGlone, and Antonia Fowler. Glenn H. Meyer, Esquire and Francis X. Borgerding, Jr., Esquire appeared on behalf of individual neighbors residing in the immediate community and along Gwynnbrook Avenue.

Francis X. Borgerding, Jr., Esquire, 409 Washington Avenue, Suite 600,
Towson MD 21204

Glenn H. Meyer, Esquire, 211 Gwynnbrook Avenue, Owings Mills, MD 21117

Walter T. Smith, Jr., Development Manager, Bur. of Development Management, DPDM

John Sullivan, Project Manager, Bur. of Development Management, DPDM

Aaron Tsui, Office of Zoning Review, DPDM

Lloyd Moxley, Office of Planning

People's Counsel; File



KEVIN KAMENETZ
County Executive

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

July 30, 2015

Sonia Wilder
Lena Greenfield
9 Lakeville Court
Roslyn NY 11576-2513

RE: Case Number: 2015-0261 A, Address: W/S Reisterstown Road, S Gwynnbrook Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on May 19, 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
Patricia A Malone, Esquire, 210 W Pennsylvania Avenue, Suite 500, Towson MD 21204

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 5/27/15

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

RE: Baltimore County
Item No. 2015-0261-A
Variance
Sonia Wilder & Lena Greenfield
11127-11137 Reisterstown Road

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 5/27/15. A field inspection and internal review reveals that an entrance onto MD140 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0261-A.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Brian Romanowski".
Brian Romanowski, Chief
Access Management Division

BR/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: May 29, 2015

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

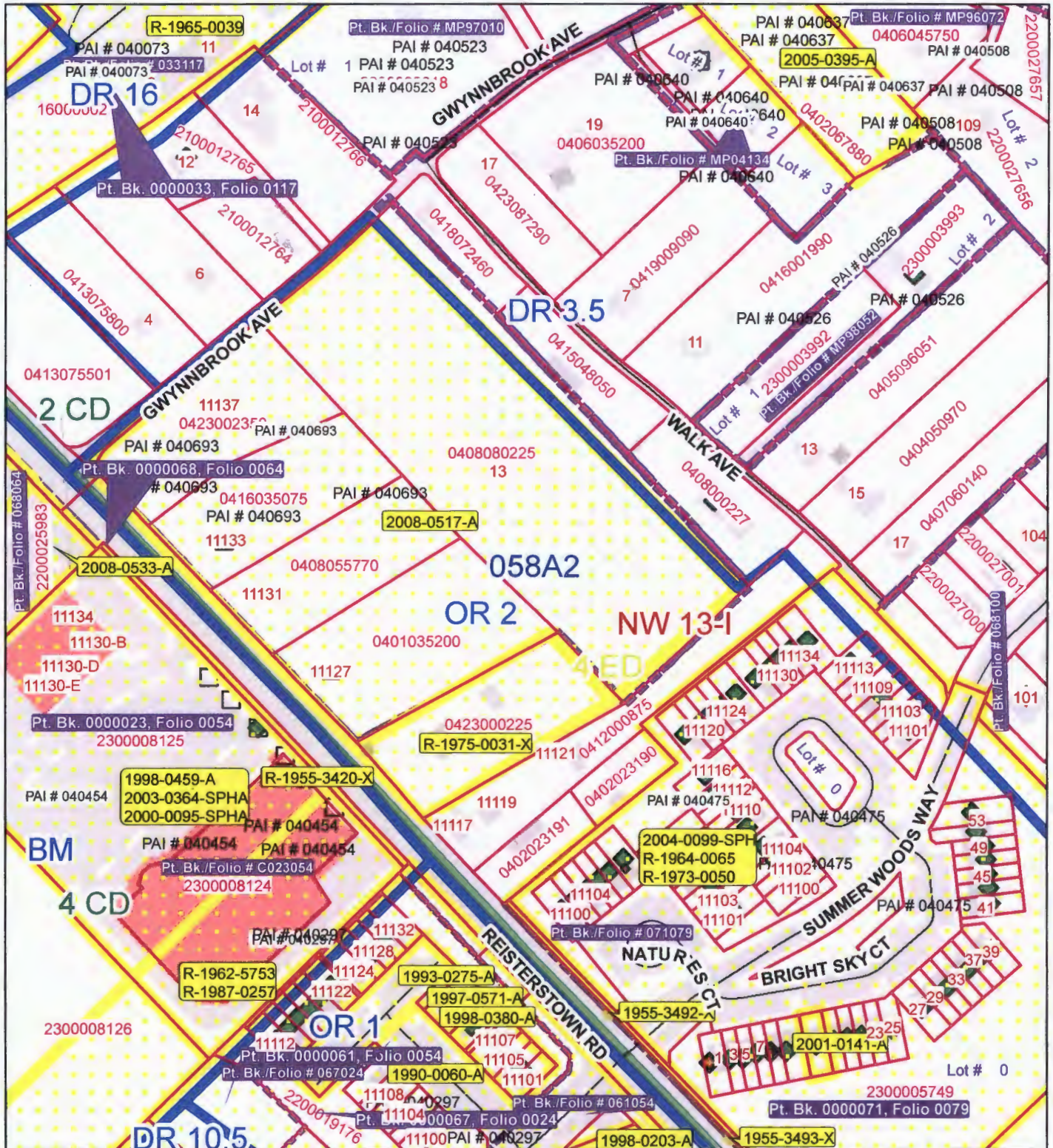
SUBJECT: Zoning Advisory Committee Meeting
For June 1, 2015
Item No. 2015-0250, 0257, 0258, 0260, 0261 and 0262

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\ZAC06012015.doc

11127-11137 Reisterstown Road 2015-0261-A



Publication Date: 5/19/2015



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



0 50 100 200 300 400 Feet

1 inch = 200 feet