



KEVIN KAMENETZ
County Executive

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

October 20, 2015

Howard L. Alderman, Jr., Esquire
Levin & Gann PA
502 Washington Avenue, Suite 800
Towson, Maryland 21204-4525

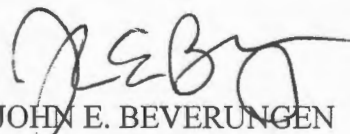
RE: Petition for Variance
Property: 9834 Magledt Road
Case No. 2015-0301-A

Dear Mr. Alderman:

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

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

IN RE: PETITION FOR VARIANCE
(9834 Magledt Road)
11th Election District
5th Council District
Magledt Road Development, LLC
Legal Owner
Petitioner

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* CASE NO. 2015-0301-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance on behalf of the legal owner of the subject property. The Petitioner is requesting Variance relief from the Baltimore County Zoning Regulations (B.C.Z.R.) §1B02.3.C.1 to permit a front yard setback of 33 ft. in lieu of the required 40 ft. A site plan was marked as Petitioner's Exhibit 1.

Charles Merritt appeared in support of the petition. Howard L. Alderman, Esq. represented the Petitioner. There were no Protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A Zoning Advisory Committee (ZAC) comment was received from the Bureau of Development Plans Review (DPR).

The subject property is approximately 1 acre and is zoned DR 2. The property is shown as Lot 3 on a minor subdivision plan approved by Baltimore County. Petitioner's Exhibit 3A & 3B. Petitioner proposes to construct a single family dwelling on the unimproved lot but requires zoning relief.

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity necessitates variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

ORDER RECEIVED FOR FILING

Date 10-20-15

By [Signature]

Cromwell v. Ward, 102 Md. App. 691 (1995).

Petitioner has met this test. The property is irregularly shaped (counsel noted it is shaped alike a "meat cleaver") and is constrained by a large forest buffer. As such it is unique. If the B.C.Z.R. were strictly interpreted, Petitioner would experience a practical difficulty, given it could not construct an appropriate dwelling on the lot. Finally, I find that the variance can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare.

The ZAC comment from DPR noted the plain contained duplicate north arrows, and the Petitioner amended the site plan at the hearing to reflect the correct orientation. Exhibit 1. DPR also requested the dwelling be shifted to the right (as shown on the minor subdivision plan) to prevent interference with the County's utility easement. Counsel explained that the dwelling is in fact in the same location as shown on the approved minor subdivision plan and that it cannot be moved as requested due to the forest buffer. Petitioner has obtained a forest buffer variance permitting the single family dwelling to be situated within 20 ft. of the buffer (in lieu of the required 35 ft.) and counsel stated DEPS would not approve any further encroachment.

THEREFORE, IT IS ORDERED, this 20th day of October, 2015, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("B.C.Z.R.") §1B02.3.C.1 to permit a front yard setback of 33 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason

ORDER RECEIVED FOR FILING

Date 10-20-15

2

By [Signature]

this Order is reversed, Petitioner would be required to return the subject property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB: sln

ORDER RECEIVED FOR FILING

Date 10-20-15

By low



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 9834 MAGLEDT ROAD

which is presently zoned DR 2

Deed References: 36242/001

10 Digit Tax Account # 1119052625

Property Owner(s) Printed Name(s) MAGLEDT ROAD DEVELOPMENT, 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. 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. xx 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:

N/A

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

Howard L. Alderman, Jr., Esq. / Levin & Gann, PA

Name- Type or Print

Signature

502 Washington Avenue, STE 800

Towson

MD

Mailing Address

City

State

21204

4103210600

halderman@levinggann.com

Zip Code

Telephone #

Email Address

Legal Owners (Petitioners):

Magledt Road Development, LLC

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

PO Box 236

Timonium

MD

Mailing Address

City

State

21093

800-330-1930

clint@huhrahomes.com

Zip Code

Telephone #

Email Address

Representative to be contacted:

Charles E. Merritt

Name - Type or Print

Signature

9831 Magledt Road

Parkville

MD

Mailing Address

City

State

21234

(410) 925-4061

merrittdc@verizon.net

Zip Code

Telephone #

Email Address

CASE NUMBER 2015-0301-A

Filing Date 6/25/15

Do Not Schedule Dates: _____

Reviewer JS

Attachment 1

CASE NO: 2015-0301-A

Address: 9834 Magledt Road

Legal Owners: Magledt Road Development, LLC

Present Zoning: DR-2

PETITION FOR VARIANCE

REQUESTED RELIEF:

A Variance from: i) BCZR § 1B02.3.C.1 to permit a front yard setback of 33 feet in lieu of the required 40 feet; and ii) for such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Centre
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801

halderman@LevinGann.com

2015-0301-A

MERRITT DEVELOPMENT CONSULTANTS, INC

~~~~~Engineering~~~~~Land Planning~~~~~Surveying~~~~~

9831 Magledt Road  
Baltimore, MD21234  
Phone: 410-925-4061  
Fax: 410-661-1297  
merrittdc@verizon.net

## LOT DESCRIPTION 9834 MAGLEDT ROAD

Beginning on the North side of Magledt Road 50' wide

Point of beginning:   1. N 00 51' 32" E 190.30'  
                              2. N 89 40' 51" W 176.66'  
                              3. Radius to North R 665.00' L 379.61"  
                              4. S 00 51' 32" EW 535.47'

Back to the point of beginning, as recorded in Deed Liber 36242, Folio 001. Containing 43.603Sf or 1.001 Ac.. Located in the 11<sup>th</sup> Election District, 5<sup>th</sup> Council District Baltimore County Maryland. Also known as Lot 3 in the Minor Subdivision Plan of "9832 Magledt Road", Minor Subdivision No 13-024M, as maintained by the Development Management Division of the Department of Permits, approvals and inspections.

2015-0301-A

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

No. **127188**

Date: **6/25/15**

**PAID RECEIPT**

BUSINESS ACTUAL TIME DRN  
6/26/2015 6/25/2015 09:56:23 1

REI WSDI WALKIN LRAS LJR  
>> RECEIPT # 538348 6/25/2015 OPLN

Dept 5 528 ZONING VERIFICATION  
CR NO. 127188

Recpt Tot \$75.00  
\$75.00 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            |                  |          |         | \$ 75.00 |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |
|      |      |      |          |                 |                  |          |         |          |

Total: **\$ 75.00**

Rec From: **MAGLESTRA. REV. LLC**

For: **2015-0301-A**

**DISTRIBUTION**

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

**CASHIER'S  
VALIDATION**

Case No.: 2015-0301-A

Exhibit Sheet

DW  
11-23-15

19W  
10-20-15

Petitioner/Developer

Protestant

|        |                           |  |
|--------|---------------------------|--|
| No. 1  | site plan (revised)       |  |
| No. 2  | CMDP, p. 12               |  |
| No. 3  | 3A + 3B<br>Minor Sub-Plan |  |
| No. 4  |                           |  |
| No. 5  |                           |  |
| No. 6  |                           |  |
| No. 7  |                           |  |
| No. 8  |                           |  |
| No. 9  |                           |  |
| No. 10 |                           |  |
| No. 11 |                           |  |
| No. 12 |                           |  |

## MEMORANDUM

DATE: November 23, 2015  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2015-0301-A – Appeal Period Expired

---

The appeal period for the above-referenced case expired on November 19, 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



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 1

**Sold To:**

Clint Huhra - CU00463773  
2344 York Rd  
Lutherville Timonium, MD 21093-2218

**Bill To:**

Clint Huhra - CU00463773  
2344 York Rd  
Lutherville Timonium, MD 21093-2218

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

Sep 24, 2015

**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: # 2015-0301-A**  
9834 Magledt Road  
N/s Magledt Road, 320 ft. W/of centerline of Michaela Court  
11th Election District - 5th Councilmanic District  
Legal Owner(s) Magledt Road Development, LLC

**Variance:** to a front yard setback of 33 feet in lieu of the required 40 feet and for such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

**Hearing: Friday, October 16, 2015 at 1:30 p.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.

9/342 Sept. 24 3590772

The Baltimore Sun Media Group

By S. Wilkinson

Legal Advertising



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 3501385

**Sold To:**

Clint Huhra - CU00463773  
2344 York Rd  
Lutherville Timonium, MD 21093-2218

**Bill To:**

Clint Huhra - CU00463773  
2344 York Rd  
Lutherville Timonium, MD 21093-2218

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

Aug 20, 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: # 2015-0301-A  
9834 Magledt Road  
N/s Magledt Road, 320 ft. W/of centerline of Michaela Court  
11th Election District - 5th Councilmanic District  
Legal Owner(s) Magledt Road Development, LLC

Variance to a front yard setback of 33 feet in lieu of the required 40 feet and for such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

Hearing: Wednesday, September 9, 2015 at 2:30 p.m. at 2:30 p.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.

8/216 August 20 3501385

# CERTIFICATE OF POSTING

2015-0301-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Magledt Road Development, LLC**

**October 16, 2015**

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

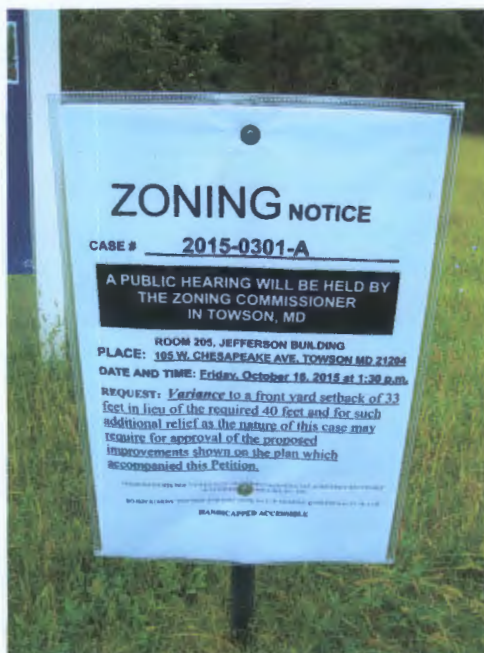
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

**9834 Magledt Road**

**September 26, 2015**

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

**September 26, 2015**

\_\_\_\_\_  
(Signature of Sign Poster)

\_\_\_\_\_  
(Date)

**SSG Robert Black**

\_\_\_\_\_  
(Print Name)

**1508 Leslie Road**

\_\_\_\_\_  
(Address)

**Dundalk, Maryland 21222**

\_\_\_\_\_  
(City, State, Zip Code)

**(410) 282-7940**

\_\_\_\_\_  
(Telephone Number)

# CERTIFICATE OF POSTING

2015-0301-A

RE: Case No.: \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

**Magledt Road Development, LLC**

**September 9, 2015**

Date of Hearing/Closing: \_\_\_\_\_

Baltimore County Department of  
Permits, Approvals and Inspections  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: \_\_\_\_\_

**9834 Magledt Rd**

**August 24, 2015**

The sign(s) were posted on \_\_\_\_\_  
(Month, Day, Year)



Sincerely,

 **August 24, 2015**  
\_\_\_\_\_  
(Signature of Sign Poster) (Date)

**SSG Robert Black**

\_\_\_\_\_  
(Print Name)

**1508 Leslie Road**

\_\_\_\_\_  
(Address)

**Dundalk, Maryland 21222**

\_\_\_\_\_  
(City, State, Zip Code)

**(410) 282-7940**

\_\_\_\_\_  
(Telephone Number)



KEVIN KAMENETZ  
County Executive

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

September 9, 2015

## NEW 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: 2015-0301-A**

9834 Magledt Road

N/s Magledt Road, 320 ft. W/of centerline of Michaela Court

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Magledt Road Development, LLC

Variance to a front yard setback of 33 feet in lieu of the required 40 feet and for such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

Hearing: Friday, October 16, 2015 at 1:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon  
Director

A handwritten signature in dark ink, appearing to read "Arnold Jablon", is written over the printed name and title.

AJ:kl

C: Howard Alderman, Jr., 502 Washington Ave., Ste. 800, Towson 21204  
Magledt Road Development, LLC, PO Box 236, Timonium 21093  
Charles Merritt, 9831 Magledt Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, SEPTEMBER 26, 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, September 24, 2015 Issue - Jeffersonian

Please forward billing to:

Clint Huhra  
2344 York Road  
Timonium, MD 21093

410-322-1501

---

### NOTICE OF ZONING HEARING

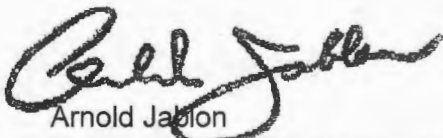
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

**CASE NUMBER: 2015-0301-A**

9834 Magledt Road  
N/s Magledt Road, 320 ft. W/of centerline of Michaela Court  
11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District  
Legal Owners: Magledt Road Development, LLC

Variance to a front yard setback of 33 feet in lieu of the required 40 feet and for such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

Hearing: Friday, October 16, 2015 at 1:30 p.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.

TO: PATUXENT PUBLISHING COMPANY  
Thursday, August 20, 2015 Issue - Jeffersonian

Please forward billing to:

Clint Huhra  
2344 York Road  
Timonium, MD 21093

410-322-1501

---

## 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: 2015-0301-A**

9834 Magledt Road

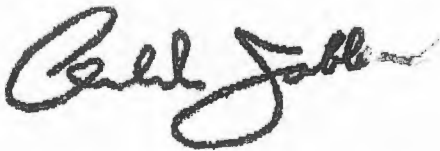
N/s Magledt Road, 320 ft. W/of centerline of Michaela Court

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Magledt Road Development, LLC

Variance to a front yard setback of 33 feet in lieu of the required 40 feet and for such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

Hearing: Wednesday, September 9, 2015 at 2:30 p.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.



KEVIN KAMENETZ  
County Executive

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

July 14, 2015

## 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: 2015-0301-A**

9834 Magledt Road

N/s Magledt Road, 320 ft. W/of centerline of Michaela Court

11<sup>th</sup> Election District – 5<sup>th</sup> Councilmanic District

Legal Owners: Magledt Road Development, LLC

Variance to a front yard setback of 33 feet in lieu of the required 40 feet and for such additional relief as the nature of this case may require for approval of the proposed improvements shown on the plan which accompanied this Petition.

Hearing: Wednesday, September 9, 2015 at 2:30 p.m. in Room 205, Jefferson Building,  
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

AJ:kl

C: Howard Alderman, Jr., 502 Washington Ave., Ste. 800, Towson 21204  
Magledt Road Development, LLC, PO Box 236, Timonium 21093  
Charles Merritt, 9831 Magledt Road, Parkville 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY THURSDAY, AUGUST 20, 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.

## Debra Wiley

---

**From:** John E. Beverungen  
**Sent:** Tuesday, October 20, 2015 12:32 PM  
**To:** Debra Wiley  
**Subject:** 2015-301  
**Attachments:** 2015-0301-A.docx

Final order attached. Gets sent only to Alderman

CASE NAME MAGNET ROAD  
CASE NUMBER 2015-0301-A  
DATE 16 Oct 15

CASE NAME MAGNET ROAD  
CASE NUMBER 2015-0301-A  
DATE 16 Oct 15

[illegible]

CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| 7/16/15                         | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | no Obj w/ comment                                       |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| 8/4/15                          | PLANNING<br>(if not received, date e-mail sent _____)                 | No Obj                                                  |
| 7/9/15                          | STATE HIGHWAY ADMINISTRATION                                          | no Obj                                                  |
| _____                           | TRAFFIC ENGINEERING                                                   | _____                                                   |
| _____                           | COMMUNITY ASSOCIATION                                                 | _____                                                   |
| _____                           | ADJACENT PROPERTY OWNERS                                              | _____                                                   |
| ZONING VIOLATION                | (Case No. _____)                                                      |                                                         |
| PRIOR ZONING                    | (Case No. _____)                                                      |                                                         |
| NEWSPAPER ADVERTISEMENT         | Date: 9/24/15                                                         |                                                         |
| SIGN POSTING                    | Date: 9/26/15 by SSG Black                                            |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>   |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| Comments, if any: _____         |                                                                       |                                                         |
| _____                           |                                                                       |                                                         |
| _____                           |                                                                       |                                                         |

Real Property Data Search ( w1)

Guide to searching the database

## Search Result for BALTIMORE COUNTY

| View Map                                            |                                   | View GroundRent Redemption                       |                                     | View GroundRent Registration                                  |                                                                 |
|-----------------------------------------------------|-----------------------------------|--------------------------------------------------|-------------------------------------|---------------------------------------------------------------|-----------------------------------------------------------------|
| <b>** DELETED **</b>                                |                                   |                                                  |                                     |                                                               |                                                                 |
| <b>Account Identifier:</b>                          |                                   | <b>District - 11 Account Number - 1119052625</b> |                                     |                                                               |                                                                 |
| <b>Owner Information</b>                            |                                   |                                                  |                                     |                                                               |                                                                 |
| <b>Owner Name:</b>                                  | MAGLEDT ROAD DEVELOPMENT LLC      |                                                  | <b>Use:</b>                         | RESIDENTIAL NO                                                |                                                                 |
| <b>Mailing Address:</b>                             | P O BOX 235<br>TIMONIUM MD 21094- |                                                  | <b>Principal Residence:</b>         |                                                               |                                                                 |
|                                                     |                                   |                                                  | <b>Deed Reference:</b>              | /33831/ 00281                                                 |                                                                 |
| <b>Location &amp; Structure Information</b>         |                                   |                                                  |                                     |                                                               |                                                                 |
| <b>Premises Address:</b>                            |                                   | 9832 MAGLEDT RD<br>BALTIMORE 21234-              |                                     | <b>Legal Description:</b>                                     | 1.81 AC<br>9832 MAGLEDT RD<br>860FT W OF FERGUSON RD            |
| <b>Map:</b>                                         | <b>Grid:</b>                      | <b>Parcel:</b>                                   | <b>Sub District:</b>                | <b>Subdivision:</b>                                           | <b>Section: Block: Lot: Assessment Year: Plat No: Plat Ref:</b> |
| 0071                                                | 0012                              | 0230                                             |                                     | 0000                                                          | 2015                                                            |
| <b>Special Tax Areas:</b>                           |                                   |                                                  | <b>Town: Ad Valorem: Tax Class:</b> |                                                               |                                                                 |
|                                                     |                                   |                                                  | NONE                                |                                                               |                                                                 |
| <b>Primary Structure Built</b>                      | <b>Above Grade Enclosed Area</b>  |                                                  | <b>Finished Basement Area</b>       | <b>Property Land Area</b>                                     | <b>County Use</b>                                               |
|                                                     |                                   |                                                  |                                     | 1.8100 AC                                                     | 04                                                              |
| <b>Stories</b>                                      | <b>Basement</b>                   | <b>Type</b>                                      | <b>Exterior</b>                     | <b>Full/Half Bath</b>                                         | <b>Garage 1 Detached</b>                                        |
|                                                     |                                   |                                                  |                                     |                                                               |                                                                 |
| <b>Value Information</b>                            |                                   |                                                  |                                     |                                                               |                                                                 |
|                                                     | <b>Base Value</b>                 |                                                  | <b>Value As of 01/01/2015</b>       | <b>Phase-in Assessments As of 07/01/2015 As of 07/01/2016</b> |                                                                 |
| <b>Land:</b>                                        | 67,000                            |                                                  | 67,000                              |                                                               |                                                                 |
| <b>Improvements</b>                                 | 319,800                           |                                                  | 11,500                              |                                                               |                                                                 |
| <b>Total:</b>                                       | 386,800                           |                                                  | 78,500                              | 78,500                                                        | 78,500                                                          |
| <b>Preferential Land:</b>                           | 0                                 |                                                  |                                     |                                                               | 0                                                               |
| <b>Transfer Information</b>                         |                                   |                                                  |                                     |                                                               |                                                                 |
| <b>Seller: BLACKMON DARLENE C SMITH PAUL L</b>      |                                   | <b>Date: 06/24/2013</b>                          |                                     | <b>Price: \$150,000</b>                                       |                                                                 |
| <b>Type: NON-ARMS LENGTH OTHER</b>                  |                                   | <b>Deed1: /33831/ 00281</b>                      |                                     | <b>Deed2:</b>                                                 |                                                                 |
| <b>Seller: SMITH CARLON M</b>                       |                                   | <b>Date: 06/02/2010</b>                          |                                     | <b>Price: \$0</b>                                             |                                                                 |
| <b>Type: NON-ARMS LENGTH OTHER</b>                  |                                   | <b>Deed1: /29526/ 00144</b>                      |                                     | <b>Deed2:</b>                                                 |                                                                 |
| <b>Seller:</b>                                      |                                   | <b>Date:</b>                                     |                                     | <b>Price:</b>                                                 |                                                                 |
| <b>Type:</b>                                        |                                   | <b>Deed1:</b>                                    |                                     | <b>Deed2:</b>                                                 |                                                                 |
| <b>Exemption Information</b>                        |                                   |                                                  |                                     |                                                               |                                                                 |
| <b>Partial Exempt Assessments:</b>                  | <b>Class</b>                      |                                                  |                                     | <b>07/01/2015</b>                                             | <b>07/01/2016</b>                                               |
| <b>County:</b>                                      | 000                               |                                                  |                                     | 0.00                                                          |                                                                 |
| <b>State:</b>                                       | 000                               |                                                  |                                     | 0.00                                                          |                                                                 |
| <b>Municipal:</b>                                   | 000                               |                                                  |                                     | 0.00 0.00                                                     | 0.00 0.00                                                       |
| <b>Tax Exempt:</b>                                  | <b>Special Tax Recapture:</b>     |                                                  |                                     |                                                               |                                                                 |
| <b>Exempt Class:</b>                                | NONE                              |                                                  |                                     |                                                               |                                                                 |
| <b>Homestead Application Information</b>            |                                   |                                                  |                                     |                                                               |                                                                 |
| <b>Homestead Application Status: No Application</b> |                                   |                                                  |                                     |                                                               |                                                                 |

**New Search (<http://sdat.dat.maryland.gov/RealProperty>)**

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at [www.mdp.state.md.us/OurProducts/OurProducts.shtml](http://www.mdp.state.md.us/OurProducts/OurProducts.shtml) (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



KEVIN KAMENETZ  
County Executive

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

October 8, 2015

Magledt Road Development LLC  
P O Box 236  
Timonium MD 21093

RE: Case Number: 2015-0301 A, Address: 9834 Magledt 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 June 25, 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  
Howard L Alderman, Jr., Esquire, 502 Washington Avenue, Suite 800, Towson MD 21204  
Charles E Merritt, 9831 Magledt Road, Parkville MD 21234

Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary  
Douglas H. Simmons, Acting Administrator

Date: 7/9/15

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

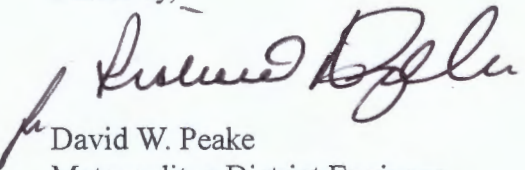
RE: Baltimore County  
Item No 2015-0301-A  
Variance  
Mag ledt Road Development LLC  
9834 Mag ledt Road.

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. 2015-0301-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2398 or 1-866-998-0367 (in Maryland only) extension 2398, or by email at (rzeller@sha.state.md.us).

Sincerely,

  
David W. Peake  
Metropolitan District Engineer  
Baltimore & Harford Counties

DWP/RAZ

9/9

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

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

DATE: August 4, 2015

FROM: Andrea Van Arsdale  
Director, Department of Planning

SUBJECT: 9834 Magledt Road

RECEIVED

INFORMATION:

AUG 8 3 05

Item Number: 15-301

OFFICE OF ADMINISTRATIVE

35

Petitioner: Charles E. Merritt

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Variance to permit a front yard setback of 33 feet in lieu of the required 40 feet.

The Department of Planning has no objection to the granting of petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

Division Chief: Kathryn Jablon  
AVA/KS  
C: Krystle Patchak

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

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

**FROM:** <sup>DAK</sup> Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For July 20, 2015  
Item No. 2015-0301

**DATE:** July 16, 2015

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

The plan has two north arrows pointing in different directions. At least one of them is wrong.

We do not oppose granting the requested variance; however, the proposed garage (which is not shown in the same place as on the minor-sub plan) should be moved south (to the right on the plan) by a few feet so that it and its foundation do not encroach on the drainage and utility easement.

\* \* \* \* \*

DAK:CEN  
cc:file

ZAC-ITEM NO 15-0301-07202015.doc

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

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

**DATE:** August 4, 2015

**FROM:** Andrea Van Arsdale  
Director, Department of Planning

**SUBJECT:** 9834 Magledt Road

**INFORMATION:**

**Item Number:** 15-301

**Petitioner:** Charles E. Merritt

**Zoning:** DR 2

**Requested Action:** Variance

**SUMMARY OF RECOMMENDATIONS:**

The Department of Planning has reviewed the Petition for Variance to permit a front yard setback of 33 feet in lieu of the required 40 feet.

The Department of Planning has no objection to the granting of petitioned zoning relief.

For further information concerning the matters stated herein, please contact Krystle Patchak at 410-887-3480.

**Division Chief:** Krystle Patchak  
AVA/KS  
C: Krystle Patchak

RE: PETITION FOR VARIANCE \* BEFORE THE OFFICE  
9834 Magledt Road; N/S Magledt Road, \*  
320' W of c/line of intersection of Michaela Ct\* OF ADMINISTRATIVE  
11th Election & 5<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Magledt Road Development, LLC\* HEARINGS FOR  
Petitioner(s) \* BALTIMORE COUNTY  
\* 2015-301-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.

**RECEIVED**  
**JUL 14 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 14th day of July, 2015, a copy of the foregoing Entry of Appearance was mailed to Charles Merritt, 9831 Magledt Road, Parkville, Maryland 21234 and Howard Alderman, Esquire, Levin & Gann, P.A., 502 Washington Avenue, Suite 800, Towson, Maryland 21204, Attorney for Petitioner(s).

*Peter Max Zimmerman*  
\_\_\_\_\_  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

## Kristen L Lewis

---

**From:** Howard Alderman <halderman@levinggann.com>  
**Sent:** Friday, August 28, 2015 2:49 PM  
**To:** Kristen L Lewis  
**Subject:** October Date Conflicts

Kristen,

As of today, Friday, August 28, 2015, I am unavailable on the following dates/times in October:

October 7<sup>th</sup> – all morning; I am available in the afternoon  
October 8<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup> and 22<sup>nd</sup> – unavailable each day  
October 12<sup>th</sup> – unavailable in the afternoon; I am available in the morning

I hope we can find a date in there for Magledt Road.

Have a great weekend,  
Howard

~~~~~  
Howard L. Alderman, Jr., Esquire
Levin & Gann, PA
Nottingham Centre, 8th Floor
502 Washington Avenue
Towson, Maryland 21204
410-321-0600 (voice)
410-296-2801 (fax)
410-456-8501 (cell)
Email: halderman@LevinGann.com
Website: www.LevinGann.com



Provide Feedback at <http://tinyurl.com/HLA-AVVO>



LEVIN & GANN, P.A.
Problem Solvers, Passionate Advocates.

**Recognized as One
Of Maryland's
Super Lawyers**



This email is confidential, intended only for the named recipient(s) above and may contain information that is privileged, attorney work product or exempt from disclosure under applicable law. If you have received this message in error or are not the named recipient(s), please notify immediately the sender at 410-321-0600 and delete this email message from your computer as any and all unauthorized distribution or use of this message is strictly prohibited. Thank you.

Circular 230 Disclosure: Pursuant to recently-enacted U.S. Treasury Department Regulations, we are now required to advise you that, unless otherwise expressly indicated, any federal tax advice contained in this communication, including attachments and enclosures, is not intended or written to be used, and may not be used, for the purpose of either (i) avoiding tax-related penalties under the U.S. Internal Revenue Code or (ii) promoting, marketing or recommending to another party any tax-related matters addressed herein.

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

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 legal owner/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 legal owner/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:

Case Number: 2015-0301-A
Property Address: 9834 Magledt Road
Property Description: _____

Legal Owners (Petitioners): Magledt Road Development, LLC
Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Clint Huhra
Company/Firm (if applicable): Magledt Road Development, LLC
Address: 2344 York Road
Timonium, MD 21093

Telephone Number: 410-322-1501

Revised 5/20/2014

Single Family Detached

Building Type: Single Family Detached, Semi-Detached and Duplex Dwellings

Location: DR 1, 2

Minimum setback requirements:

- From a front building face to a public street right-of-way or property line -- 25 feet
- Between side building faces -- 30 feet
- From a rear building face to a rear property line or public street right-of-way -- 30 feet
- From a side building face to a public street right-of-way and/or tract boundary -- 25 feet
- From a side or front building face to the edge of paving of a private road -- 35 feet
- Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.

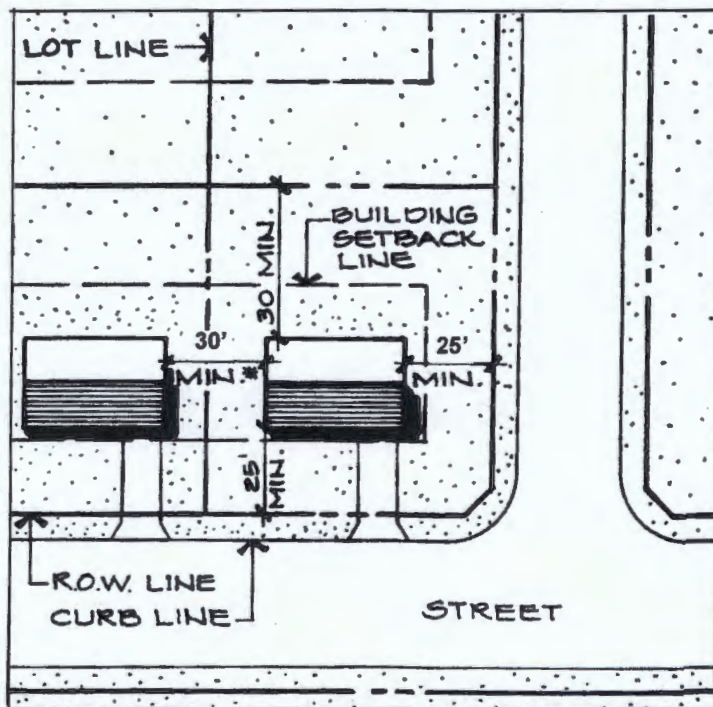
Building height requirement:

Maximum height -- 50 feet.

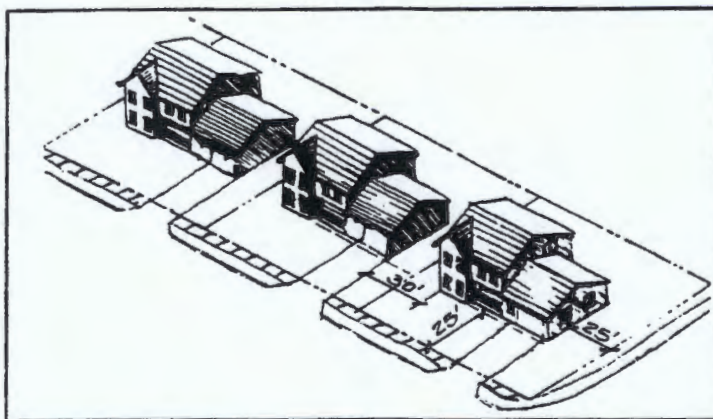
Other requirements:

Open Space shall be provided in accordance with the Baltimore County Local Open Space Manual. Landscaping shall be provided in accordance with Baltimore County Landscape Manual.

Where properties are split-zoned, dwellings in DR 1 and 2 must use the standards for that zone.



Minimum setbacks for single family detached, semi-detached and duplex units in D.R. 1 and 2 zones.



Perspective view, minimum setbacks in D.R. 1 and 2



EXHIBIT B

CENTRAL DRAFTING &
DESIGN, INC.
400 CHANDLER COURT
ROCKFORD, ILL. 61101
PHONE: 815-398-3370



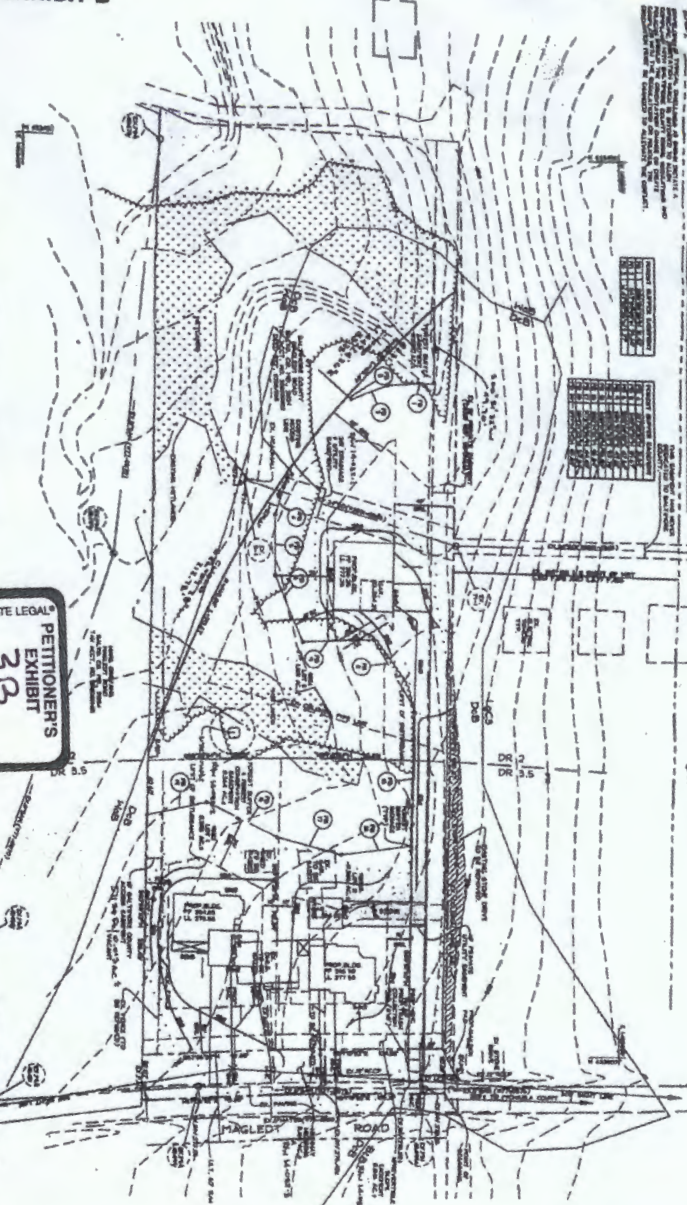
THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS. I HEREBY CERTIFY THAT THE INFORMATION FURNISHED TO ME WAS TRUE AND CORRECT AND THAT I AM NOT PROVIDING ANY DESIGN OR SPECIFICATION FOR THE CONSTRUCTION OF A STRUCTURE OR SYSTEM THAT IS IN VIOLATION OF ANY APPLICABLE CODES OR REGULATIONS.

ALL-STATE LEGAL
PETITIONERS
EXHIBIT
3B

NO.	DATE	DESCRIPTION
1	10/12/2015	PRELIMINARY PLAN
2	10/12/2015	FINAL PLAN

DATE: 10/12/2015
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

PINOR SUBDIVISION PLAN
9832 MAGLEDT ROAD
TWP NO. 14 N, R. 12 E
DAVENPORT COUNTY, ILL.
SECTION 3, 2ND

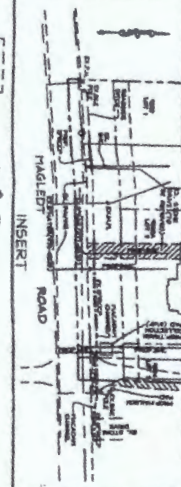


SMALL LOT TABLE

LOT NO.	ACRES	FEET	INCHES
1	0.25	33	0
2	0.25	33	0
3	0.25	33	0
4	0.25	33	0
5	0.25	33	0
6	0.25	33	0
7	0.25	33	0
8	0.25	33	0
9	0.25	33	0
10	0.25	33	0

DEDICATION TABLE

TYPE OF DEDICATION	NO.	ACRES	FEET	INCHES
1. DEDICATION OF ROAD	1	0.25	33	0
2. DEDICATION OF EASEMENT	1	0.25	33	0
3. DEDICATION OF EASEMENT	1	0.25	33	0
4. DEDICATION OF EASEMENT	1	0.25	33	0
5. DEDICATION OF EASEMENT	1	0.25	33	0
6. DEDICATION OF EASEMENT	1	0.25	33	0
7. DEDICATION OF EASEMENT	1	0.25	33	0
8. DEDICATION OF EASEMENT	1	0.25	33	0
9. DEDICATION OF EASEMENT	1	0.25	33	0
10. DEDICATION OF EASEMENT	1	0.25	33	0



NOTES: 1. THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS. I HEREBY CERTIFY THAT THE INFORMATION FURNISHED TO ME WAS TRUE AND CORRECT AND THAT I AM NOT PROVIDING ANY DESIGN OR SPECIFICATION FOR THE CONSTRUCTION OF A STRUCTURE OR SYSTEM THAT IS IN VIOLATION OF ANY APPLICABLE CODES OR REGULATIONS.





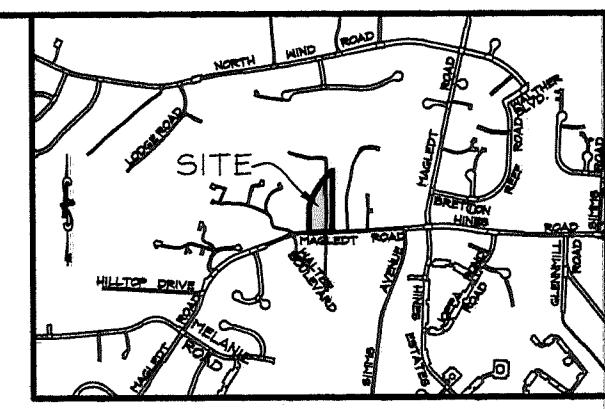
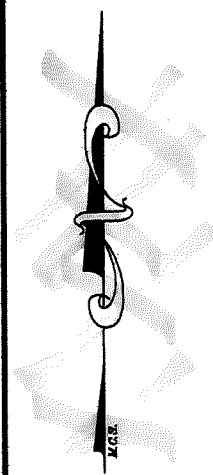
My Neighborhood Map

Created By
Baltimore County
My Neighborhood

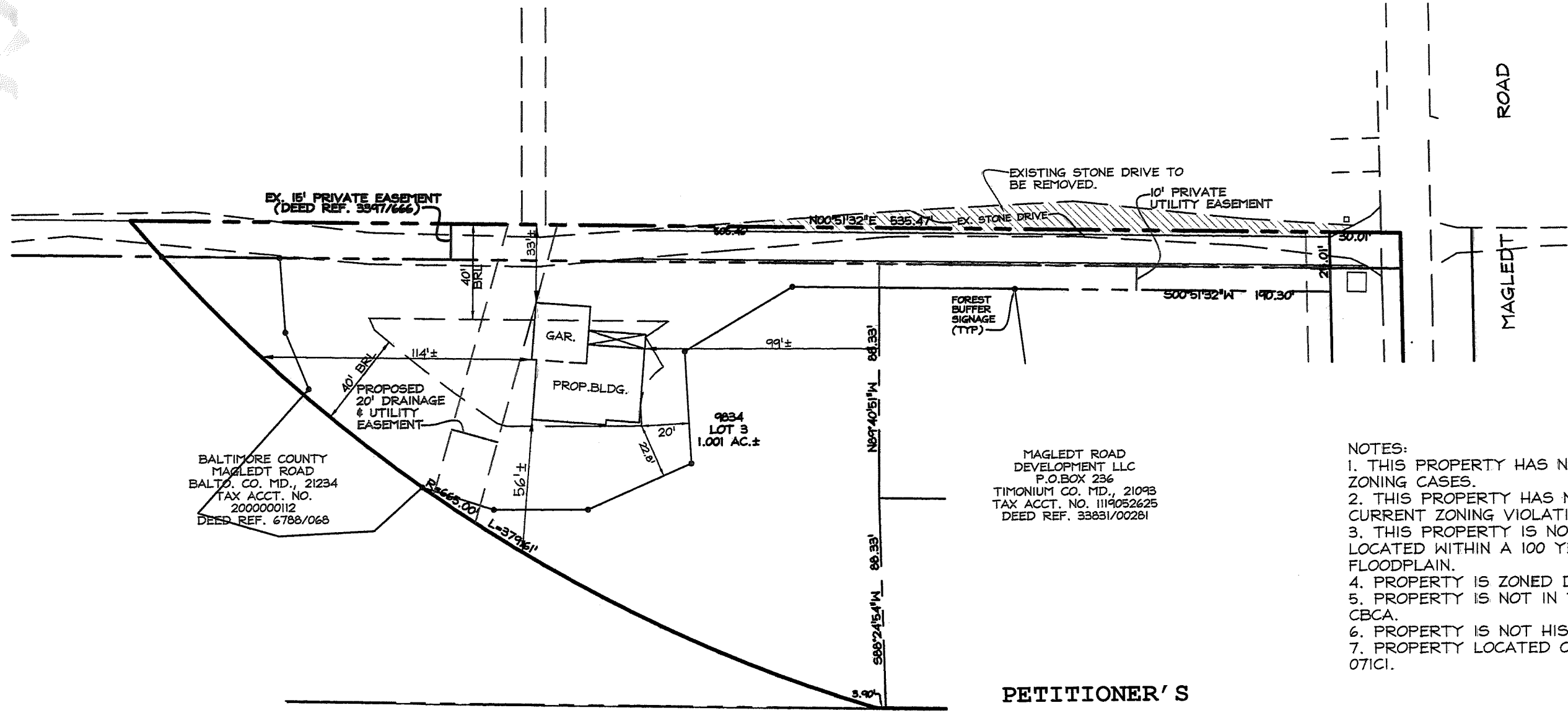


This data is only for general information purposes only. This data may be inaccurate or contain errors or omissions. Baltimore County, Maryland does not warrant the accuracy or reliability of the data and disclaims all warranties with regard to the data, including but not limited to, all warranties, 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 6/24/2015



VICINITY MAP
SCALE: 1"=1000'



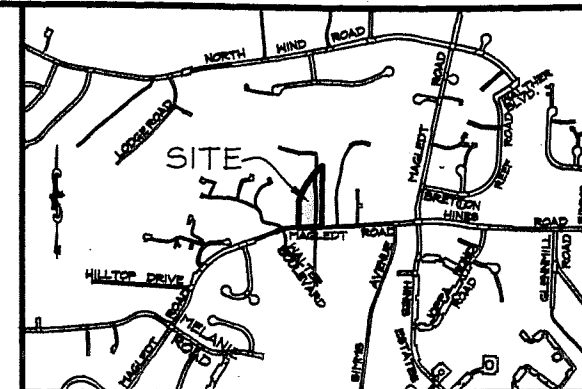
- NOTES:
- 1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
 - 2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
 - 3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
 - 4. PROPERTY IS ZONED DR 2.
 - 5. PROPERTY IS NOT IN THE CBCA.
 - 6. PROPERTY IS NOT HISTORIC.
 - 7. PROPERTY LOCATED ON MAP 071C1.

PETITIONER'S
EXHIBIT NO. 1

OWNER
MAGLEDT ROAD DEVELOPMENT LLC
P.O. BOX 236
TIMONIUM, MD. 21093
DEED REF. 36242 / 001

MERRITT DEVELOPMENT
CONSULTANTS, INC.
9831 MAGLEDT ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-925-4061 FAX: 410-661-1297

PLAN TO ACCOMPANY ZONING REQUEST
CASE NO.
9834 MAGLEDT ROAD
11TH ELEC. DISTRICT 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' JUNE 20, 2015

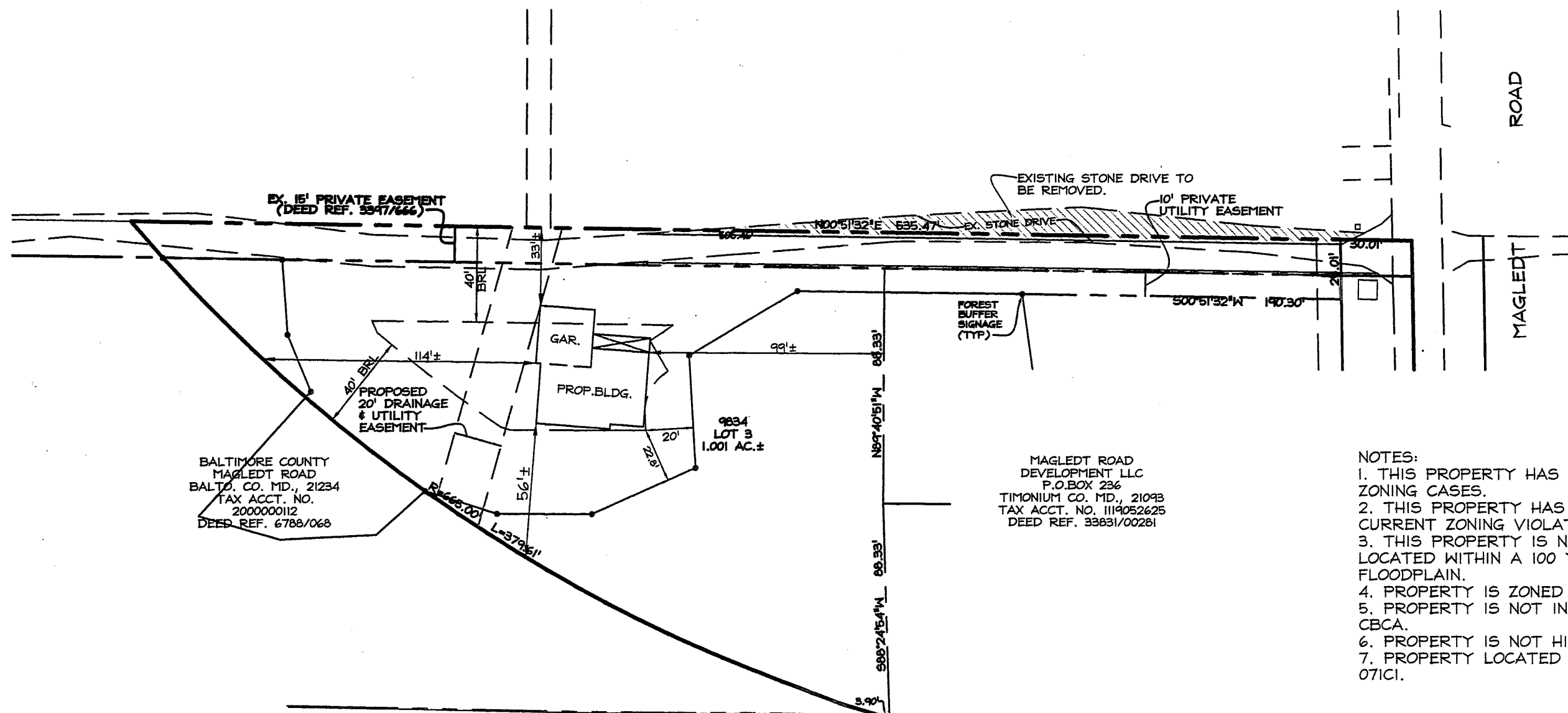


VICINITY MAP

SCALE: 1"=1000'

ROAD

MAGLEDT



- NOTES:
1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
 2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
 3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
 4. PROPERTY IS ZONED DR 2.
 5. PROPERTY IS NOT IN THE CBCA.
 6. PROPERTY IS NOT HISTORIC.
 7. PROPERTY LOCATED ON MAP 071C1.

2015-0301-A

OWNER
MAGLEDT ROAD DEVELOPMENT LLC
P.O. BOX 236
TIMONIUM, MD. 21093
DEED REF. 36242 / 001

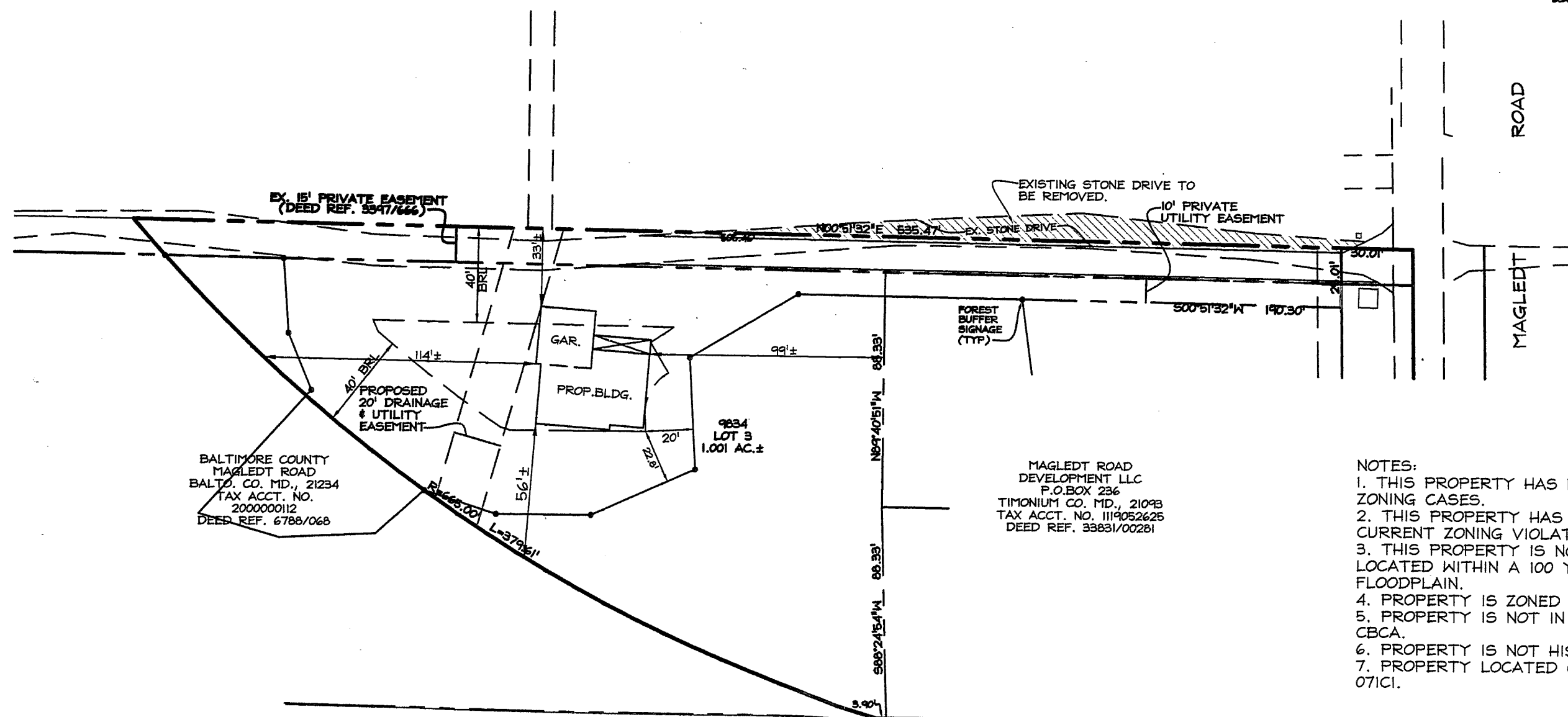
MERRITT DEVELOPMENT
CONSULTANTS, INC.
9831 MAGLEDT ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-925-4061 FAX: 410-661-1297

PLAN TO ACCOMPANY ZONING REQUEST

CASE NO.

9834 MAGLEDT ROAD

11TH ELEC. DISTRICT 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' JUNE 20, 2015



1. THIS PROPERTY HAS NO PRIOR ZONING CASES.
2. THIS PROPERTY HAS NO CURRENT ZONING VIOLATIONS.
3. THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN.
4. PROPERTY IS ZONED DR 2.
5. PROPERTY IS NOT IN THE CBCA.
6. PROPERTY IS NOT HISTORIC.
7. PROPERTY LOCATED ON MAP 071C1.

2015-0301-A

PLAN TO ACCOMPANY ZONING REQUEST
CASE NO.

9831 MAGLEDT ROAD
BALTIMORE, MARYLAND 21234
PHONE: 410-925-4061 FAX: 410-661-1297

9834 MAGLEDT ROAD
11TH ELEC. DISTRICT 5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' JUNE 20, 2015