

M E M O R A N D U M

DATE: May 24, 2016
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2016-0214-A – Appeal Period Expired

The appeal period for the above-referenced case expired on May 23, 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

IN RE: PETITION FOR ADMIN. VARIANCE *
(8641 Park Heights Avenue)
3rd Election District *
2nd Council District *
Ross and Emily Taylor *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2016-0214-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the property, Ross and Emily Taylor ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed single family dwelling with a principal building setback of 80 ft. in lieu of the required 150 ft. from a RC-2 zone which is contiguous to a RC-5 zone and amend the Final Development Plan (FDP) of Garden View for Lot 9 only. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. ZAC comments were received on March 25, 2016 from the Department of Environmental Protection and Sustainability (DEPS), indicating that the ground water management section must review any proposed building permit for a replacement house, since it is served by private septic, and from the Bureau of Development Plans Review (DPR) dated March 28, 2016, indicating that screening should be installed along the northeast property line to complement existing vegetation. In addition, a ZAC comment was received from the

ORDER RECEIVED FOR FILING

Date 4-21-16

By bw

Department of Planning (DOP) on April 15, 2016, indicating they had no objections to the zoning request provided certain conditions were met.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 19, 2016, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented. Although the OAH does not usually entertain Administrative Variance petitions filed by contract purchasers or owners not residing at the subject property, an exception is warranted here. Mr. Matz, the professional engineer assisting Petitioners, provided a copy of an Administrative Variance application checklist supplied to him by the Office of Zoning Review. That form indicates a petition for Administrative Variance can be filed by petitioners who "reside or, upon purchase, will reside" at the property. This would appear to be an outdated form, since the law requires the property to be "an owner-occupied lot" (B.C.C. § 32-3-303) and the affidavit submitted with a petition for Administrative Variance was revised in 2014 and specifies the property is "owned and occupied" by the affiant.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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Date 4-21-16

By pw

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 21st day of **April, 2016**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed single family dwelling with a principal building setback of 80 ft. in lieu of the required 150 ft. from a RC-2 zone which is contiguous to a RC-5 zone and amend the Final Development Plan (FDP) of Garden View for Lot 9 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must comply with the ZAC comments submitted by DEPS, dated March 25, 2016, DPR dated March 28, 2016, and DOP dated April 14, 2016; copies of which are attached and made a part hereof.

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

JEB:dlw

JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

ORDER RECEIVED FOR FILING

Date 4-21-16

By [Signature]



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING
To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 8641 Park Heights Avenue Currently zoned R.C.-5 & R.C.-2
Deed Reference 35081 / 00244 10 Digit Tax Account # 1 9 0 0 0 0 3 7 2 0
Owner(s) Printed Name(s) Ross Taylor & Emily Taylor

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. **X** ADMINISTRATIVE VARIANCE from Section(s) 1A04.3.B.2.c TO PERMIT A PROPOSED SINGLE FAMILY DWELLING WITH A PRINCIPAL BUILDING SETBACK OF 80' IN LIEU OF THE REQUIRED 150' FROM A R.C. 2 ZONE WHICH IS CONTIGUOUS TO A R.C. 5 ZONE AND AMEND THE FINAL DEVELOPMENT PLAN OF GARDEN VIEW FOR LOT 9 ONLY.
of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

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

Owner(s)/Petitioner(s):

Ross Taylor	Emily Taylor
Name #1 – Type or Print	Name #2 – Type or Print
Signature #1	Signature #2
8641 Park Heights Ave.	STEVENSON Maryland
Mailing Address	City State
21153	410-465-3333 ROSSITAYLOR@GMAIL.COM
Zip Code	Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Date _____ Telephone # _____ Email Address _____

Representative to be contacted:

Richard E. Matz
Name – Type or Print _____
Signature
2835 Smith Avenue, Suite G Baltimore Maryland
Mailing Address City State
21209 410-653-3838 DMATZ@CMREENGINEERS.COM
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, It is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2016-0214-A Filing Date 3/11/2016 Estimated Posting Date 3/20/16 Reviewer Th

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

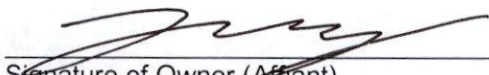
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 8641 Park Heights Avenue Baltimore Maryland 21224
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

SEE ATTACHED

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Owner (Affiant)
Ross Taylor
Name- Print or Type


Signature of Owner (Affiant)
Emily Taylor
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

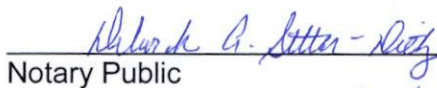
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 7th day of MARCH, 2016, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

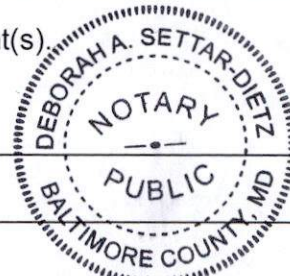
Print name(s) here: ROSS TAYLOR AND EMILY TAYLOR

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal


Notary Public

1/31/2017
My Commission Expires



REV. 5/8/2014

6214-A

**Requested Zoning Relief Attachment
8641 Park Heights Avenue
Baltimore County, Maryland**

Variances Requested: Section (1A04.3.B.2.c)

1. To permit a proposed single family dwelling with a principal building setback of 80 feet in lieu of the required 150 feet from a R.C.-2 zone which is contiguous to a R.C.-5 zone and amend the Final Development Plan of Garden View for lot 9 only.

Affidavit in Support of Administrative Variance

Based upon personal knowledge, the following are the facts upon which we base the request for an Administrative Variance at the above address:

This site is located in the Pikesville area of Baltimore County. The petitioner's property is located off of Park Heights Avenue, and is currently improved with an existing two story single family dwelling which was constructed approximately 35 years ago. The surrounding neighborhood is residential in nature and comprised of similarly sized dwellings. The petitioners purchased the property at #8641 Park Heights Avenue approximately 1 year ago.

The petitioners are requesting variance relief from the Baltimore County Zoning Regulations (BCZR) for the construction of a two story family dwelling as the existing dwelling needs to be razed because of mold and the location makes it very difficult to access because of steep slopes. The turning radius to the existing house makes the present access hazardous.



ZONING DESCRIPTION
8641 Park Heights Avenue
Baltimore County, Maryland

Beginning at a point 1,670 feet, more or less, Northeast of the East side of Park Heights Avenue, which is of variable width, located 2,150 feet, more or less, South of the centerline of Greenspring Valley Road, which is 30 feet wide.

Being Lot #9 in the Resubdivision of Lot 9 Garden View as recorded in Baltimore County Plat Book E.H.K. Jr. #48, Folio 99, containing 3.307 Acres of land, more or less.

Located in the 3rd Election District and 2nd Councilmanic District. Known as 8641 Park Heights Avenue.

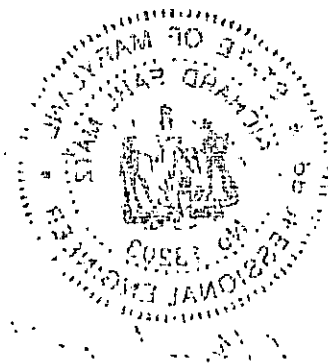


Professional Certification

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

License No. 13203

Expiration Date: 11/02/2016



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2016- 0214 -A Address 8641 Park Heights Avenue

Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 3/11/16 Posting Date: 3/20/16 Closing Date: 4/4/16

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2016- 0214 -A Address 8641 Park Heights Avenue

Petitioner's Name Ross & Emily Taylor Telephone 410-465-3333

Posting Date: 3/20/16 Closing Date: 4/4/16

Wording for Sign: To permit a proposed single family dwelling with a principal building setback of 80 feet in lieu of the required 150 feet from a R.C. 2 zone which is contiguous to a R.C.5 zone and amend the Final Development Plan of Garden View for lot 9 only.

Revised 7/21/15

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 3/21/2016

Case Number: 2016-0214-A

Petitioner / Developer: COLBERT, MATZ & ROSENFELT, INC. ~
ROSS & EMILY TAYLOR

Date of Hearing (Closing): APRIL 4, 2016

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:
8641 PARK HEIGHTS AVENUE

The sign(s) were posted on: **MARCH 19, 2016**



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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

ZONING COMMISSIONER'S ADMINISTRATIVE VARIANCE SCHEDULE

Updated and Distributed 4/5/2016

CLOSING DATE: 04/04/2016

CASE NUMBER: 2016-0204-A

303 BLOOMSBURY AVE.

Location: E/S Bloomsbury Avenue, 25 ft. S of the c/line of Holmes Avenue, (SE corner of the intersection)

1st Election District, 1st Council District

Legal owner: Vincent A. Geppi

ADMINISTRATIVE VARIANCE To permit proposed additions to have side yard setbacks as close as 8 ft. and 2 ft. in lieu of the required 40 ft. and 15 ft. respectively.

CASE NUMBER: 2016-0213-A

9508 DUNDAWAN RD.

Location: N/S of Dundawan Road, SE 465 ft. +/- to the c/line of Breen Place

11th Election District, 5th Council District

Legal owner: Michael P. Stambaugh

ADMINISTRATIVE VARIANCE To permit a proposed detached carport located in the front yard in lieu of the required rear yard and to amend the Final Development Plan (FDP) for (Silvergate Village) Lot #19.

CASE NUMBER: 2016-0214-A

8641 PARK HEIGHTS AVE.

Location: S/S of Eccleston Station Road, 1670 ft. E of Park Heights Avenue

3rd Election District, 2nd Council District

Legal owners: Ross and Emily Taylor

ADMINISTRATIVE VARIANCE To permit a proposed single family dwelling with a principal building setback of 80 ft. in lieu of the required 150 ft. from a RC-2 zone which is contiguous to a RC-5 zone and amend the Final Development Plan (FDP) of Garden View for Lot 9 only.

CASE NUMBER: 2016-0215-A

19 CLIPPER RD.

Location: NE corner of the intersection of Clipper Road and Candry Terrace

15th Election District, 7th Council District

Legal owner: Timothy M. Costin

ADMINISTRATIVE VARIANCE To permit a proposed garage to be located in the portion of the rear yard closest to the side street in lieu of the required placement in the portion of the rear yard farthest from the side street.

Closing
4-4-16

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: April 14, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-214

RECEIVED

APR 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 8641 Park Heights Avenue
Petitioner: Richard E. Matz
Zoning: RC 5, RC 2
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for an administrative variance to permit a setback of 80' in lieu of the required 150' from a R.C. 2 zone which is contiguous to a R.C. 5 zone.

A site visit was conducted on March 24, 2016. A Screening Exhibit was received by the Department on 4/12/2016. The following recommendations are in reference to that plan.

Greenspring Valley Road is a scenic road. The subject site may be viewed from that road across intervening active farm fields that are now under a Maryland Environmental Trust easement. It is the retention of the forested land that the Department is most concerned with. Density and lot size are not an issue.

The Petitioner has worked with the Department to produce the exhibit referenced above addressing those concerns and that supports the goals of the renowned *Plan for the Valleys* which states "Valley Walls in Forest Cover. Valley walls in forest cover, exclusive of slopes of 25% or greater, should be developed at such a density and in such a manner as to perpetuate their present wooded aspect." The Department further applies the standards for scenic roads found in the *Comprehensive Manual of Development Policies* which gives the following guidance, "minimize tree and vegetation removal" (Page 178), "Site new buildings behind natural screening or beyond primary views" and "Use berms and vegetated buffers to screen distracting development from the scenic road" (Page 182).

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- All development of the property shall be in accordance with the Screening Exhibit submitted to the Department of Planning on April 12, 2016.
- Provide an at-scale copy of the Screening Exhibit to the Department for inclusion in its files and a copy to the Office of Administrative Hearings to be included in the case file.

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

No. 134705

Date: 2/25/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	1000		6150				100.00

Total: 100.00

Rec From: Coll. + Mtr. Pse. Felt Tm

For: 8641 Pine Heights Ave

Admin
VARIATION
2016-0214A

DISTRIBUTION

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

1 of 2

CASHIER'S
VALIDATION

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

No. 134791

Date: 3/11/16

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	800	1000		6150				75.00

Total:

Rec From: Coll. + Mtr. Pse. Felt Tm

For: 8641 Pine Heights Ave

Admin
VARIATION
2016-0214A

DISTRIBUTION

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

2 of 2

CASHIER'S
VALIDATION



KEVIN KAMENETZ
County Executive

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

April 5, 2016

Ross & Emily Taylor
8641 Park Heights Avenue
Stevenson MD 21153

RE: Case Number: 2016-0214 A, Address: 8641 Park Heights Avenue

Dear Mr. & Ms. Taylor:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on March 11, 2016. 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.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Richard E Matz, 2835 Smith Avenue, Suite G, Baltimore MD 21209

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2016
Item No. 2016-0214

DATE: March 28, 2016

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

Screening should be installed along the northeast property line to complement existing vegetation.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0214- 03282016.doc

ORDER RECEIVED FOR FILING

Date 4-21-16

By bw

Closing
4-4-16

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: April 14, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-214

RECEIVED

APR 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 8641 Park Heights Avenue
Petitioner: Richard E. Matz
Zoning: RC 5, RC 2
Requested Action: Administrative Variance

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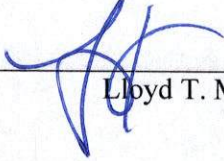
ORDER RECEIVED FOR FILING

Date 4-21-16

By [Signature]

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Richard E. Matz
Office of the Administrative Hearings
People's Counsel for Baltimore County

H-4
closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAR 25 2016



OFFICE OF ADMINISTRATIVE HEARINGS

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: March 25, 2016

SUBJECT: DEPS Comment for Zoning Item # 2016-0214-A
Address 8641 Park Heights Avenue
(Taylor Property)

Zoning Advisory Committee Meeting of March 28, 2016.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Ground Water Management must review any proposed building permit for a replacement house there, since it is served by private septic.

Reviewer: Dan Date: 3/24/16

ORDER RECEIVED FOR FILING

Date 4-21-16

By DW

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2016
Item No. 2016-0214

DATE: March 28, 2016

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

Screening should be installed along the northeast property line to complement existing vegetation.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0214- 03282016.doc

Closing
4-4-16 ✓

11

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: April 14, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

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The Petitioner has worked with the Department to produce the exhibit referenced above addressing those concerns and that supports the goals of the renowned *Plan for the Valleys* which states "Valley Walls in Forest Cover. Valley walls in forest cover, exclusive of slopes of 25% or greater, should be developed at such a density and in such a manner as to perpetuate their present wooded aspect." The Department further applies the standards for scenic roads found in the *Comprehensive Manual of Development Policies* which gives the following guidance, "minimize tree and vegetation removal" (Page 178), "Site new buildings behind natural screening or beyond primary views" and "Use berms and vegetated buffers to screen distracting development from the scenic road" (Page 182).

The Department has no objection to granting the petitioned zoning relief conditioned upon the following:

- All development of the property shall be in accordance with the Screening Exhibit submitted to the Department of Planning on April 12, 2016.
- Provide an at-scale copy of the Screening Exhibit to the Department for inclusion in its files and a copy to the Office of Administrative Hearings to be included in the case file.

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor



Pete K. Rahn, Secretary
Gregory C. Johnson, P.E., Administrator

Date: 3/21/16

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

RE: Baltimore County
Item No. 2016-0214-A
Administrative Variance
Ross & Emily Taylor
8641 Park Heights Avenue

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. 2016-0214-A.

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,

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

David W. Peake
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

DWP/RAZ

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 28, 2016
Item No. 2016-0214

DATE: March 28, 2016

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

Screening should be installed along the northeast property line to complement existing vegetation.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0214- 03282016.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
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SUBJECT: Zoning Advisory Committee Meeting
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Screening should be installed along the northeast property line to complement existing vegetation.

* * * * *

DAK:CEN
cc:file

ZAC-ITEM NO 16-0214- 03282016.doc

ORDER RECEIVED FOR FILING

Date 4-21-16

By WJ

CICSing
4-4-16

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: April 14, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 16-214

RECEIVED

APR 15 2016

OFFICE OF ADMINISTRATIVE HEARINGS

INFORMATION:

Property Address: 8641 Park Heights Avenue
Petitioner: Richard E. Matz
Zoning: RC 5, RC 2
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition for an administrative variance to permit a setback of 80' in lieu of the required 150' from a R.C. 2 zone which is contiguous to a R.C. 5 zone.

A site visit was conducted on March 24, 2016. A Screening Exhibit was received by the Department on 4/12/2016. The following recommendations are in reference to that plan.

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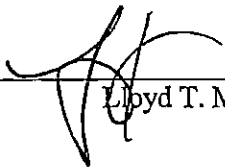
ORDER RECEIVED FOR FILING

Date 4-21-16

By [Signature]

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

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Richard E. Matz
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-21-16

By ow

CLOSING
4-4-16

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: April 14, 2016

FROM: Andrea Van Arsdale
Director, Department of Planning

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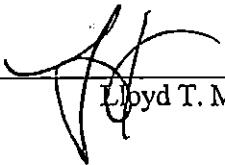
ORDER RECEIVED FOR FILING

Date 4-21-16

By [Signature]

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Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Wally Lippincott
Jeanette M. S. Tansey, R.L.A., Permits, Approvals and Inspections
Richard E. Matz
Office of the Administrative Hearings
People's Counsel for Baltimore County

ORDER RECEIVED FOR FILING

Date 4-21-16

By pw

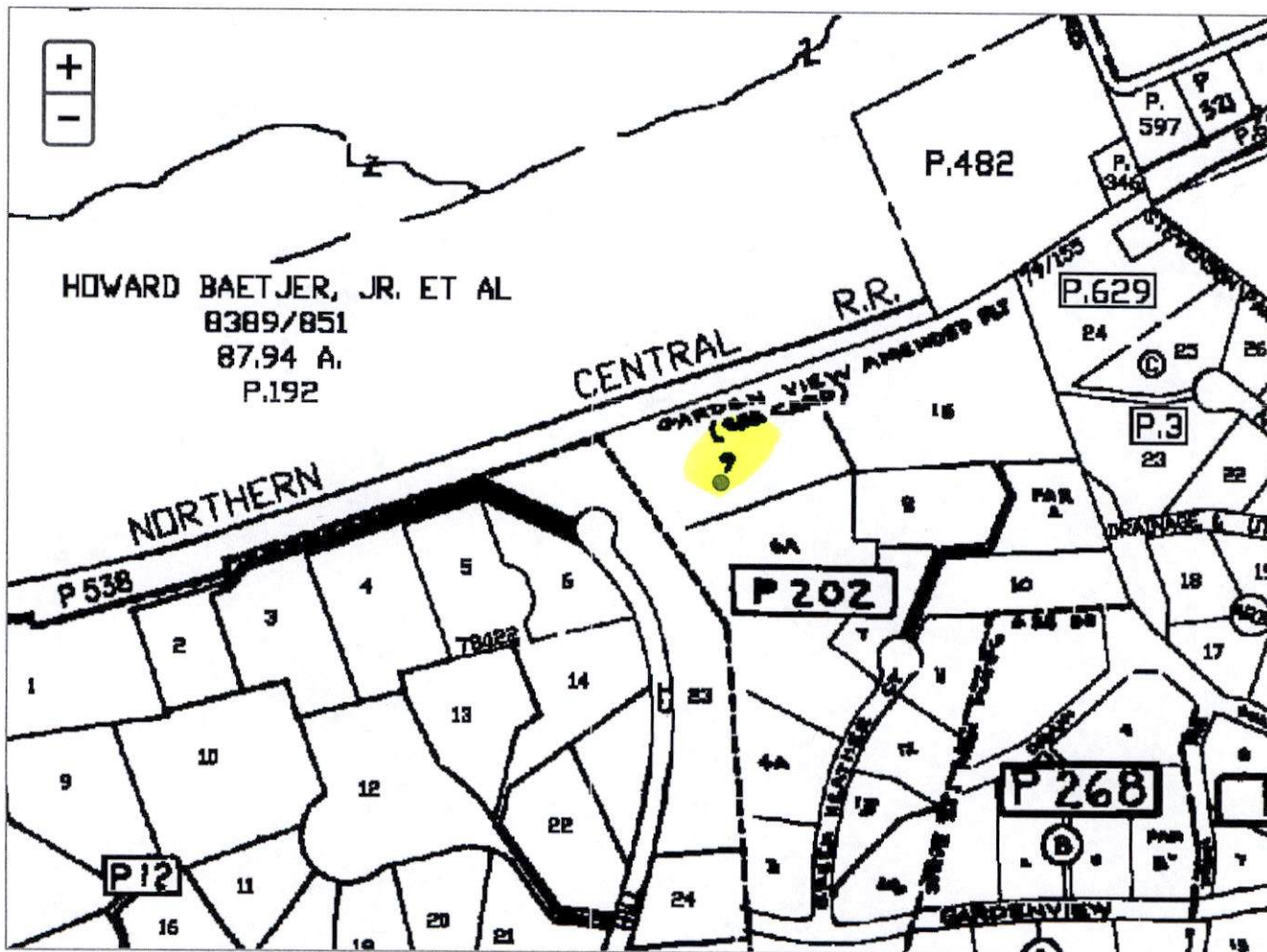
Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier: District - 03 Account Number - 1900003720					
Owner Information					
Owner Name:		TAYLOR ROSS I TAYLOR EMILY J		Use: RESIDENTIAL Principal Residence: NO	
Mailing Address:		1112 S BAYLIS ST BALTIMORE MD 21224-		Deed Reference: /35081/ 00244	
Location & Structure Information					
Premises Address:		8641 PARK HEIGHTS AVE STEVENSON MD 21153-0673		Legal Description: 3.307 AC 8641 PARK HEIGHTS AVE GARDEN VIEW	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0068	0009	0202		0000	
Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	0048/0099
	9	2014			
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
1982	2,994 SF	500 SF	3.3000 AC	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	1 Attached
Value Information					
		Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2015 As of 07/01/2016	
Land:		369,000	297,900		
Improvements		261,300	242,100		
Total:		630,300	540,000	540,000	540,000
Preferential Land:		0			0
Transfer Information					
Seller: LEAND ANDREA		Date: 06/18/2014		Price: \$540,000	
Type: ARMS LENGTH IMPROVED		Deed1: /35081/ 00244		Deed2:	
Seller: SHARROW RONALD M		Date: 01/22/2002		Price: \$610,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16001/ 00454		Deed2:	
Seller: BROOKWOOD HOMES INC		Date: 05/06/1982		Price: \$215,000	
Type: ARMS LENGTH IMPROVED		Deed1: /06392/ 00210		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2015		07/01/2016	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: No Application					

Baltimore County

New Search (<http://sdat.dat.maryland.gov/RealProperty/>)District: **03** Account Number: **1900003720**

The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

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>).

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>3-28</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>✓</u>
<u>3-25</u>	DEPS (if not received, date e-mail sent _____)	<u>✓</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

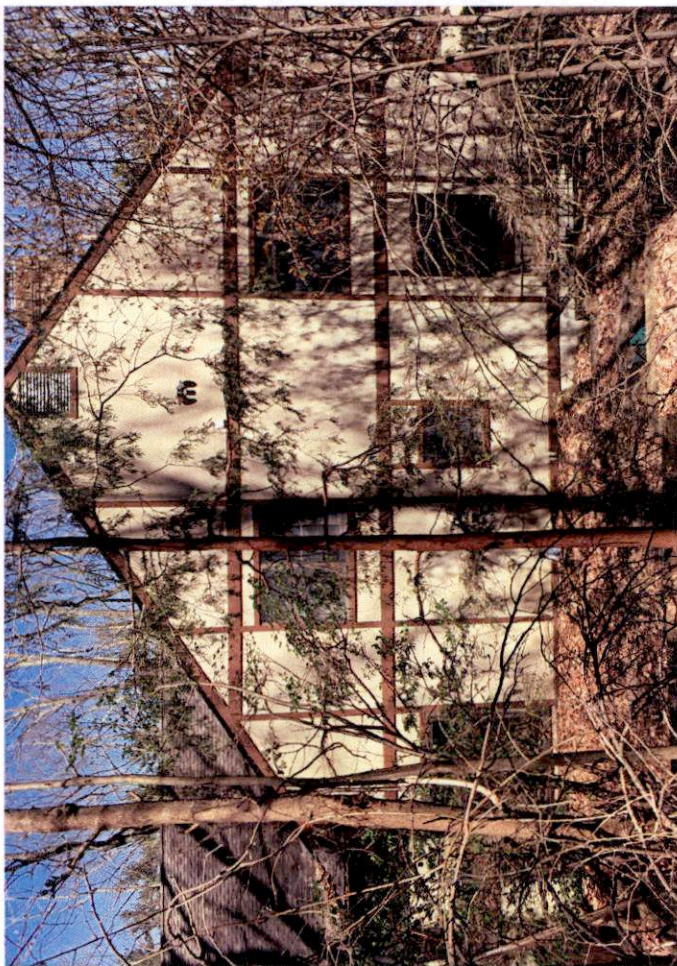
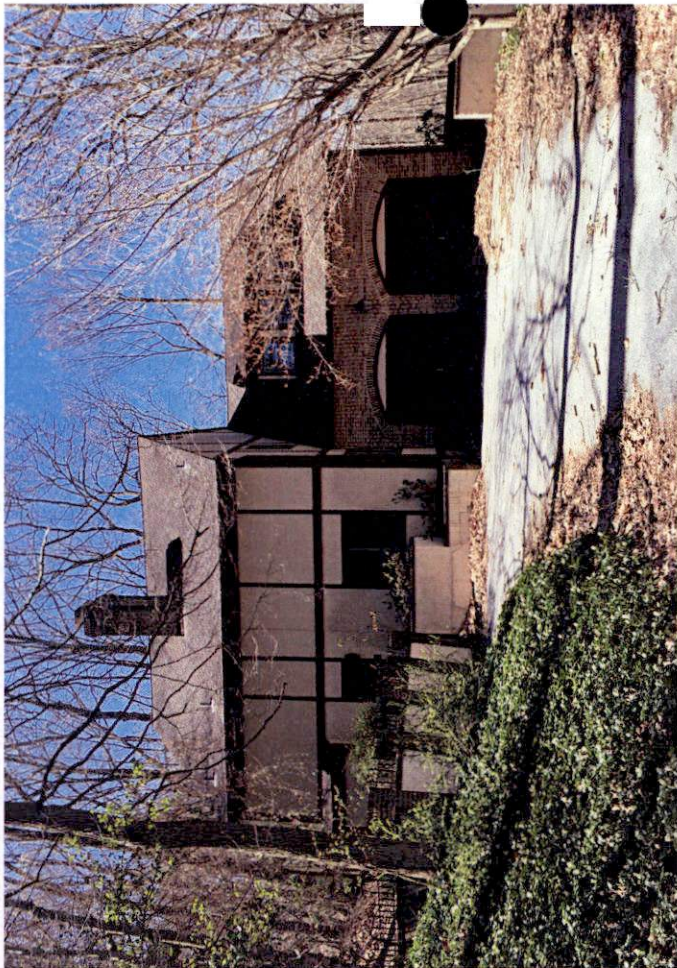
NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 3-19-16 by O Kaefer

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____



Debra Wiley

From: Wallace S. Lippincott
Sent: Tuesday, April 05, 2016 11:58 AM
To: Debra Wiley
Cc: Lloyd Moxley
Subject: RE: 2016-214 8641 Park Heights Avenue

Closing
4/9

2016-
0214-A

Debra,
Thanks

From: Debra Wiley
Sent: Tuesday, April 05, 2016 11:53 AM
To: Wallace S. Lippincott <wlippincott@baltimorecountymd.gov>
Subject: RE: 2016-214 8641 Park Heights Avenue

Hi Wally,

I've shared your email with Judge Beverungen and he asked that this not be held any longer than 2 weeks (by April 19th).

Thank you.

From: Wallace S. Lippincott
Sent: Tuesday, April 05, 2016 11:31 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Cc: Lloyd Moxley <lmoxley@baltimorecountymd.gov>
Subject: 2016-214 8641 Park Heights Avenue

Hey Debra,

We would like for you to put a hold on this Administrative Variance. In addition to the variance they are requesting for 150 feet there is 170 setback line on the approved plan. We have concerns about the potential impact of construction and tree clearing on the adjacent agricultural use on the adjacent easement property and the impact on the viewshed from Greenspring Valley Road – a scenic road. We are working with the petitioner's engineer Dick Matz and he indicated he would call us to arrange a meeting with a landscape architect. For those reasons we are asking if your office can hold off on a decision. Thank you.

NW 11-F

Pt. Bk./Folio # MP10032

1600010294
PAI # 030492
PAI # 030492

RC 2

NW 11-E

PAI # 030492
PAI # 030492
PAI # 030492

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

2 CD

068A1

068B1

NW 10-F

RC 5

PAI # 030289
PAI # 030289
PAI # 030289
PAI # 030289

NW 10-E

SWM

DRIVEWAY

MERRY HILL CT

GREEN HEATHER CT

170000308

Pt. Bk./Folio # 050116A
Pt. Bk. 0000050, Folio 0116
2008-0410-A
1992-0376-A
0010862

Pt. Bk. 0000048, Folio 0099
1900003720
Pt. Bk./Folio # 048099

Pt. Bk./Folio # 039079
Pt. Bk. 0000037, Folio 0079

PAI # 030166
PAI # 030166
PAI # 030166
1900002340

Pt. Bk./Folio # 047125

Pt. Bk./Folio # 037100
Pt. Bk. 0000037, Folio 0100

Pt. Bk. 0000047, Folio 0125

Pt. Bk./Folio # 056024
2000013043
19864-A
Pt. Bk. 0000056, Folio 0024

Pt. Bk. 0000058, Folio 0027
2100003892

Pt. Bk./Folio # 058027

1995-0147-A

2100003900

2006-0338-SPH
2500000307

Pt. Bk. 0000078, Folio 0122

Pt. Bk./Folio # 078122

2500000306

28 Lot # 5

2100003891
2000-0225-A

Lot # 13

Lot # 14

Lot # 4A

Lot # 15

Lot # 8

Lot # 6

14

23

6A

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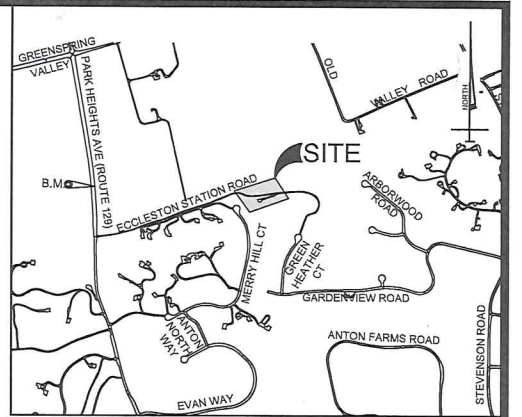
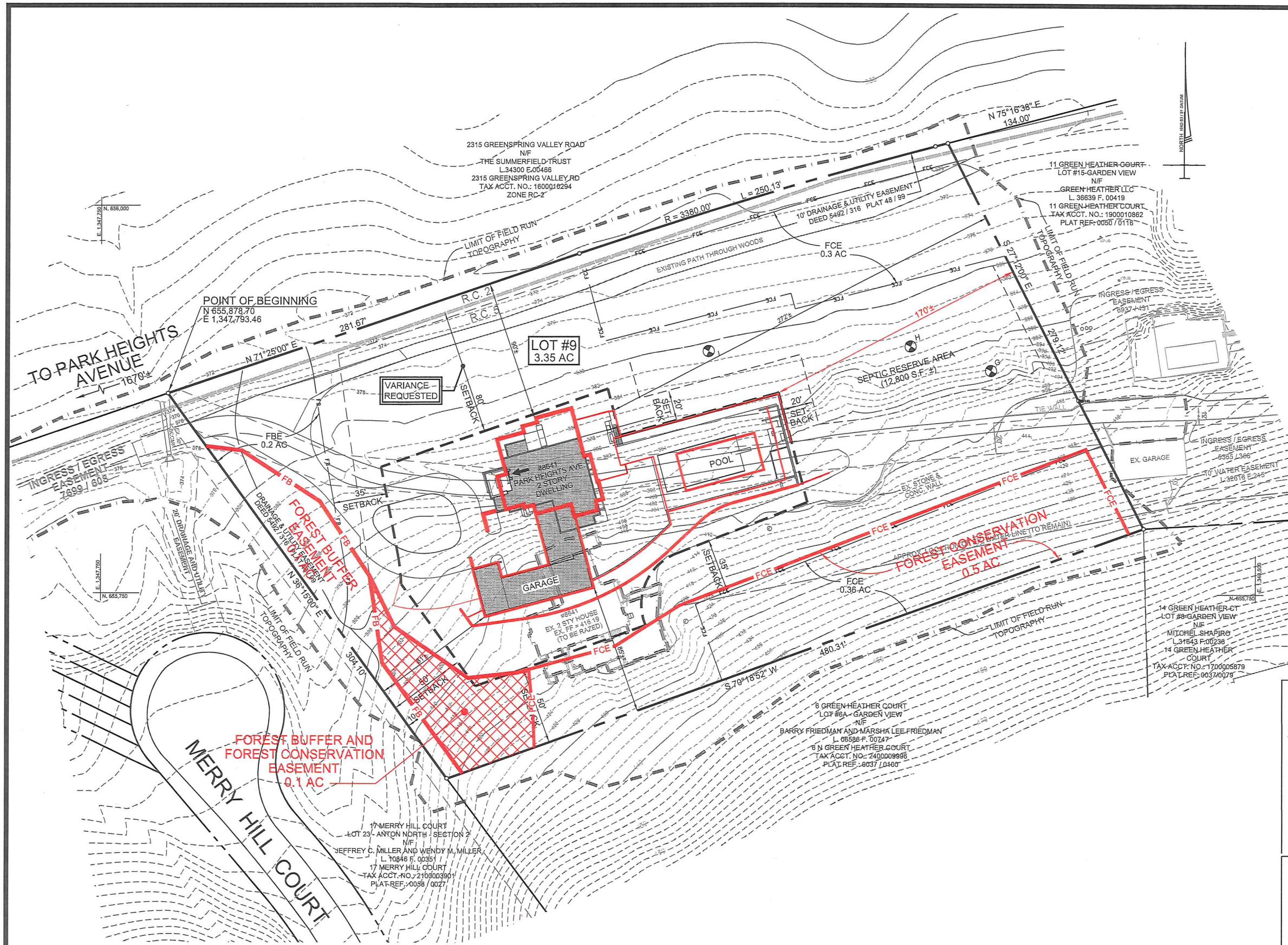
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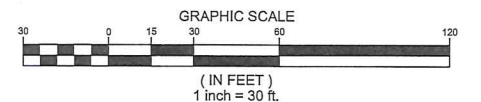


VICINITY MAP
GENERAL NOTES: 1"=1000'

- OWNERS:
ROSS TAYLOR & EMILY TAYLOR
8641 PARK HEIGHTS AVENUE
STEVENSON, MARYLAND 21153
 - SITE DATA:
TAX ACCOUNT NUMBER: 1900003720
DEED REFERENCE: LIBER 35081 FOLIO 00244
PLAT REFERENCE: PLAT BOOK R.R.G. 0048/0099
TAX MAP: 66 LOT: 9
GRID: 06
PARCEL: 202
 - SITE ZONING: R.C.-5 / R.C.-2 (200 SCALE MAP No. 068B1)
 - SITE AREA: 145,926 SF OR 3.35 AC
 - EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING
 - REQUIRED BUILDING SETBACKS IN THE R.C. 5 ZONE:
(1A04.3.B.2.b) (1A04.3.B.2.c)
- | | REQUIRED | EXISTING | PROPOSED |
|------------------|----------|----------|----------|
| R.C.2 TO R.C. 5: | 150' | 170' | 80' |
| TO STREET: | 75' | N/A | N/A |
| PROPERTY LINE: | 50' | | |
- ZONING VARIANCES REQUESTED: (1A04.3.B.2.c)
1. TO PERMIT A PROPOSED SINGLE FAMILY DWELLING WITH A
PRINCIPAL BUILDING SETBACK OF 80' IN LIEU OF THE REQUIRED 150'
FROM A R.C.2 ZONE WHICH IS CONTIGUOUS TO A R.C.5 ZONE AND
AMEND THE FINAL DEVELOPMENT PLAN OF GARDEN VIEW FOR LOT 9
ONLY.
 - NO KNOWN ZONING HISTORY FOR THIS SITE.
 - THIS SITE IS SERVED BY PUBLIC WATER.
 - THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
 - THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL
AREA.
 - THERE ARE NO STRUCTURES LOCATED ON SITE INCLUDED IN THE
MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE
BALTIMORE COUNTY FINAL LANDMARKS LIST.
- BENCH MARK:**
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE
MARYLAND COORDINATE SYSTEM NAD 83/91 DATUM AS REFERENCED FROM
TRAVERSE CONTROL STATION:
- | STATION | NORTHING | EASTING | ELEVATION |
|---------------------------|-----------|------------|-----------|
| BALT. COUNTY AZ. MK.- 169 | 635286.37 | 1389661.01 | 358.72 |
- DESCRIPTION: BRASS CAP ON EAST SIDE OF PARK HEIGHTS AVENUE, 25.0'
FROM CENTERLINE OF ROAD AND 134.0', SOUTH OF THE EAST HEADWALL
WALL OF THE CROSSING OVER THE JONES FALLS.

PLAN TO ACCOMPANY VARIANCE PETITION
AND SINGLE LOT AMENDMENT OF
FINAL DEVELOPMENT PLAN
8641 PARK HEIGHTS AVENUE

BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT: 2
ELECTION DISTRICT: 3



Colbert Matz Rosenfelt, Inc.

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



Professional Certification

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

License No. 13203 Expiration Date: 11-02-16

SCALE: 1"=30'

DATE: 02/11/2016

JOB NO.: 2014127

DESIGNED: TJB

DRAWN: AJC

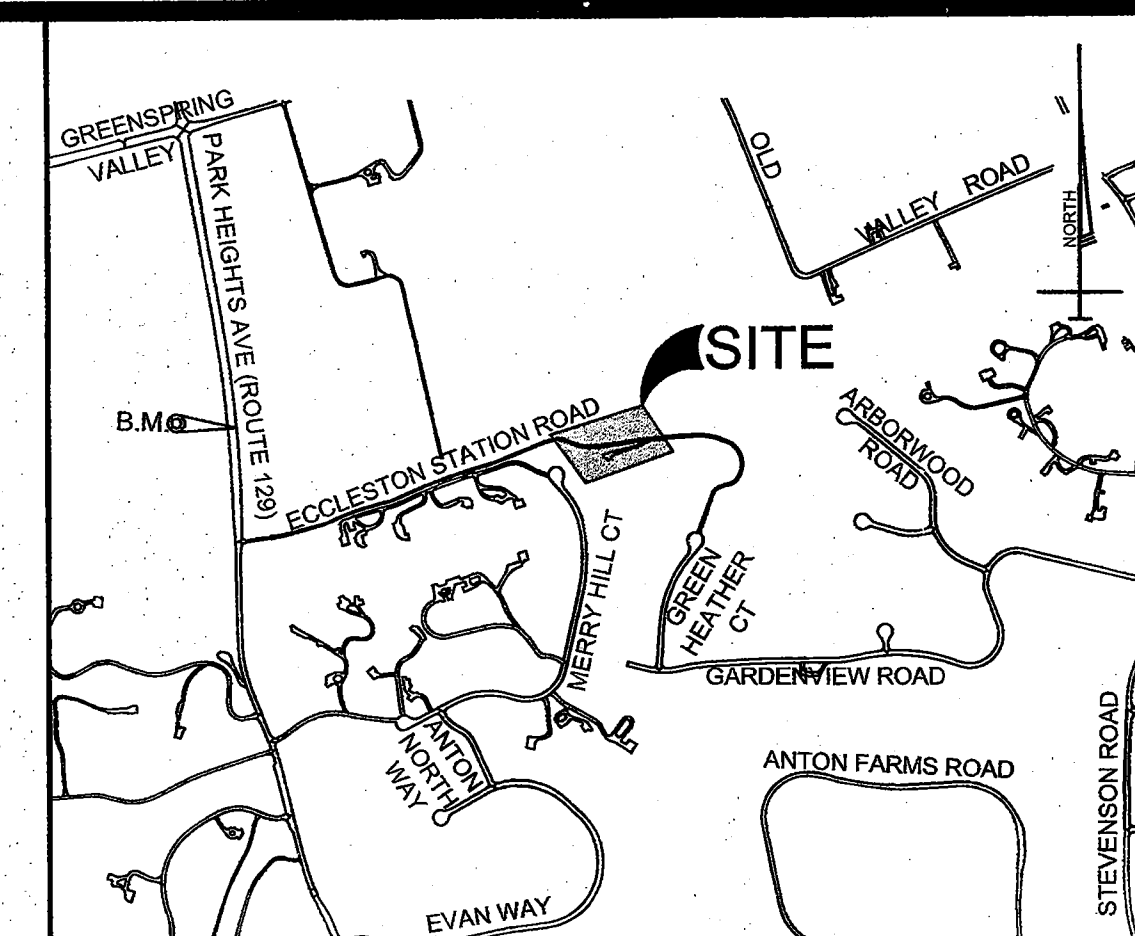
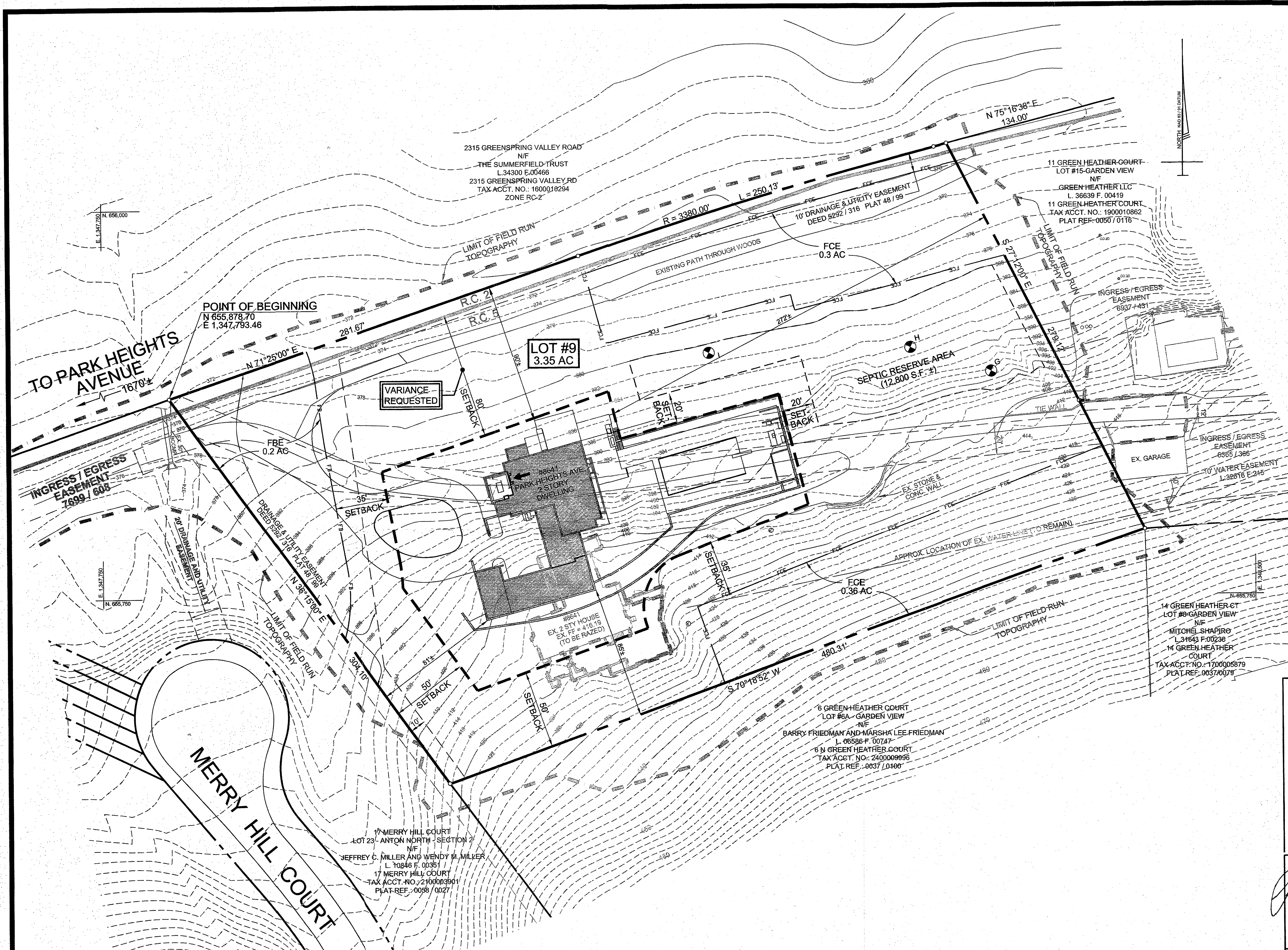
CHECKED: REM

FILE: VAR-01-2014127.DWG

DRAWING
NUMBER: VAR-1

CASE # 2016-0214-A

MCS NO. DATE REVISIONS: BY SHEET 1 OF 1



VICINITY MAP

GENERAL NOTES: 1"=1000'

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PLAT REFERENCE: PLAT BOOK R.R.G. 0048/0089
TAX MAP: 88 LOT: 9
GRID: 09
PARCEL: 202
- SITE ZONING: R.C.-5 / R.C.-2 (200 SCALE MAP NO. 06881)
- SITE AREA: 145,926 SF OR 3.35 AC±
- EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING
- REQUIRED BUILDING SETBACKS IN THE R.C. 5 ZONE:
(1A04.3.B.2.b) (1A04.3.B.2.c)

	REQUIRED	EXISTING	PROPOSED
R.C.2 TO R.C.5:	150'	170'	80'
TO STREET:	75'	N/A	N/A
PROPERTY LINE:	50'		

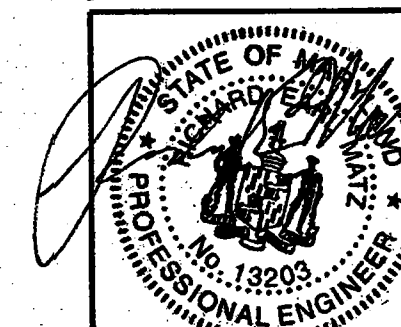
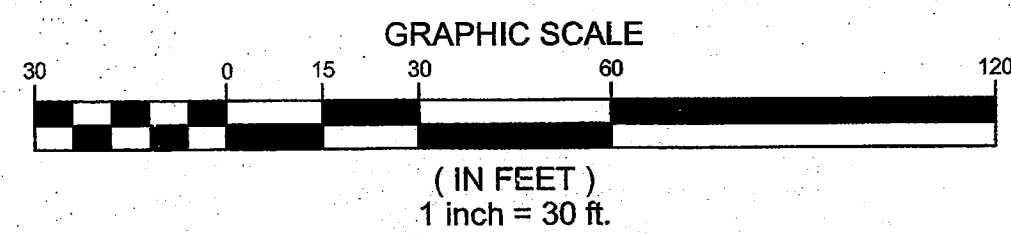
- ZONING VARIANCES REQUESTED: (1A04.3.B.2.g)
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- NO KNOWN ZONING HISTORY FOR THIS SITE.
- THIS SITE IS SERVED BY PUBLIC WATER.
- THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO STRUCTURES LOCATED ON SITE INCLUDED IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE BALTIMORE COUNTY FINAL LANDMARKS LIST.

BENCH MARK:
BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83/91 DATUM AS REFERENCED FROM TRAVERSE CONTROL STATION:

STATION	NORTHING	EASTING	ELEVATION
BALT. COUNTY AZ. MK. -169	635286.51	138661.01	386.72
DESCRIPTION: BRASS CAP ON EAST SIDE OF PARK HEIGHTS AVENUE, 25.0' FROM CENTERLINE OF ROAD AND 134.0' SOUTH OF THE EAST HEADWALL WALL OF THE CROSSING OVER THE JONES FALLS.			

PLAN TO ACCOMPANY VARIANCE PETITION AND SINGLE LOT AMENDMENT OF FINAL DEVELOPMENT PLAN 8641 PARK HEIGHTS AVENUE

BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT: 2
ELECTION DISTRICT: 3



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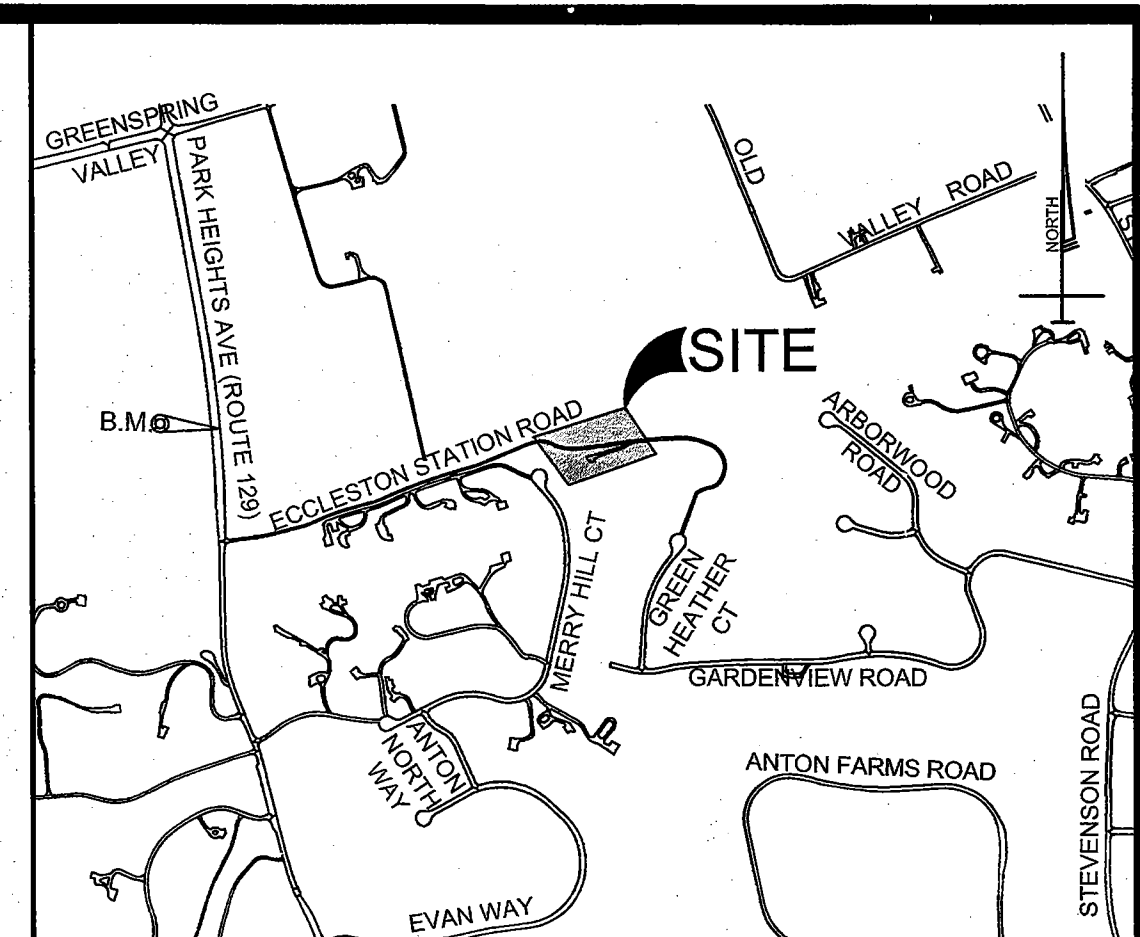
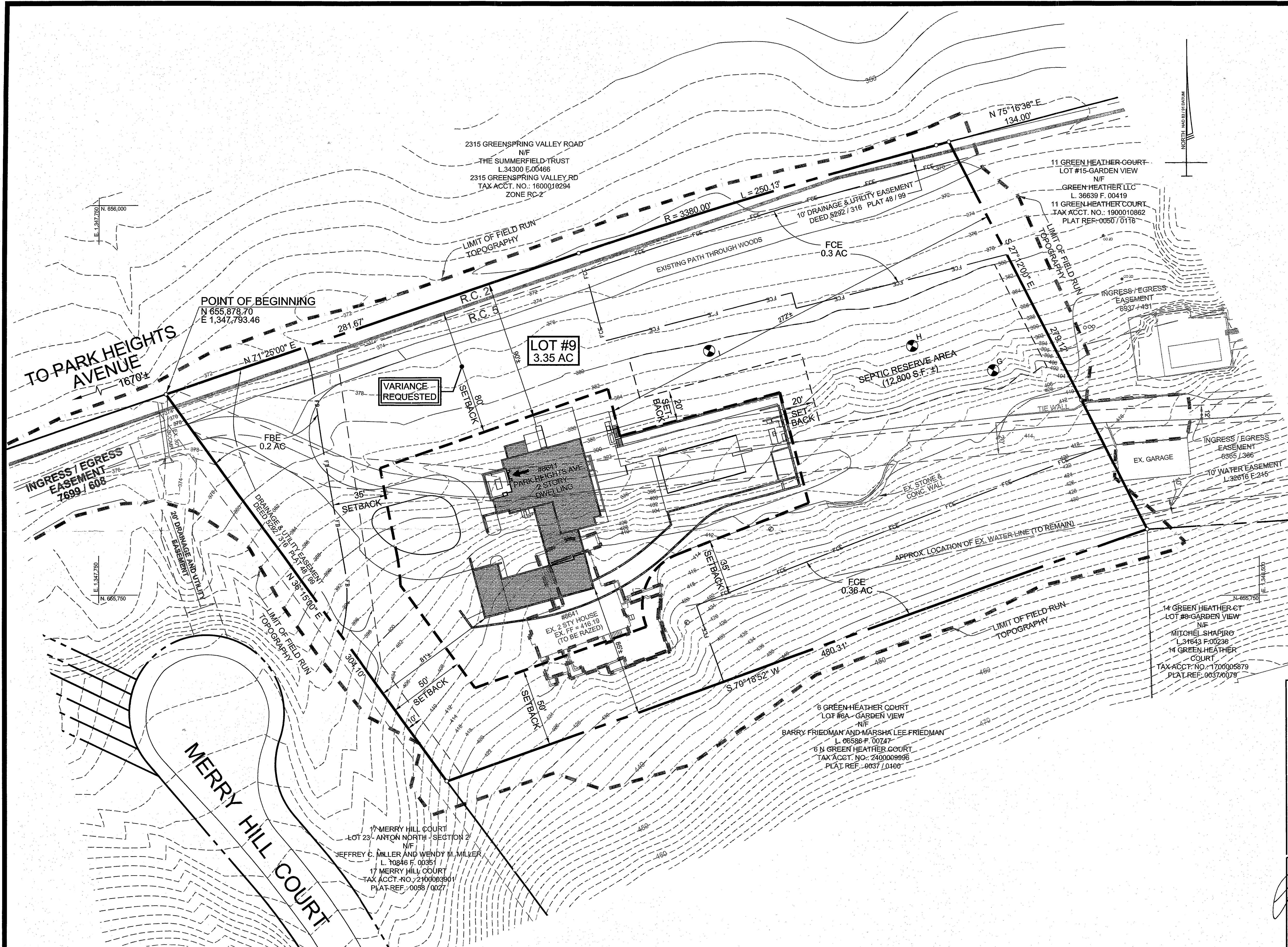
MARCH 14, 2016

Professional Certification I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.		SCALE: 1" = 30'	
License No. 13203	Expiration Date: 11-02-16	DATE: 02/11/2016	JOB NO.: 2014127
		DRAWN: TLB	CHECKED: REM
		FILE: VAR-01-2014127.DWG	
		DRAWING NUMBER: VAR-1	

CASE # 2016-0214-A

MCS	NO.	DATE	REVISIONS:	BY	SHEET	1 OF 1
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Exhibit B



VICINITY MAP
GENERAL NOTES: 1"=1000'

- OWNERS:
ROSS TAYLOR & EMILY TAYLOR
8641 PARK HEIGHTS AVENUE
STEVENSON, MARYLAND 21153
- SITE DATA:
TAX ACCOUNT NUMBER: 1900003720
DEED REFERENCE: LIBER 35081 FOLIO 00244
PLAT REFERENCE: PLAT BOOK R.R.G. 0048/0099
TAX MAP: 68 LOT: 9
GRID: 09
PARCEL: 202
- SITE ZONING: R.C.-5 / R.C.-2 (200 SCALE MAP No. 06881)
- SITE AREA: 145,926 SF OR 3.35 AC±
- EXISTING USE: SINGLE FAMILY DWELLING
PROPOSED USE: SINGLE FAMILY DWELLING
- REQUIRED BUILDING SETBACKS IN THE R.C. 5 ZONE:
(1A04.3.B.2.c) (1A04.3.B.2.c)

	REQUIRED	EXISTING	PROPOSED
R.C.2 TO R.C.5:	150'	170'	80'
TO STREET:	75'	N/A	80'
PROPERTY LINE:	50'	N/A	N/A

7. ZONING VARIANCES REQUESTED: (1A04.3.B.2.c)
1. TO PERMIT A PROPOSED SINGLE FAMILY DWELLING WITH A PRINCIPAL BUILDING SETBACK OF 80' IN LIEU OF THE REQUIRED 150' FROM A R.C.2 ZONE WHICH IS CONTIGUOUS TO A R.C.5 ZONE AND AMEND THE FINAL DEVELOPMENT PLAN OF GARDEN VIEW FOR LOT 9 ONLY.

8. NO KNOWN ZONING HISTORY FOR THIS SITE.

9. THIS SITE IS SERVED BY PUBLIC WATER.

10. THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

11. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

12. THERE ARE NO STRUCTURES LOCATED ON SITE INCLUDED IN THE MARYLAND INVENTORY OF HISTORIC PROPERTIES OR THE BALTIMORE COUNTY FINAL LANDMARKS LIST.

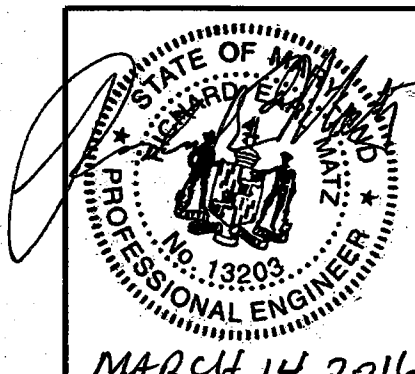
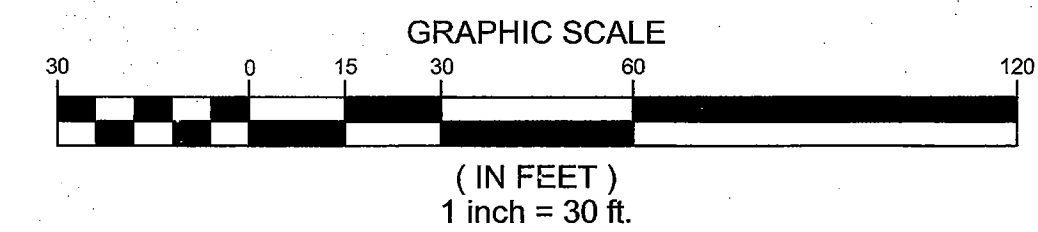
BENCH MARK:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD 83/91 DATUM AS REFERENCED FROM TRAVERSE CONTROL STATION:

STATION	NORTHING	EASTING	ELEVATION
BALTY. COUNTY AZ. MK. 189	635286.37	1388661.01	368.72

DESCRIPTION: BRASS CAP ON EAST SIDE OF PARK HEIGHTS AVENUE, 25.0' FROM CENTERLINE OF ROAD AND 134.0' SOUTH OF THE EAST HEADWALL WALL OF THE CROSSING OVER THE JONES FALLS.

PLAN TO ACCOMPANY VARIANCE PETITION
AND SINGLE LOT AMENDMENT OF
FINAL DEVELOPMENT PLAN
8641 PARK HEIGHTS AVENUE
BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT: 2
ELECTION DISTRICT: 3



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

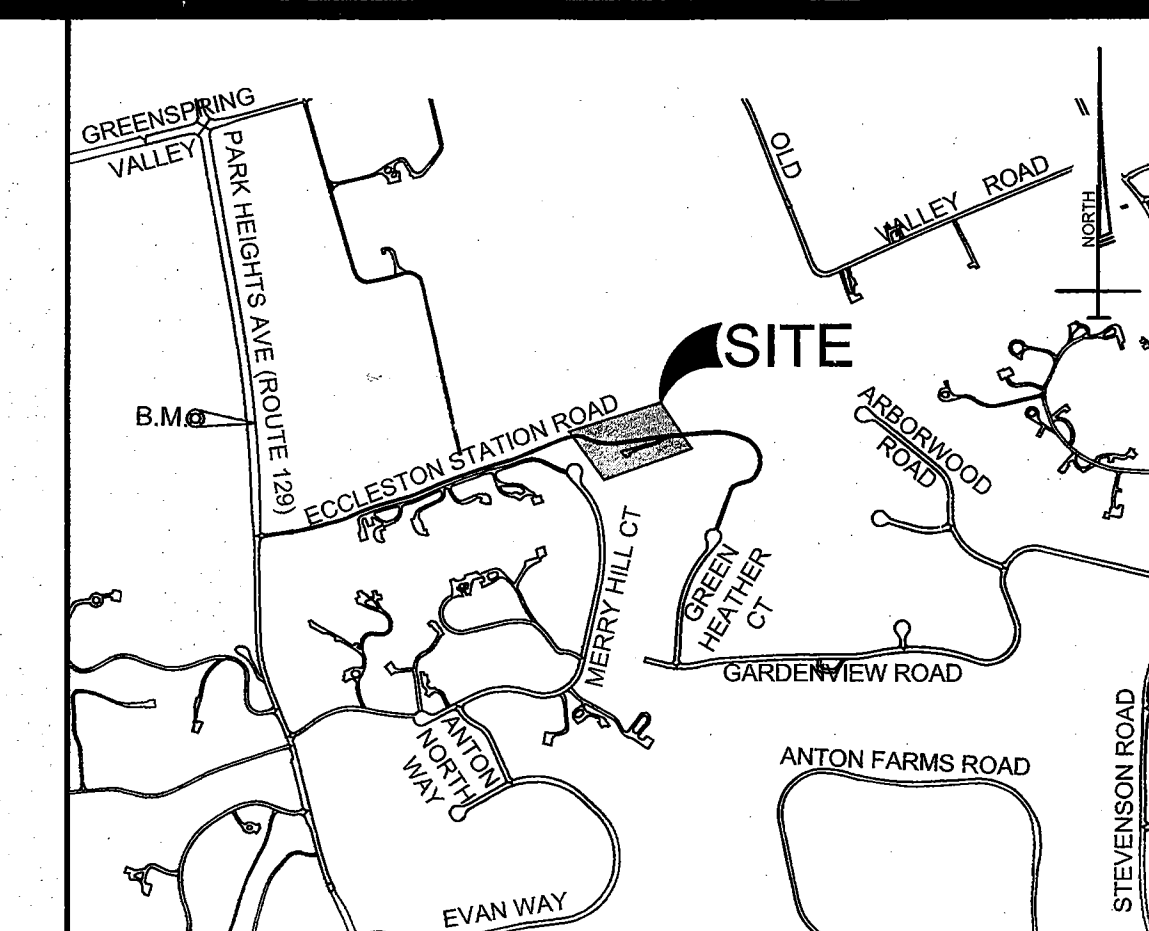
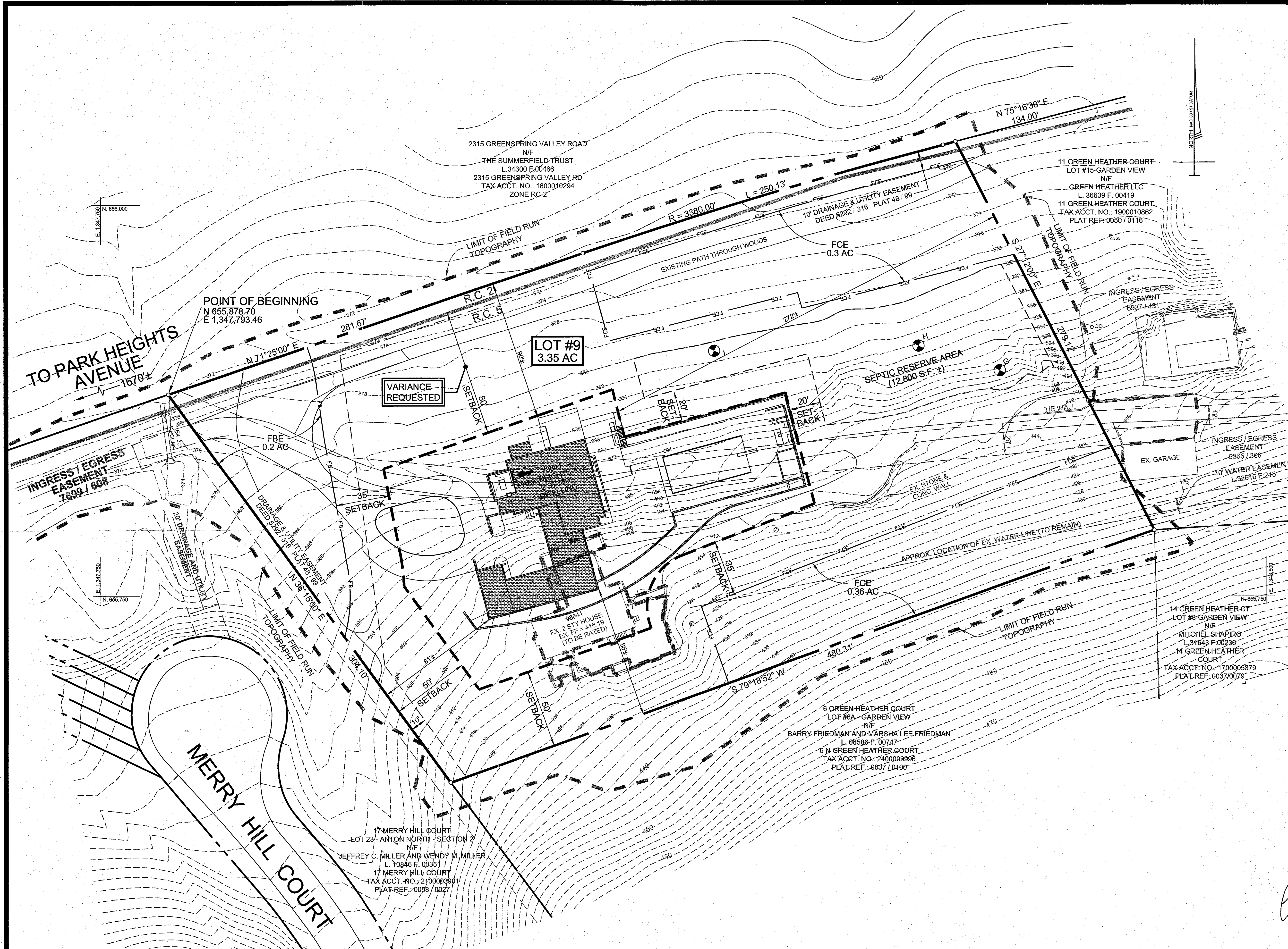
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Pet. Ecn. 1



VICINITY MAP
GENERAL NOTES: 1"=1000'

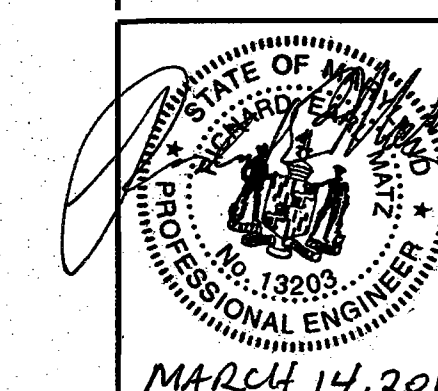
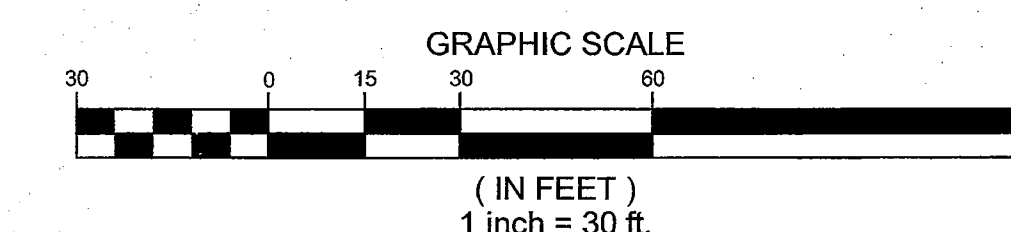
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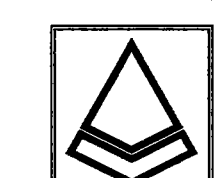
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