

IN RE: PETITION FOR VARIANCE

(Salix Ct.)

15th Election District

6th Council District

Wampler Village Partnership

Legal Owner

Petitioner

*

*

*

*

*

BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2017-0225-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by the owner of the subject property ("Petitioner"). The Petitioner is requesting variance relief from the Baltimore County Zoning Regulations (B.C.Z.R) to permit a setback of front building face to public-street of 15 ft. in lieu of 25 ft. A two-sheet site plan was marked as Petitioner's Exhibit 1A & 1B.

Susan Clancy, Donna Rolnick and surveyor J. Scott Dallas appeared in support of the petition. John Gontrum, 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. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Planning (DOP), the Bureau of Development Plans Review (DPR) and the Department of Environmental Protection and Sustainability (DEPS). None of the agencies opposed the request.

The property is approximately 20 acres in size and is zoned DR-16. The site is in Middle River, and is improved with a large apartment complex known as the "Townhouses at River's Gate" (FKA Wampler Village Apartments). Petitioner proposes to construct a two-story addition (approximately 30' x 30') which will be used as a leasing center and fitness facility for the residents. To do so variance relief is required.

ORDER RECEIVED FOR FILING

Date 4/17/17

By sen

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 must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

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

Petitioner has met this test. The large site is irregularly shaped and is bisected by a public road. As such it is unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to construct the proposed improvements. 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.

THEREFORE, IT IS ORDERED, this 17th day of **April, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance to permit a setback of front building face to public-street of 15 ft. in lieu of 25 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 this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner must submit for approval by Baltimore County a landscape plan for the subject property.
3. Prior to issuance of permits Petitioner must comply with the Forest Conservation Regulations.

ORDER RECEIVED FOR FILING

Date 4/17/17

By slh

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:slh

ORDER RECEIVED FOR FILING

Date 4/17/17
By slh



KEVIN KAMENETZ
County Executive

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

April 17, 2017

John Gontrum, Esq.
Whiteford, Taylor, Preston
1 W. Pennsylvania Avenue, Suite 300
Towson, Maryland 21204

RE: Petition for Variance
Case No. 2017-0225-A
Property: Salix Ct.

Dear Mr. Gontrum:

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 County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:sln
Enclosure

c: Sharon McBryde, 63 Salix Ct., Middle River, MD 21220



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 Wampler Village Apartments which is presently zoned D.R. 16
 Deed References: 5287-87 10 Digit Tax Account # 1600007745
 Property Owner(s) Printed Name(s) Wampler Village Partnership

(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. X a Variance from Section(s) 1 BO. 2 - C. 1. c to permit a setback of front building face 15' in lieu of 25' and CRD P Page 2)
to public street

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)

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

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

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

Contract Purchaser/Lessee:

Name- Type or Print _____
 Signature _____
 Date 4/17/17
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

John Gontrum (Whiteford Taylor Preston)

Name- Type or Print _____
 Signature [Signature]
 1 W. Pennsylvania Ave. Towson MD
 Mailing Address _____ City _____ State _____
 21204 / 410-832-2055 / JGontrum@Wtplaw.com
 Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Wampler Village Partnership (Robert
 Name #1- Type or Print _____ Name #2 - Type or Print Romadka)
 Signature #1 [Signature] Signature #2 _____
 11433 Cronridge Dr Owingsmills MD
 Mailing Address _____ City _____ State _____
 21117 / 410-477-9795 / rjrlaw@comcast.net
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

J. Scott Dallas

Name- Type or Print _____
 Signature [Signature]
 J.S. Dallas, Inc
 P.O. Box 26 Baldwin, MD
 Mailing Address _____ City _____ State _____
 21013 / 410-817-4600 / jsdinc@aol.com
 Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2017-0225-A Filing Date 2/22/17 Do Not Schedule Dates: 4/16-24 Reviewer gh

J.S. DALLAS, INC.

Surveying & Engineering

P.O. Box 26
Baldwin, MD 21013
(410)817-4600
FAX (410)817-4602

**ZONING DESCRIPTION OF PROPOSED LEASING CENTER PROPERTY
ADJACENT TO UNITS 45-63
WAMPLER VILLAGE APARTMENTS
"THE TOWNHOUSES AT RIVER'S GATE"**

BEGINNING at a point on the northwest side of Wampler Road, 60 feet wide, at the distance of 353.86 feet, more or less north of the extension of the northwest side of Dornton Avenue, 60 feet wide..

BEING the plat of "Wampler Village Apartments" as recorded in Baltimore County Plat Book Number 35 folio 38.

CONTAINING 20.13 acres of land, more or less.

LOCATED the 15th Election District, 6th Councilmanic District.



2017-0215-A

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

Nº 150310

Date: 2/22/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
001	800	0000		6150				75.00

Total: 75.00

Rec From: Scott Dallas

For: Village Apt

2017-0225-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
2/23/2017 2/22/2017 09:18:46 1
REG NS01 WALKIN LJR
>>RECEIPT # 706461 2/22/2017 DFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 150310
Recpt Tot \$75.00
\$75.00 CK \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 5/27/2017

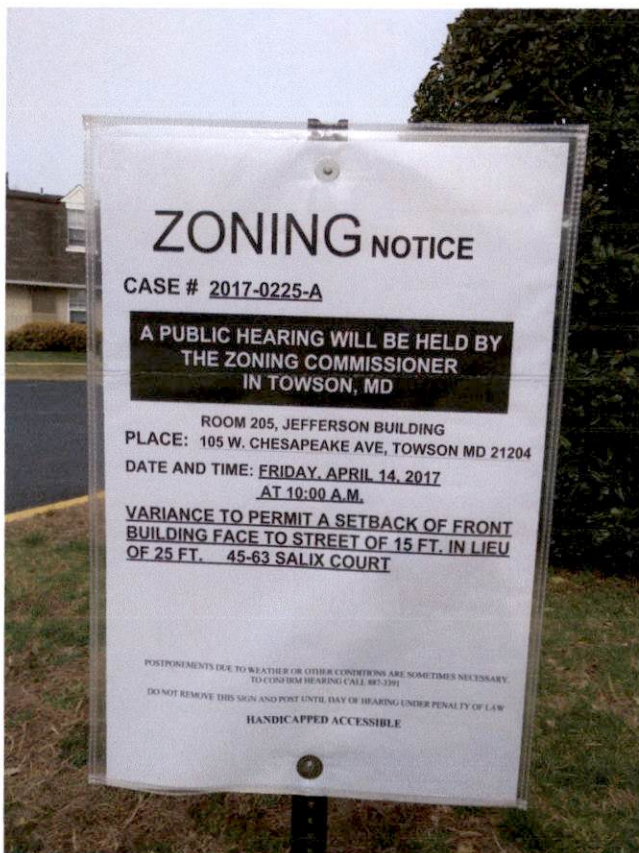
Case Number: 2017-0225-A

Petitioner / Developer: J. SCOTT DALLAS ~ JOHN GONTRUM, ESQ.
ROBERT ROMADKA, ESQ.

Date of Hearing (Closing): APRIL 14, 2017

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:
45-63 SALIX COURT

The sign(s) were posted on: MARCH 25, 2017



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)

The Daily Record

11 East Saratoga Street

Baltimore, MD 21202-2199

(443) 524-8100

<http://www.thedailyrecord.com>

Order #: 11304351

Case #:

Description:

Case Number: 2017-0225-A - Notice of Zoning Hearing

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in **The Daily Record**, a daily newspaper published in the State of Maryland 1 times on the following dates:

3/24/2017



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

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: 2017-0225-A

45-63 Salix Court

NW/s Wampler Road, north of Dornton Avenue

15th Election District - 6th Councilmanic District

Legal Owners: Wampler Village Partnership

Variance to permit a setback of front building face to public street 15 ft. in lieu of 25 ft.

Hearing: Friday, April 14, 2017 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

ARNOLD JABLON,
Director of Permits,

Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3863.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3301.

mh24

TO: DAILY RECORD
Friday, March 24, 2017 Issue

Please forward billing to:
Robert Romadka
11433 Cronridge Drive
Owings Mills, MD 21117

410-335-2610

NOTICE OF ZONING HEARING

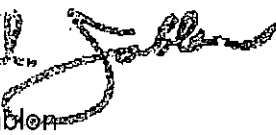
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2017-0225-A

45-63 Salix Court
NW/s Wampler Road, north of Dornton Avenue
15th Election District – 6th Councilmanic District
Legal Owners: Wampler Village Partnership

Variance to permit a setback of front building face to public street 15 ft. in lieu of 25 ft.

Hearing: Friday, April 14, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



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

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



KEVIN KAMENETZ
County Executive

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

March 20, 2017

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: 2017-0225-A

45-63 Salix Court

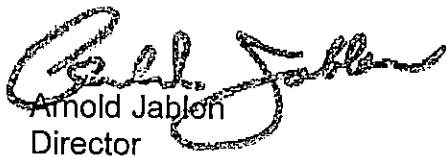
NW/s Wampler Road, north of Dornton Avenue

15th Election District – 6th Councilmanic District

Legal Owners: Wampler Village Partnership

Variance to permit a setback of front building face to public street 15 ft. in lieu of 25 ft.

Hearing: Friday, April 14, 2017 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Arnold Jablon
Director

AJ:kl

C: John Gontrum, 1 W. Pennsylvania Avenue, Towson 21204
Robert Romadka, 11433 Cronridge Drive, Owings Mills 21117
J. Scott Dallas, P.O. Box 26, Baldwin 21013

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, MARCH 25, 2017.**
- (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.

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
45-63 Salix Court; NW/S Wampler Road, *
353.86' to c/line of Dorton Avenue * OF ADMINISTRATIVE
15th Election & 6th Councilmanic Districts
Legal Owner(s): Wampler Village Partnership* HEARINGS FOR
By Robert Romadka
Petitioner(s) * BALTIMORE COUNTY
* 2017-225-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

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

RECEIVED

MAR 06 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of March, 2017, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, Baldwin, Maryland 21013 and John Gontrum, Esquire, 1 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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.

For Newspaper Advertising:

Contract Purchaser/Lessee: _____

Telephone Number: 410-335-2610



KEVIN KAMENETZ
County Executive

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

April 5, 2017

Wampler Village Partnership
Robert Romadka
11433 Cronridge Drive
Owings Mills MD 21117

RE: Case Number: 2017-0225 A, Address: Wampler Village Apartments

Dear Mr. Romadka:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on February 22, 2017. 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 that reads "W. Carl Richards, Jr." The signature is stylized and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John Gontrum, Esquire, 1 W Pennsylvania Avenue, Suite 300, Towson MD 21204
J Scott Dallas, Inc. P O Box 26, Baldwin MD 21013

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



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

Date: 2/27/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0225-A

*Variance
Wampler Village Partnership, Robert Romacka
45-63 Salix Court.*

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 black ink, appearing to read "Wendy Wolcott".

Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 3/15/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-225



INFORMATION:

Property Address: 45-63 Salix Court
Petitioner: Wampler Village Partnership
Zoning: DR 16
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a setback of front building face to public street of 15 feet in lieu of the required 25 feet and CMDP page 27.

The site is located in Middle River and is part of the Rivers Gate Townhouse Development.

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

- Architectural elevations must be submitted to the attention of the contact person listed below for approval at the time of building permit.

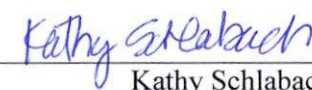
For further information concerning the matters stated herein, please contact Ngone Seye Diop at (410) 887-3480.

Prepared by:



Jessie A. Bialek

Division Chief:



Kathy Schlabach

AVA/KS/JAB/ka

c: Ngone Seye Diop
J. Scott Dallas, J.S. Dallas, Inc.
John Gontrum, Whiteford, Taylor, Preston
Office of the Administrative Hearings
People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For March 03, 2017
Item No. 2017-0225

DATE: March 3, 2017

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

If the variance is granted, a Final Landscape Plan is required per the requirement of the Landscape Manual.

* * * * *

DAK:CEN
cc:file
ZAC-ITEM NO 17-0225-03032017.doc

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0225-A
Address 45-63 Salix Court
(Wampler Village Partnership
Property)

Zoning Advisory Committee Meeting of **March 3, 2017**

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

X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Regina Esslinger

Date: March 6, 2017

M E M O R A N D U M

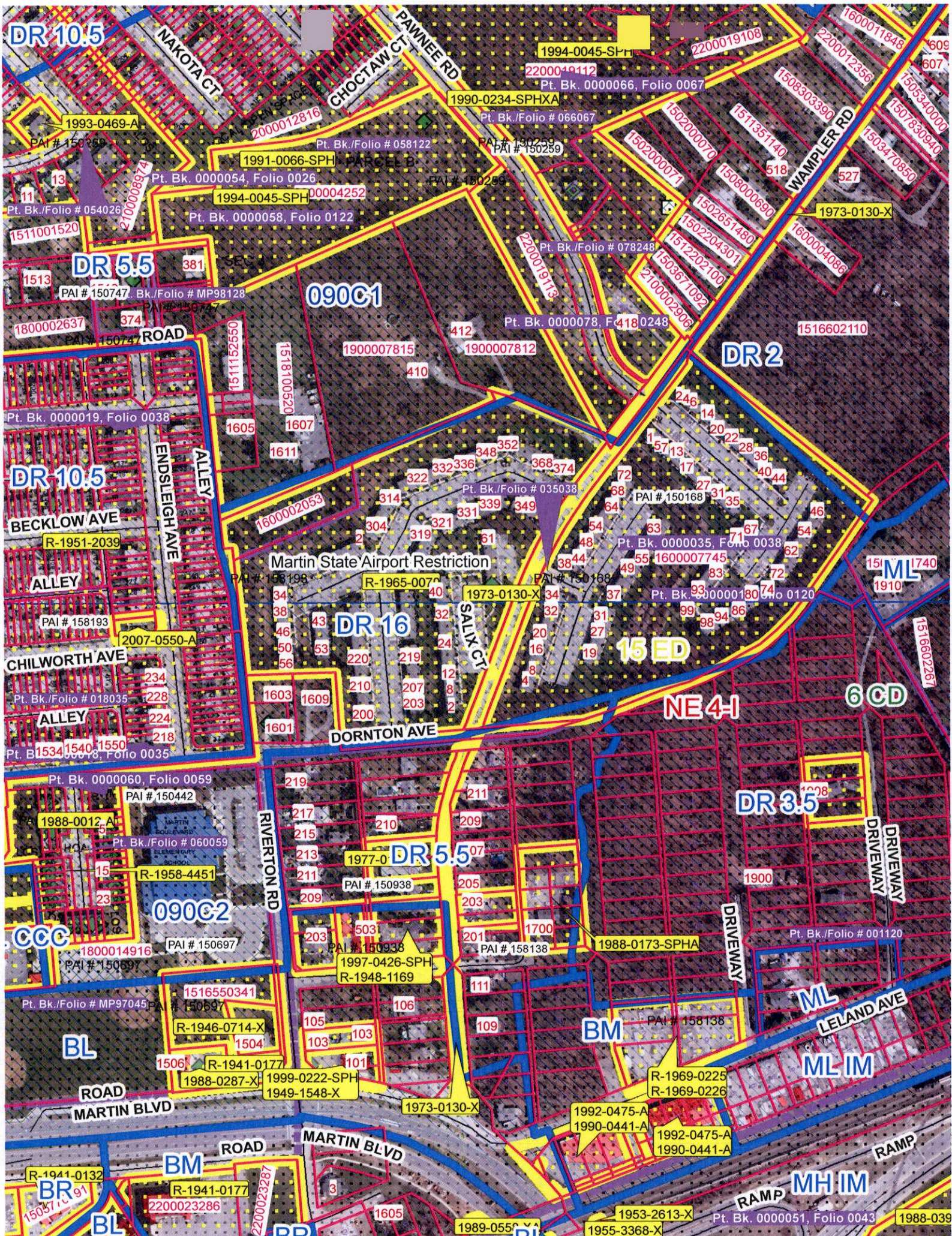
DATE: May 18, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0225-A- Appeal Period Expired

The appeal period for the above-referenced case expired on May 17, 2017. 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

[Real Property Data Search](#) [Guide to searching the database](#)
[Search Result for BALTIMORE COUNTY](#)

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 15 Account Number - 1600007745			
Owner Information					
Owner Name:		WAMPLER VILLAGE PARTNERSHIP		Use:	APARTMENTS
Mailing Address:		11433 CRONRIDGE DRIVE OWINGS MILLS MD 21117-		Principal Residence:	NO
				Deed Reference:	/05287/ 00087
Location & Structure Information					
Premises Address:		WAMPLER RD 0-0000		Legal Description:	20.13 AC NW COR DORNTON AVE WAMPLER VILLAGE APT
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0090	0011	0909		0000	2015 0035/0038
Special Tax Areas:			Town: NONE		
			Ad Valorem: Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use	
			20.1300 AC	13	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2016 As of 07/01/2017	
Land:		6,039,000	6,039,000		
Improvements		10,052,500	12,590,000		
Total:		16,091,500	18,629,000	17,783,167	18,629,000
Preferential Land:		0			0
Transfer Information					
Seller: KNOTT HENRY J,SR		Date: 07/26/1972		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /05287/ 00087		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2016		07/01/2017	
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					



DR 10.5

1993-0469-A

PAI # 150259

Pt. Bk./Folio # 054026

DR 5.5

PAI # 150747 Bk./Folio # MP98128

Pt. Bk. 0000019, Folio 0038

DR 10.5

BECKLOW AVE

R-1951-2039

ALLEY

PAI # 158193

CHILWORTH AVE

ALLEY

Pt. Bk./Folio # 018035

Pt. Bk. 1534, 1540, 1550, Folio 0035

Pt. Bk. 0000060, Folio 0059

PAI # 150442

1988-0012-A

Pt. Bk./Folio # 060059

R-1958-4451

CCC

090C2

PAI # 150697

1800014916

PAI # 150697

Pt. Bk./Folio # MP97045

BL

ROAD

MARTIN BLVD

R-1941-0132

BR

BM

R-1941-0177

2200023286

1991-0066-SPH

1994-0045-SPH

Pt. Bk. 0000058, Folio 0122

090C1

ROAD

ALLEY

ENDSLEIGH AVE

1511152550

1605

1607

1611

1603

1609

1601

219

217

215

213

211

209

207

205

203

201

1700

111

109

107

105

103

Pt. Bk./Folio # 058122

1990-0234-SPHXA

Pt. Bk./Folio # 066067

PAI # 150259

PAI # 150259

Pt. Bk./Folio # 078248

2200019113

1900007815

1900007812

412

410

1600002053

1518100620

1605

1607

1611

1603

1609

1601

219

217

215

213

211

209

207

205

203

201

1700

Pt. Bk./Folio # 058122

1990-0234-SPHXA

Pt. Bk./Folio # 066067

PAI # 150259

PAI # 150259

Pt. Bk./Folio # 078248

2200019113

1900007815

1900007812

412

410

1600002053

1518100620

1605

1607

1611

1603

1609

1601

219

217

215

213

211

209

207

205

203

201

1700

Pt. Bk./Folio # 058122

1990-0234-SPHXA

Pt. Bk./Folio # 066067

PAI # 150259

PAI # 150259

Pt. Bk./Folio # 078248

2200019113

1900007815

1900007812

412

410

1600002053

1518100620

1605

1607

1611

1603

1609

1601

219

217

215

213

211

209

207

205

203

201

1700

Pt. Bk./Folio # 058122

1990-0234-SPHXA

Pt. Bk./Folio # 066067

PAI # 150259

PAI # 150259

Pt. Bk./Folio # 078248

2200019113

1900007815

1900007812

412

410

1600002053

1518100620

1605

1607

1611

1603

1609

1601

219

217

215

213

211

209

207

205

203

201

1700

Pt. Bk./Folio # 058122

1990-0234-SPHXA

Pt. Bk./Folio # 066067

PAI # 150259

PAI # 150259

Pt. Bk./Folio # 078248

2200019113

1900007815

1900007812

412

410

1600002053

1518100620

1605

1607

1611

1603

1609

1601

219

217

215

213

211

209

207

205

203

201

1700

Pt. Bk./Folio # 058122

1990-0234-SPHXA

Pt. Bk./Folio # 066067

PAI # 150259

PAI # 150259

Pt. Bk./Folio # 078248

2200019113

1900007815

1900007812

412

410

1600002053

1518100620

1605

1607

1611

1603

1609

1601

219

217

215

213

211

209

207

205

203

201

1700

Pt. Bk./Folio # 058122

1990-0234-SPHXA

Pt. Bk./Folio # 066067

PAI # 150259

PAI # 150259

Pt. Bk./Folio # 078248

2200019113

1900007815

1900007812

412

410

1600002053

1518100620

1605

1607

1611

1603

1609

1601

219

217

215

213

211

209

207

205

203

201

1700

Pt. Bk./Folio # 058122

1990-0234-SPHXA

Pt. Bk./Folio # 066067

PAI # 150259

PAI # 150259

Pt. Bk./Folio # 078248

2200019113

1900007815

1900007812

412

410

1600002053

1518100620

1605

1607

1611

1603

1609

1601

219

217

215

213

211

CASE NAME _____
CASE NUMBER 2017-0225-A
DATE 4-14-17

[illegible]

Case No.: 2017-0225-A

Exhibit Sheet

4-17-17
Sen

Petitioner/Developer

Protestant

No. 1	1A > two sheet 1B > site plan	
No. 2	Plat - Wampler Village Apartments	
No. 3	3A > Aerial photos 3B >	
No. 4	Zoning map	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

778699



Bo
7. re County # 3698
-12-1992



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 of this data, in whole or in part, with regard to the data, in whole or in part, or implied, of merchantable, fitness for a particular purpose, or damages, including but not limited to, consequential damages, attorneys' fees and costs of suit, arising from or in connection with the use of this data.

EXHIBIT

3A



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, whether expressed or implied, or merchantability, fitness for a particular purpose, or non-infringement. Baltimore County, Maryland is not liable for damages, including but not limited to consequential damages, attorneys' fees, or costs, arising from or in connection with the use of this data.

EXHIBIT

3B

Printed 4/13/2017



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, all warranties, express or implied, for any particular purpose. Baltimore County, Maryland is not liable for damages, including damages, direct, and consequential costs incurred as a result of, arising or reliance upon this data.

EXHIBIT

tabbles

4

GENERAL NOTES:

1. OWNER: WAMPLER VILLAGE PARTNERSHIP
11433 CRONRIDGE DRIVE
OWINGS MILLS, MD. 21117
2. SITE AREA: 20.13 AC. PER S.D.A.T.
3. BUILDING AREA:
SUBJECT TOWNHOUSE UNIT BLDG. UNIT: 3992 SQ. FT. (FOOTPRINT)
4. UTILITIES: PUBLIC SEWER
PUBLIC WATER
5. THE SITE LIES WITHIN ZONE "X" AS SHOWN
ON F.I.R.M. 2400100430GF DATED MAY 5, 2014.
6. DEED REF.: EHK 5287-87
7. TAX ACCOUNT: #1600007745
8. COUNCILMANIC DISTRICT: 6TH
9. WATERSHED: MIDDLE RIVER
10. ZONING: DR 16
(PER BALT. CO. "MY NEIGHBORHOOD" WEBSITE)
11. TAX MAP: #0090, PARCEL 0909
12. PREVIOUS ZONING CASES ON FILE:
65-70-R
13. THE SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY
CRITICAL AREA.
14. THERE ARE NO HISTORIC FEATURES ON THE SITE NOR
IS THE SITE ITSELF HISTORIC PER BALT. CO.
"MY NEIGHBORHOOD" WEBSITE
15. EXISTING AND PROPOSED USE: GARDEN STYLE APARTMENT UNIT AND RENTAL OFFICE

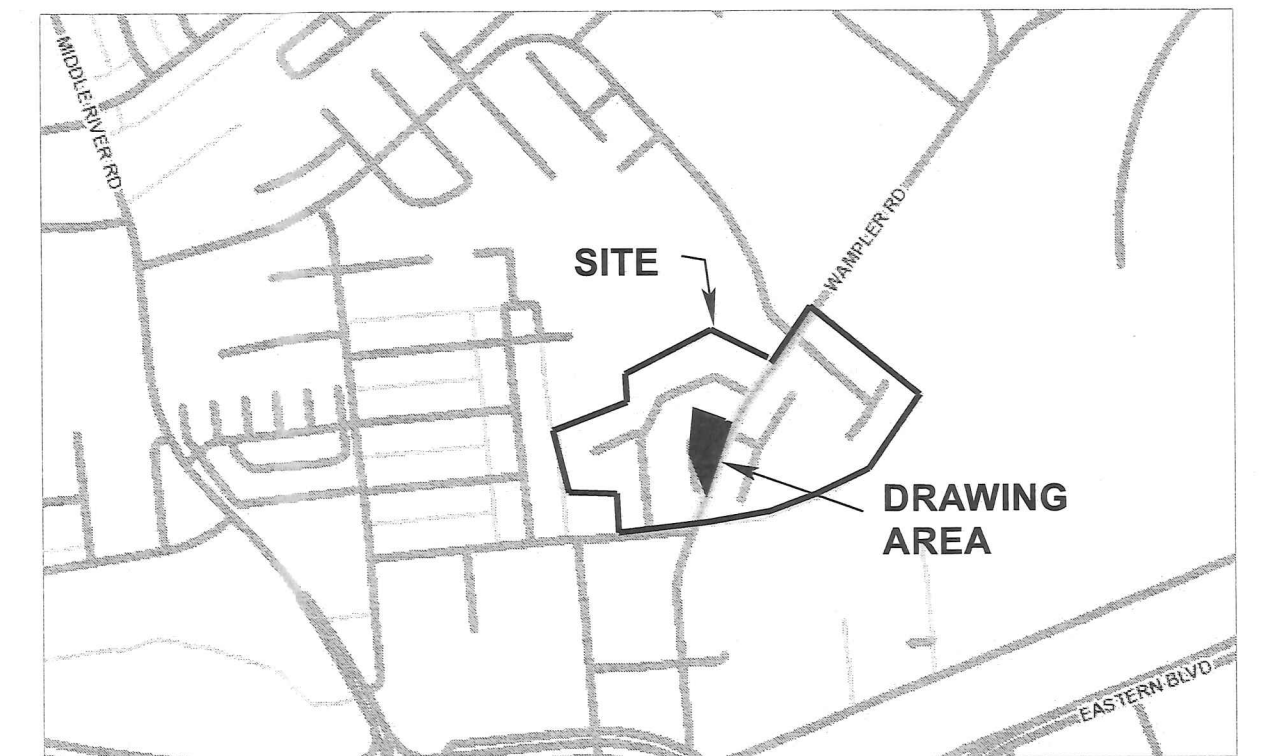
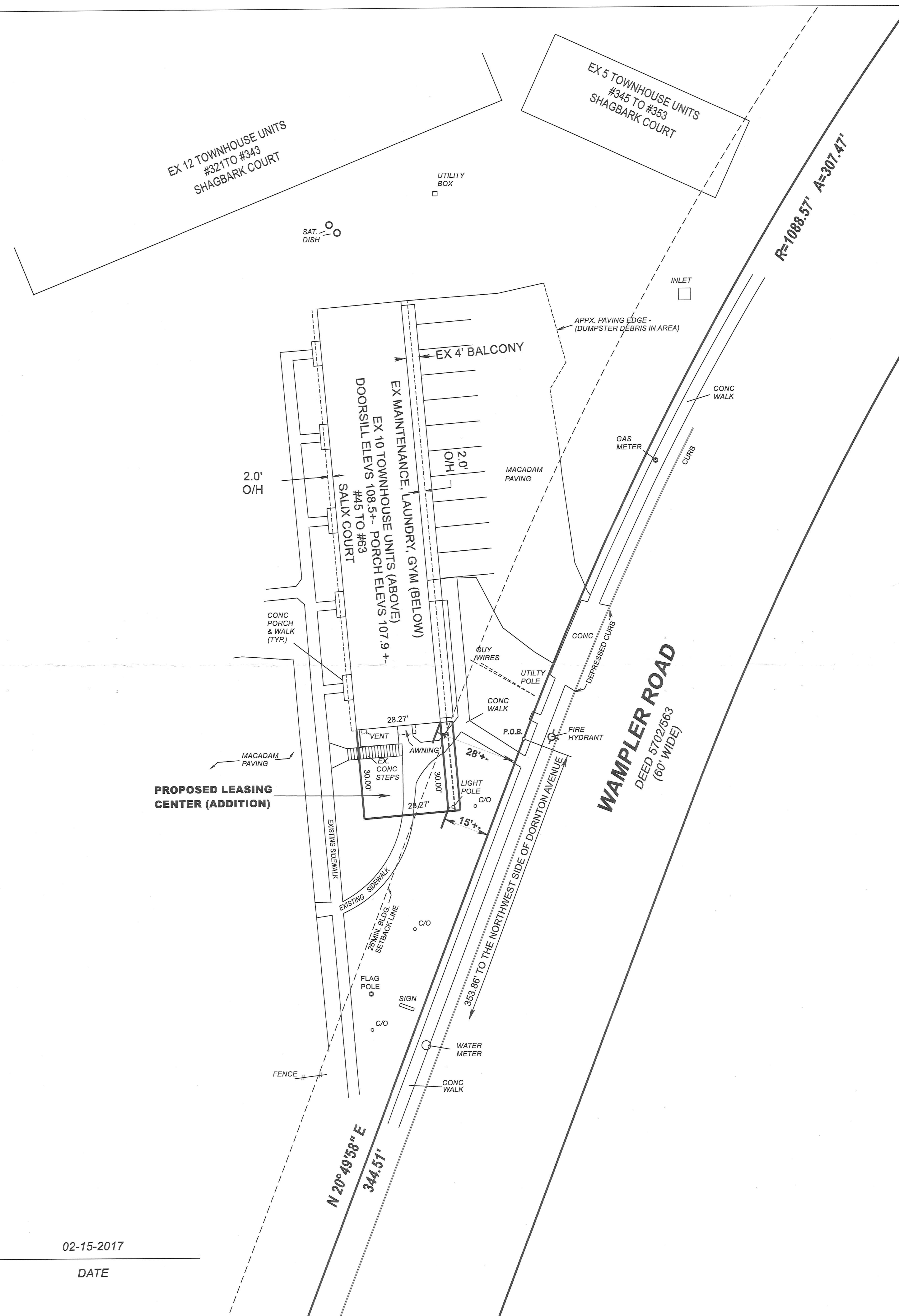
**ZONING HISTORY
PER BALTIMORE COUNTY "MY NEIGHBORHOOD" WEBSITE**

65-70-R	<u>E & W sides of Wampler Rd. 540' N of Magnolia Ave.</u>	15th
7/31/64	Petition for Reclassification from R-6 to R.A. for Andrew Smith \$146.45 cost paid	
7/31/64	Hearing date set for 1:00 P.M. 9/2/64	
8/14/64	Certificate of publication filed	
8/24/64	Certificate of posting filed	
9/4/64	Order for the reclassification denied by the Zoning Commissioner	
9/23/64	Appeal filed to the County Board of Appeals by attorney for petitioner	
10/21/69	Appeal dismissed by the County Board of Appeals.	

J.S. DALLAS, INC.
SURVEYING & ENGINEERING
P.O. BOX 26
BALDWIN, MD. 21013
(410) 817-4600



02-15-2017
DATE



VICINITY MAP
1"=1000'

**SITE PLAN TO ACCOMPANY
ZONING HEARING**
UNITS 45-63
WAMPLER VILLAGE APARTMENTS
"THE TOWNHOUSES AT RIVER'S GATE"
(35:38)

DATE 02-01-2017 SCALE: 1"=20'
0 20'

DEED REFERENCE EHK 5287-87
15TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MD.

SHEET 1 OF 2

2017-0225A

FILE NAME		
16-1601.TRV		
SCALE	DATE	DRAWN BY
20 Ftl/n	2-15-2017	R.N.G./J.S.D.
JOB	REVISION	SHEET
WAMPLER	1/1	1/2

PETITIONER' S

EXHIBIT NO. 1A

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland, license number 7286A, Expiration Date September, 2016.

RIVER'S GATE
LEASING
CENTER

43 SALIX COURT
MIDDLE RIVER, MD 21220

#	DATE	DESCRIPTION
---	------	-------------

ISSUED FOR:

☐ REVIEW	☐ SD SET
☐ BID	☐ DD SET
☐ PERMIT	☒ CD SET

©2016 PENZA BAILEY ARCHITECTS, INC.

DRAWN: Author PROJECT: 16031

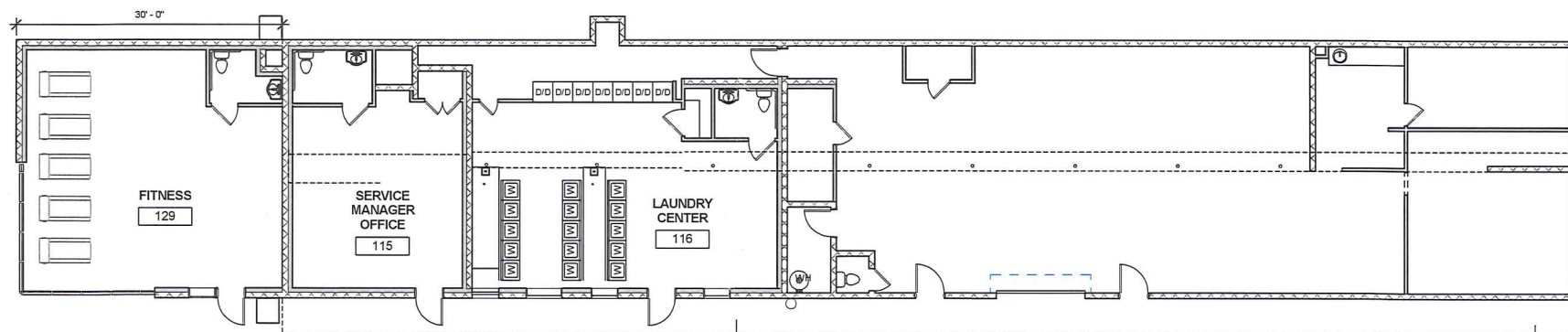
CHECKED: Checker

FILE: \\PBA\Projects\16031-River's Gate\16031-River's Gate_Scheme A.dwg

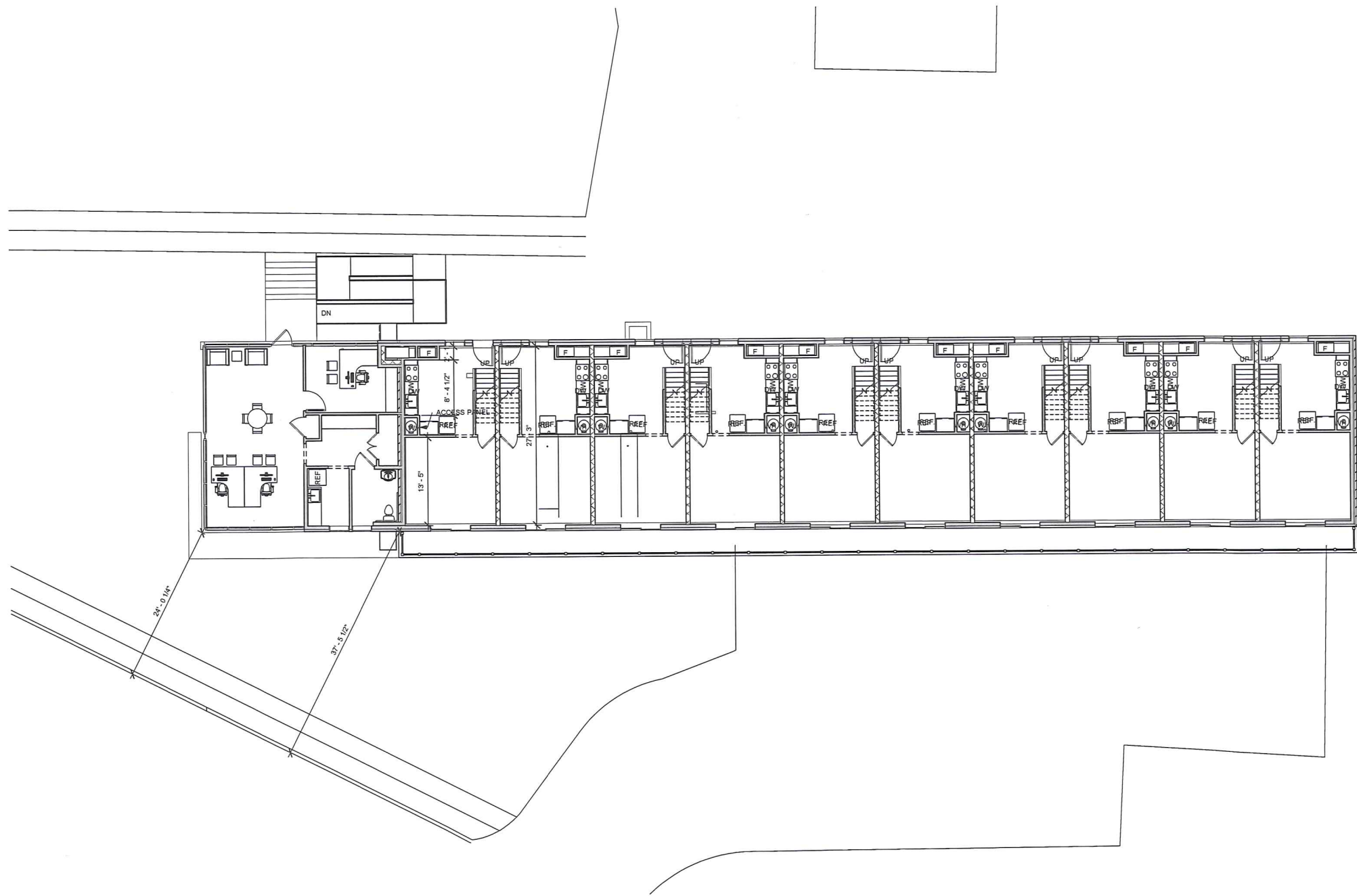
DATE: 08/15/2016

Scheme E Revised

1



1 BASEMENT
1/8" = 1'-0"



1 FIRST FLOOR
1/8" = 1'-0"

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland, license number 7236-A, Expiration Date September, 2018.

RIVER'S GATE LEASING CENTER

43 SALIX COURT
MIDDLE RIVER, MD 21220

#	DATE	DESCRIPTION
---	------	-------------

ISSUED FOR:

☐ REVIEW	☐ SD SET
☐ BID	☐ DD SET
☐ PERMIT	☒ CD SET

©2016 PENZA BAILEY ARCHITECTS, INC.

DRAWN: Author PROJECT 16031

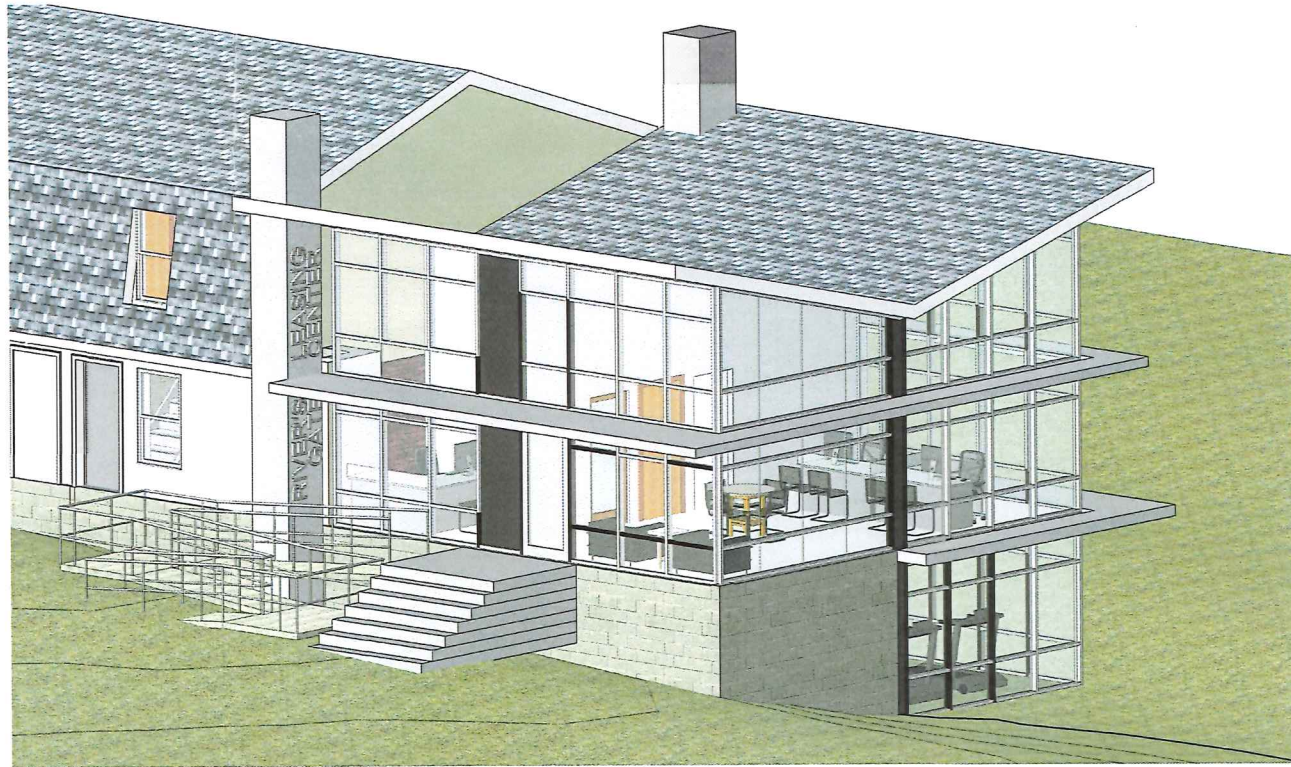
CHECKED: Checker

CAD: MacRum/Document/16031-River's

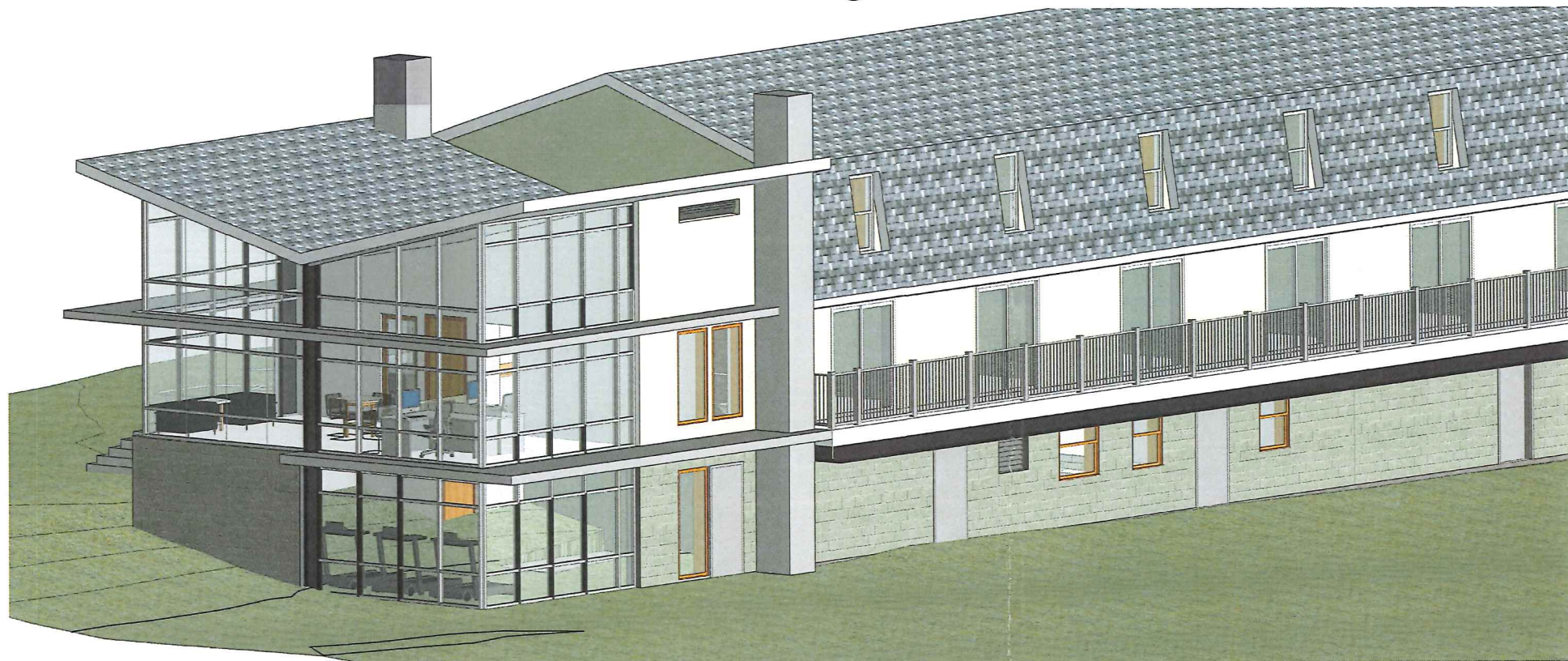
FILE: 0815_2016_0815161

DATE: 08/15/2016

Scheme E Revised



2 ENTRY PERSPECTIVE



1 REAR PERSPECTIVE

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the state of Maryland, license number 7296-A, Expiration Date September, 2016.

RIVER'S GATE LEASING CENTER

43 SALIX COURT
MIDDLE RIVER, MD 21220

#	DATE	DESCRIPTION

ISSUED FOR:

☐ REVIEW ☐ SD SET
☐ BID ☐ DD SET
☐ PERMIT ☒ CD SET

©2016 PENZA BAILEY ARCHITECTS, INC.

DRAWN: Author PROJECT 16031

CHECKED: Checker

FILE: \\MacRhone\Documents\16031-River's Gate_Leasing_Center.rvt

DATE: 08/15/2016

Scheme E Revised