

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(2925 Merrymans Mill Road)		
10 th Election District	*	OFFICE OF ADMINISTRATIVE
3 rd Council District		
Marcus E. Dana & Julia G. Rosselli	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0275-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, Marcus E. Dana and Julia G. Rosselli ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations, to permit a proposed ground mount solar panel (accessory structure) located in the front yard in lieu of the permitted rear yard location. 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. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 23, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

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

ORDER RECEIVED FOR FILING

Date 5-15-17

By kw

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 Petitioners.

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 15th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations, to permit a proposed ground mount solar panel (accessory structure) located in the front yard in lieu of the permitted rear yard location, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- 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.

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 5-15-17

By dlw



KEVIN KAMENETZ
County Executive

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

May 15, 2017

Marcus E. Dana
Julia G. Rosselli
2925 Merrymans Mill Road
Phoenix, MD 21131

RE: Petition for Administrative Variance
Case No. 2017-0275-A
Property: 2925 Merrymans Mill Road

Dear Petitioners:

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

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

Sincerely,

A handwritten signature in 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:dlw
Enclosure

c: Gailon Wensil-Strow, 221 Gateway Drive, Bel Air, MD 21014



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 2925 Merrymans Mill Road Currently zoned BC6
 Deed Reference 33878 / 00257 10 Digit Tax Account # 2500010263
 Owner(s) Printed Name(s) Marcus Dana & Julia Rosselli

(SELECT THE HEARING(S) BY MARKING ☒ 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/plot attached hereto and made a part hereof, hereby petition for an:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BCZR To permit a proposed ground mount solar panels (accessory structure) located in the front yard in lieu of the permitted side or rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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):

Marc Dana / Julia G. Rosselli
 Name #1 – Type or Print Name #2 – Type or Print
Marc Dana / Julia G. Rosselli
 Signature #1 Signature #2
2925 Merrymans Mill Rd Phoenix MD
 Mailing Address City State
21131 / 410 960 5799 / EMTPNP@GMAIL.COM
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Gailen Wensil-Strow
 Name – Type or Print
Gailen Wensil-Strow
 Signature
221 Gateway Dr. Bel Air MD
 Mailing Address City State
21014 / 443-867-7911 / Gwensil-Strow@adbuild.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 2017-0075-A Filing Date 4/12/17 Estimated Posting Date 4/23/17 Reviewer gh

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: 2925 Merrymans Mill Rd Phoenix MD 21131
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)**

An administrative variance is requested for ground mounted solar panels that require a variance because it is in the front yard. There is no room in the back yard that is acceptable/allowable for the placement of panels. This will also have no impact on visuals/aesthetics in regards to neighbors as there are not adjacent houses in the area. There is also a conservation easement behind the house that limits the panel location.

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

Marc Dana
Signature of Owner (Affiant)

Marc Dana
Name- Print or Type

Julia G. Rosselli
Signature of Owner (Affiant)

Julia G. Rosselli
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 22nd day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

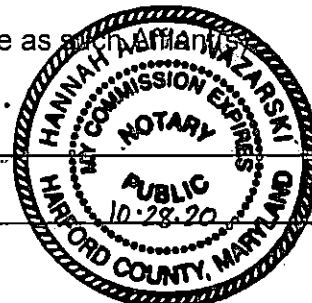
Print name(s) here: Marc Dana & Julia G. Rosselli

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

AS WITNESS my hand and Notaries Seal

Hannah NazarSKI
Notary Public

My Commission Expires



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: 2925 Merrymans Mill Rd Phoenix MD 21131
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)

An administrative variance is requested for ground mounted solar panels that require a variance because it is in the front yard. There is no room in the back yard that is acceptable/allowable for the placement of panels. This will also have no impact on visuals/aesthetics in regards to neighbors as there are not adjacent houses in the area. There is also a conservation easement behind the house that limits the panel location.

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

Signature of Owner (Affiant)

Signature of Owner (Affiant)

Name- Print or Type

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 22nd day of March, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

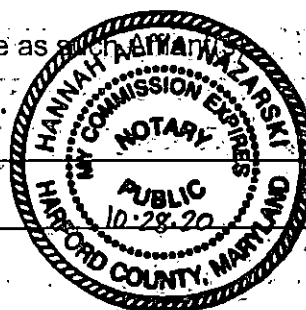
Marc Dana & Julia G. Rosselli

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

AS WITNESS my hand and Notaries Seal

Notary Public

My Commission Expires





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 2925 Merrymans Mill Road Currently zoned RC6
 Deed Reference 33878 / 00257 10 Digit Tax Account # 2500010263
 Owner(s) Printed Name(s) Marcus Dana & Julia Rosselli

(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:

- ☒ **ADMINISTRATIVE VARIANCE** from Section(s) 400.1 BCZR To permit a proposed ground mount solar panels (accessory structure) located in the front yard in lieu of the permitted side or rear yard.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ☐ **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):

Marc Dana / Julia G. Rosselli
 Name #1 – Type or Print Name #2 – Type or Print
Marc Dana / Julia G. Rosselli
 Signature #1 Signature #2
2925 Merrymans Mill Rd Phoenix MD
 Mailing Address City State
21131 / 410 960 5799 / EMTPNP@GMAIL.COM
 Zip Code Telephone # Email Address

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

Name- Type or Print
 Signature
 Mailing Address City State
 Zip Code Telephone # Email Address

Representative to be contacted:

Gailan Wensil-Strow
 Name – Type or Print
Gailan Wensil-Strow
 Signature
221 Gateway Dr. Bel Air MD
 Mailing Address City State
21044 / 443-867-7911 / Gwensil-Strow@comcast.net
 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 2017-0005-A Filing Date 4/12/17 Estimated Posting Date 4/13/17 Reviewer gh

Zoning Petition Property Description

The zoning property description for 2925 Merrymans Mill road.

Beginning at a point on the south side of Merrymans Mill road, which is 15 feet wide at a distance of 1320 ft southwest of the centerline of the nearest improved intersecting street, Sunnybrook road, which is 60 ft wide. Being Lot #2 in the minor subdivision called the Donna Property as recorded in the Baltimore county plat book # **42** , folio # **B2** , containing 14.62 acre lot. Located in the 10th election district and the 42nd council district.

2017- 0275-A

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

NO 151422

Date: 4/12/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept. Obj	BS Acct	Amount
001	706	0002		0130				75.00

Total: 75.00

Rec From: American Design & Build

For: 2925 Merrymans Mill Rd.
2017-0215-A

DISTRIBUTION

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

PAID RECEIPT

BUSINESS ACTUAL TIME IRM
4/12/2017 4/12/2017 09:31:22 1
REG 4501 WALKIN LJR
>>RECEIPT # 715469 4/12/2017 OFLN
Dept: 5 528 ZONING VERIFICATION
CR NO. 151422
Receipt Tot \$75.00
\$75.00 CR \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**

CERTIFICATE OF POSTING

RE: Case No. 2017-0275-A

Petitioner: Marcus Dana & Julia Roselli

Closing Date: 5/8/17

Baltimore County Department of
Permits, Approvals and Inspections
Room 111, County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

This letter is to confirm, under penalties of perjury, that the necessary sign(s)
were posted conspicuously on the property located at _____

_____ 2925 Merrymans Mill Road _____

_____ on 4/23/17 _____

Sincerely,

 4/23/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

Certificate of Posting

Case No. 2017-0275-A



2925 Merrymans Mill Road

(Posted 4/23/17)

 4/23/17

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

Certificate of Posting

Case No. 2017-0275-A



2925 Merrymans Mill Road

(Posted 4/23/17)

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0275 -A Address 2925 Merrymans Mill Rd
Contact Person: GARY HUCK Phone Number: 410-887-3391
Planner Please Print Your Name
Filing Date: 4/12/17 Posting Date: 4/23/17 Closing Date: 5/8/17

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

1. **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.
2. **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.
3. **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.
4. **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 2017- 0275 -A Address 2925 Merrymans Mill Rd
Petitioner's Name Marcus Dang & Julia Roselli Telephone _____
Posting Date: 4/23/17 Closing Date: 5/8/17
Wording for Sign: To Permit a proposed ground mount solar panels (accessory structure) located in the front yard in lieu of the permitted side or rear yard.

Revised 7/6/16



KEVIN KAMENETZ
County Executive

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

May 9, 2017

Marcus Dana & Julia G Roselli
2925 Merrymans Mill Road
Phoenix MD 21131

RE: Case Number: 2017-0275 A, Address: 2925 Merryman Mill Road

Dear Mr. Dana & Ms. Roselli:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 12, 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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Gailon Wensil-Strow, 221 Gateway Drive, Bel Air MD 21014

Date: 4/17/17

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

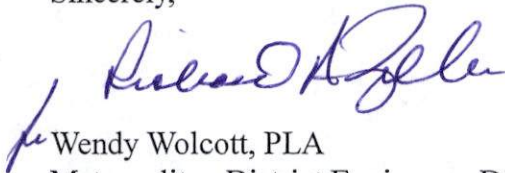
Dear Ms. Lewis:

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. 2017-0275-A

*Administrative Variance
Marc Dana & Julia G. Roselle II
2925 Merryman Mill Road*

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,



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

WW/RAZ

to work

20BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

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

SUBJECT: Zoning Advisory Committee Meeting
For April 24, 2017
Item No. 2017-0242, 0273, 0275, 0276 and 0277

DATE: April 26, 2017

The Bureau of Development Plans Review has reviewed the subject zoning items and we have no comment.

DAK:CEN
cc:file

G:\DevPlanRev\ZAC -No Comments\ZAC04242017.doc

M E M O R A N D U M

DATE: June 15, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0275-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 14, 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.'

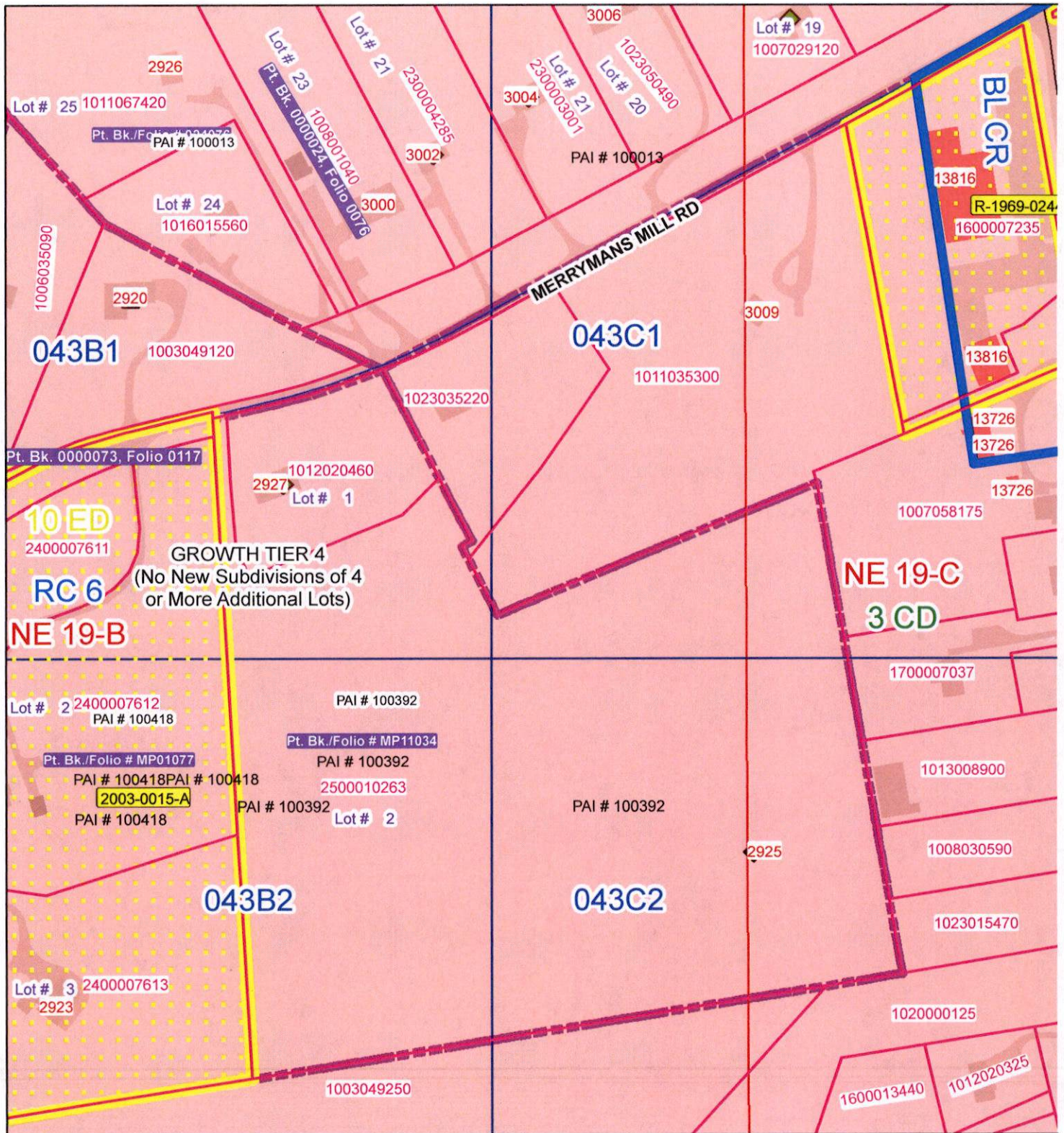
c: Case File
Office of Administrative Hearings

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 10 Account Number - 2500010263								
Owner Information										
Owner Name:		DANA MARCUS E ROSSELLI JULIA G			Use:		AGRICULTURAL			
Mailing Address:		2925 MERRYMANS MILL RD PHOENIX MD 21131-			Principal Residence:		YES			
					Deed Reference:		/33878/ 00257			
Location & Structure Information										
Premises Address:		2925 MERRYMANS MILL RD PHOENIX 21131-0000			Legal Description:		14.620 AC MINOR SUBDIVISION 2925 MERRYMANS MILL RD SSR 1300 FT SW JARRETTSVILLE PIKE			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0043	0011	0338		0000			2	2017	Plat Ref:	
Special Tax Areas:				Town:		NONE				
				Ad Valorem:						
				Tax Class:						
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
2015		4,459 SF				14.6200 AC		05		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1 1/2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	2 Attached					
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of 01/01/2017		As of 07/01/2016		As of 07/01/2017		
Land:		139,100		139,100						
Improvements		628,800		616,200						
Total:		767,900		755,300		767,900		755,300		
Preferential Land:		4,100						4,100		
Transfer Information										
Seller: DANA MARCUS E				Date: 06/28/2013			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /33878/ 00257			Deed2:			
Seller: KOSMAKOS GEORGE KOSMAKOS K				Date: 07/13/2009			Price: \$459,000			
Type: ARMS LENGTH IMPROVED				Deed1: /28379/ 00306			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:		AGRICULTURAL TRANSFER TAX								

2525 Merrymans Mill Road



Publication Date: 4/5/2017



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



0 55 110 220 330 440 Feet

1 inch = 200 feet

2017-0275-A

Gary,

Attached are the pictures for 2925
Derryman's Mill Road, Phoenix, MB
for the administrative variance.

Please tell me if this is
good.

Thank you,
Gaulen Wensil-Shaw
443-867-7541

Start

Attached are the pictures for 2025
Newman's Mill Road, Phoenix, MD
for the administrative variance.

Please tell me if this is
good.

Thank you
Gordon (David) Brown
443-865-3271





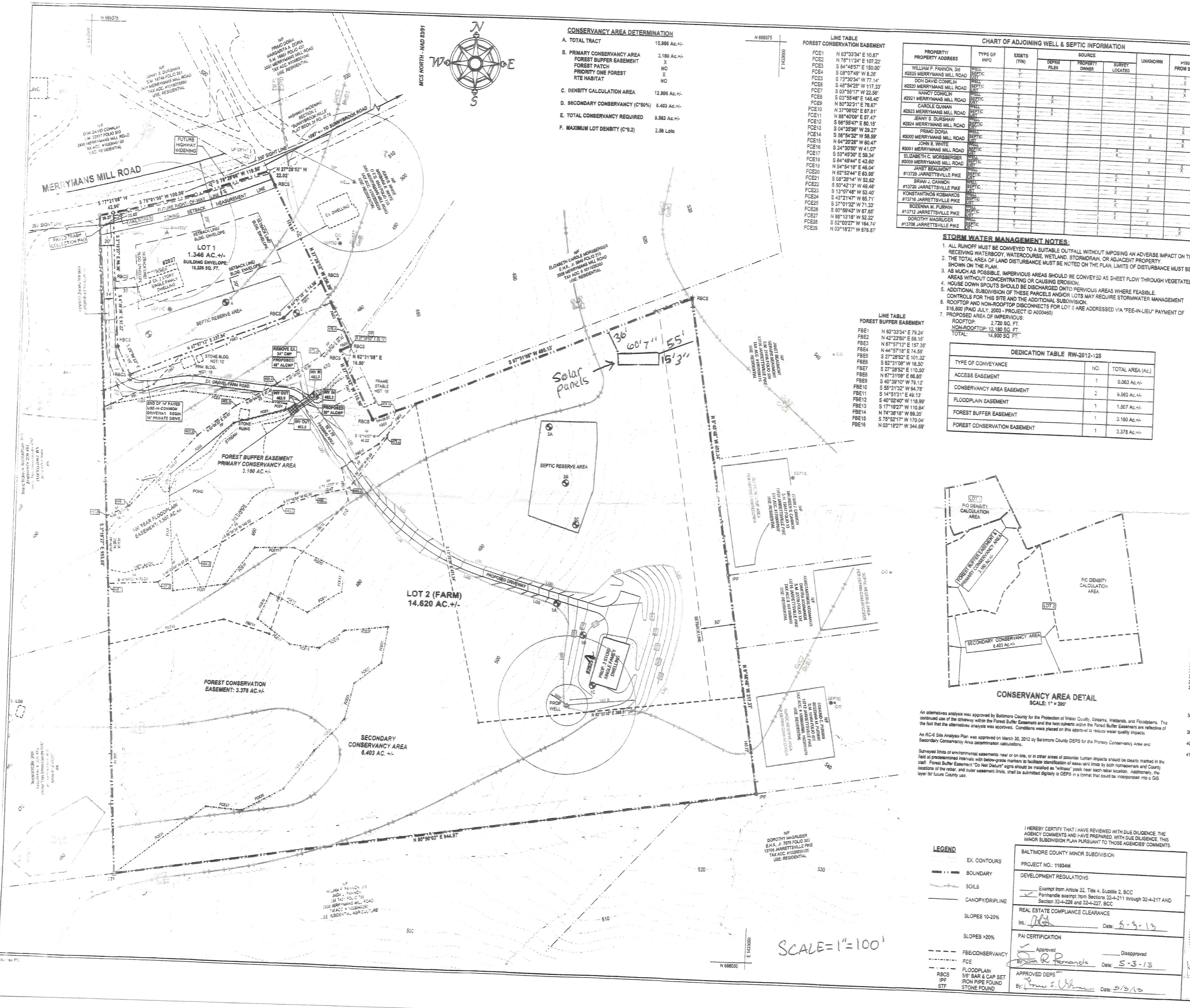












CONSERVANCY AREA DETERMINATION

A. TOTAL TRACT	15.966 AC +/-
B. PRIMARY CONSERVANCY AREA	3.180 AC +/-
C. DENSITY CALCULATION AREA	12.806 AC +/-
D. SECONDARY CONSERVANCY AREA (C*50%)	6.403 AC +/-
E. TOTAL CONSERVANCY REQUIRED	9.583 AC +/-
F. MAXIMUM LOT DENSITY (C*0.2)	2.58 Lots

LINE TABLE

LINE	TYPE OF INFO	EXISTS (Y/N)	SOURCE
FCE1	N 63°33'34" E 10.87'		
FCE2	N 78°11'24" E 107.22'		
FCE3	S 84°48'57" E 150.00'		
FCE4	S 08°07'48" W 8.25'		
FCE5	S 73°30'34" W 77.14'		
FCE6	S 48°54'25" W 117.33'		
FCE7	S 03°55'17" W 22.58'		
FCE8	S 03°55'48" E 146.40'		
FCE9	N 80°32'31" E 76.87'		
FCE10	N 37°08'02" E 67.81'		
FCE11	N 88°40'09" E 57.47'		
FCE12	S 68°55'47" E 50.15'		
FCE13	S 04°35'59" W 28.27'		
FCE14	S 58°54'32" W 58.59'		
FCE15	N 64°20'28" W 60.47'		
FCE16	S 24°30'00" W 41.07'		
FCE17	S 53°45'00" W 59.34'		
FCE18	S 48°48'44" E 43.60'		
FCE19	N 54°54'18" E 48.04'		
FCE20	N 82°32'44" E 63.98'		
FCE21	S 08°26'14" W 52.62'		
FCE22	S 50°42'13" W 49.48'		
FCE23	S 13°07'48" W 53.40'		
FCE24	S 43°21'47" W 65.71'		
FCE25	S 37°01'32" W 71.33'		
FCE26	S 60°59'43" W 67.65'		
FCE27	N 88°13'18" W 52.22'		
FCE28	S 52°00'27" W 164.74'		
FCE29	N 03°18'27" W 676.87'		

CHART OF ADJOINING WELL & SEPTIC INFORMATION

PROPERTY ADDRESS	TYPE OF INFO	EXISTS (Y/N)	SOURCE	UNKNOWN	>100' FROM SITE
WILLIAM P. FANNON JR. 34255 MERRYMANS MILL ROAD	WELL				
DON DAVID CONKLIN 34255 MERRYMANS MILL ROAD	WELL				
NANCY CONKLIN 34255 MERRYMANS MILL ROAD	WELL				
CAROLE GUINAN 34255 MERRYMANS MILL ROAD	WELL				
JENNY S. DURSHAW 34255 MERRYMANS MILL ROAD	WELL				
PRIMO DORNA 34255 MERRYMANS MILL ROAD	WELL				
JOHN B. WHITE 34255 MERRYMANS MILL ROAD	WELL				
ELIZABETH C. MORSEMERGER 34255 MERRYMANS MILL ROAD	WELL				
JANET BEAUMONT 34255 MERRYMANS MILL ROAD	WELL				
BRIAN J. CANNON 34255 MERRYMANS MILL ROAD	WELL				
KONSTANTINOS KOSMAKOS 34255 MERRYMANS MILL ROAD	WELL				
BOZEMNA M. PURVIN 34255 MERRYMANS MILL ROAD	WELL				
DOROTHY MAGRUDER 34255 MERRYMANS MILL ROAD	WELL				

- STORM WATER MANAGEMENT NOTES:**
1. ALL RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORMWATER, OR ADJACENT PROPERTY.
 2. THE TOTAL AREA OF LAND DISTURBANCE MUST BE NOTED ON THE PLAN. LIMITS OF DISTURBANCE MUST BE SHOWN ON THE PLAN.
 3. AS MUCH AS POSSIBLE, IMPERVIOUS AREAS SHOULD BE CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
 4. HOUSE DOWN SPOUTS SHOULD BE DISCHARGED ONTO PERVIOUS AREAS WHERE FEASIBLE.
 5. ADDITIONAL SUBDIVISION OF THESE PARCELS AND/OR LOTS MAY REQUIRE STORMWATER MANAGEMENT CONTROLS FOR THIS SITE AND THE ADDITIONAL SUBDIVISION.
 6. ROOFTOP AND NON-ROOFTOP DISCONNECTS FOR LOT 2 ARE ADDRESSED VIA "FEE-IN-LIEU" PAYMENT OF \$16.80 PER SQ. FT. OF IMPERVIOUS AREA.
 7. PROPOSED AREA OF IMPERVIOUS: ROOFTOP: 2,720 SQ. FT. NON-ROOFTOP: 12,180 SQ. FT. TOTAL: 14,900 SQ. FT.

DEDICATION TABLE RW-2012-128

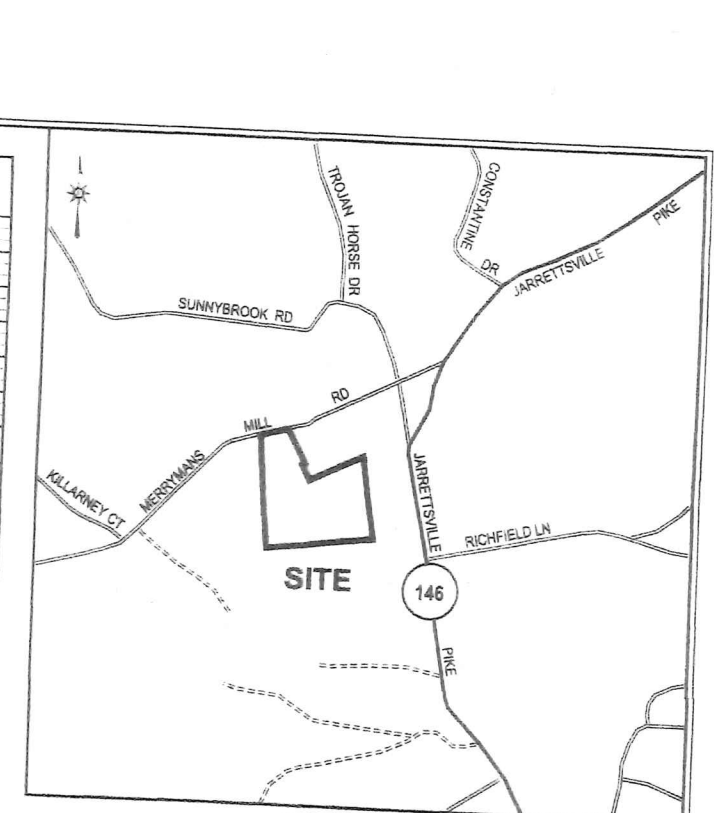
TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.)
ACCESS EASEMENT	1	0.063 AC +/-
CONSERVANCY AREA EASEMENT	2	9.583 AC +/-
FLOODPLAIN EASEMENT	1	1.507 AC +/-
FOREST BUFFER EASEMENT	1	3.160 AC +/-
FOREST CONSERVATION EASEMENT	1	3.378 AC +/-



An alternatives analysis was approved by Baltimore County for the Protection of Water Quality, Streams, Wetlands, and Floodplains. The fact that the alternatives analysis was approved. Conditions were placed on this approval to reduce water quality impacts.

An RC-4 Site Analysis Plan was approved on March 30, 2012 by Baltimore County DEPS for the Primary Conservancy Area and Secondary Conservancy Area determination calculations.

Surveyed limits of environmental easements near or on lots, or in other areas of potential human impacts should be clearly marked in the field at predetermined intervals with blue-white markers to facilitate identification of easement limits by both homeowners and County staff. Forest Buffer Easement "Do Not Disturb" signs should be installed at "yellow" poles near each marker location. Additionally, the locations of the easement limits, shall be submitted digitally to DEPS in a format that could be incorporated into a GIS layer for future County use.



GENERAL NOTES:

1. AREA OF TRACT: GROSS: 15.966 AC +/-, NET: 15.966 AC +/-
2. ZONING CLASSIFICATION: RC-8
3. PRIMARY CONSERVANCY AREA: 3.180 AC +/-
4. DENSITY CALCULATION AREA: 12.806 AC +/-
5. DENSITY CALCULATION: LOTS ALLOWED: 2.2, 12.806 AC +/- = 2.58 LOTS PROPOSED: 2
6. OWNER: MARCUS E. DANA & JULIA G. ROSSSELLI 14217 ROBCASTE RD PHOENIX, MARYLAND 21131-1453 PHONE: 410-960-5798
7. TAX ACCOUNT NUMBER: 1012020480
8. DEED REFERENCE: LIBER S.M. 28378 FOLIO 306, DATE: JULY 10, 2009
9. TAX MAP: 43, GRID: 11, PARCEL: 150
10. CENSUS TRACT: 410100
11. REGIONAL PLANNING DISTRICT: 305
12. SCHOOL DISTRICT: 18
13. WATERSHED: 8 (LOCH RAVEN RESERVOIR)
14. SUB-REVENUE: 61
15. THE PANNHANDLE SHALL BE PAID WITHIN ONE (1) YEAR OF THE ISSUANCE OF THE FIRST OCCUPANCY PERMIT AND PRIOR TO THE ISSUANCE OF OCCUPANCY PERMIT OF THE LAST LOT TO BE SERVED, WHICHEVER COMES FIRST.
16. A COVENANT FOR USE-IN-COMMON AND MAINTENANCE, SHALL BE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.
17. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE JUNE 25, 1984. THE DEVELOPER/SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
18. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
19. THERE ARE NO WELLS AND/OR SEPTICS LOCATED WITHIN 100 FEET OF THE SUBJECT PROPERTY, UNLESS OTHERWISE SHOWN HEREON.
20. SOLS MAP: 18
21. THERE ARE NO CRITICAL AREAS, HAZARDOUS WASTE SITES, ENDANGERED SPECIES HABITATS, OR ARCHEOLOGICAL SITES ON THIS PROPERTY.
22. THE OUTLINE SHOWN HEREON IS THE RESULT OF A BOUNDARY SURVEY PERFORMED BY PROFESSIONAL SURVEYS, LLC AND IS BASED ON THE MARYLAND COORDINATE SYSTEM (MAD, 8391), STATIONS UTILIZED: G182, G187 & G188.
23. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS FILES 04301, 04302, 04303 & 04304 WITH ADDITIONAL FEATURES FIELD LOCATED BY PROFESSIONAL SURVEYS, LLC.
24. ALL EXISTING STRUCTURES LOCATED ON SITE ARE TO REMAIN.
25. ANY FOREST CONSERVATION EASEMENT AND/OR FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
26. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT AND/OR FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPS.
27. A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY FROM THE REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. CONDITIONS WERE PLACED ON THIS APPROVAL TO REDUCE WATER QUALITY IMPACTS, INCLUDING IMPLEMENTATION OF ON-SITE MITIGATION MEASURES.
28. THE EXISTING PROPOSED PRIVATE DRIVEWAY ENTRANCE SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL R-15, FOR TYPICAL ENTRANCE FROM ROAD WITHOUT CURBS & GUTTER. ALL DRIVEWAYS WILL COMPLY WITH SECTION 409.4 (BCZA). ALL PARKING AND MANEUVERING AREAS WILL BE PAVED WITH BLACKTOP.
29. THE AREAS BETWEEN THE SIGHT LINE AND "CURB" LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
30. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOODPLAIN, AS DESIGNATED ON A FLOOD STUDY PREPARED BY GEOFFREY A. TIZARD, LT DATED 02/27/02.
31. THE PROPERTY IS NOT A HISTORIC SITE NOR IS IT LOCATED WITHIN A HISTORIC DISTRICT.
32. THIS SITE IS NOT LOCATED IN DEFICIENT AREAS AS SHOWN ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4402, BCZD.
33. THE EXISTING DWELLING IS A 2 STORY SINGLE FAMILY DWELLING.
34. THE PROPOSED DWELLING SHOWN HEREON IS A 2 STORY SINGLE FAMILY DWELLING.
35. AREA OF DISTURBANCE: 11,700 SQ. FT.
36. THIS SITE HAS NO PRIOR ZONING CASE HISTORY.
37. A CRUISER RUN ROAD FOR ACCESS TO DWELLINGS SHALL BE AVAILABLE FOR THE USE BY EMERGENCY FIRE APPARATUS AND CAPABLE OF HANDLING EMERGENCY APPARATUS WEIGHING 70,000 LBS. WHEN CONSTRUCTION OF ANY DWELLING IS UNDER ROOF, IN ACCORDANCE WITH COUNTY BILL NO. 48-10, SECTION 118.4.1.1, OF THE BALTIMORE COUNTY FIRE PREVENTION CODE.
38. THE ACCESS DRIVEWAY SHALL NOT BE OBSTRUCTED FOR EMERGENCY APPARATUS IN ANY MANNER INCLUDING THE PARKING OF VEHICLES. ALSO, ANY TREES PLANTED SHALL NOT BE THE TYPE THAT WOULD INTERFERE WITH EMERGENCY APPARATUS ACCESS WHEN THEY MATURE.
39. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF A RESIDENTIAL SPRINKLER SYSTEM FOR EACH INDIVIDUAL DWELLING.
40. THE RESIDENTIAL SPRINKLER SYSTEM SHALL BE INSPECTED AND APPROVED BY THE BALTIMORE COUNTY MARSHAL'S OFFICE PRIOR TO OCCUPANCY.
41. ARCHITECTURAL ELEVATION DRAWINGS MUST BE SUBMITTED TO THE OFFICE OF PLANNING FOR REVIEW PRIOR TO BUILDING PERMIT APPROVAL.

PAI FILE #10-392

MINOR SUBDIVISION PLAN

THE DANA PROPERTY

10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

3RD COUNCILMANIC DISTRICT

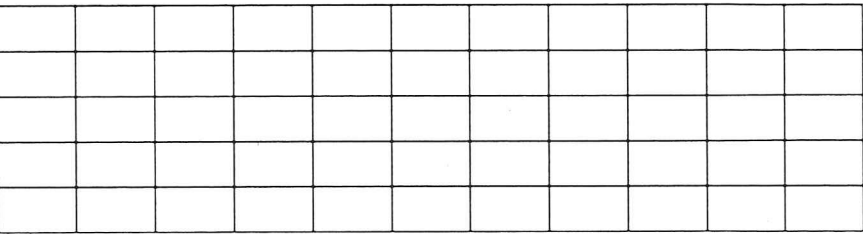
OWNERS/DEVELOPERS:
MARCUS E. DANA
JULIA G. ROSSSELLI
14217 ROBCASTE RD
PHOENIX, MD 21131-1453

Professional Surveys:
194 E. Main St., 2nd Floor
Westminster, MD 21157
Phone 410-751-8785
Fax 410-751-8786

DRAWING NAME: MINOR SUBDIVISION PLAN
SCALE: 1"=100' **DATE:** 11/09/11 **DRAWN BY:** KAH
JOB: 2008-051 **CHECK BY:** KAH **SHEET:** 1/2
PAI FILE NO.: 10-392
REVISION: 03/09/12, Address agency comments, KAH
REVISION: 04/24/12, Address agency comments, KAH
REVISION: 01/15/13, Add RW file number to plan, KAH

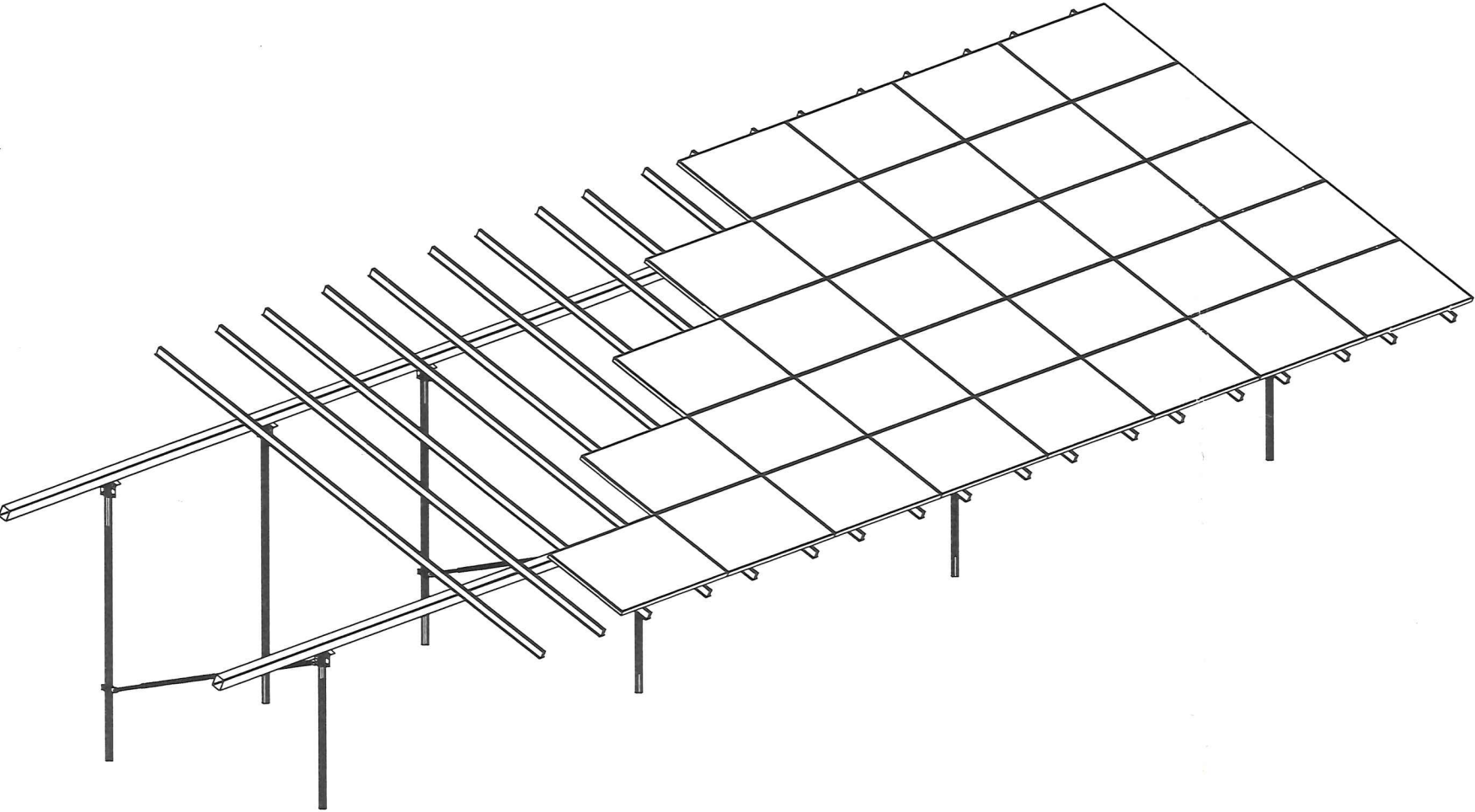
APPROVED DEPS:
By: [Signature] Date: 5/8/13

2017-0275-A Pet. Exp. 1



Plan View

NOT TO SCALE



Site Design Conditions

Basic Wind Speed: 105 MPH (Risk Category I)
Ground Snow Load: 30 PSF
Exposure Category: C
Site Contour: <5 Degree Slope
Helical Pile Depth: 60" Min
Max. Leg Axial Bearing: 4,665 lbs.
Max. Leg Uplift: 2,920 lbs.
Max. Lateral Resistance: 2,160 lbs.
Top Rail Max. Loading: 97.7 plf
Lateral Resistance Plate Size: Not Req'd

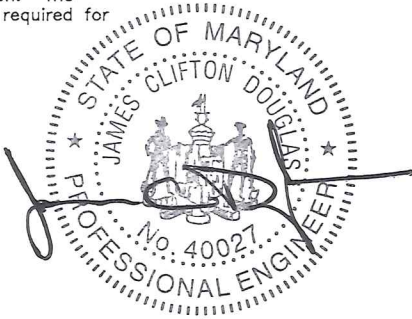
All design work has been performed in accordance with the Maryland Building Performance Standards List of Applicable Codes and Standards dated January 1, 2016 including, but not limited to, the 2015 International Building Code with the Department of Housing and Community Development modifications (ref: COMAR 05.02.07).

Net design pressures were calculated in accordance with ASCE 7-10 section 27.4.3, "Open Buildings with Monoslope, Pitched, or Troughed Roofs". All load cases were evaluated in determining the limiting design conditions. The data table above provides the results for the limiting load case. Maximum leg reaction forces represent the highest load condition seen by any leg in the structure. All legs in the structure are designed to meet the maximum load conditions.

5Lx11C Sub-Array Design Conditions

Front Leg Height: 36 1/4"
Rear Leg Height: 83 3/4"
North-South Leg Spacing: 102"
West Span Leg Spacing: 16'-0"
East Span Leg Spacing: 16'-0"
Quantity Center Spans: 1
Center Span Leg Spacing: 16'-0"
East & West Overhang: 5'-9"
Overall Beam Length: 59'-6"
Front Edge Ground Clearance: 28"
Horizontal Rail Material: 5"x4"x1/8" HSS
Top Rail Material: SF Rails
Qty Rails per Panel: 2
Top Rail Length: 202"
Top Rail Center Span: 112 1/2"
Top Rail Overhangs: 44 3/4"
Array Tilt Angle: 25 Degrees
Overall Array East-West Dim: 60'-8"
Number of Modules/Sub-Array: 55
Number of Sub-Arrays: 1
Module Columns/Sub-Array: 11
Number of Module Rows: 5
Module Orientation: Landscape
Module Column Spacing: 1/4"
Module Row Spacing: 1/4"
Module Model: SW 285
Module Size: 39.41" x 65.94"
Individual Module Rating: 285 watt
Sub Array Power Rating: 15.675 kw
Total Power Rating: 15.675 kw

1 Additional North Column is to be installed per field direction. The Column is to support equipment mounting needs. It is not required for North beam support.



Sheet 1 of 3

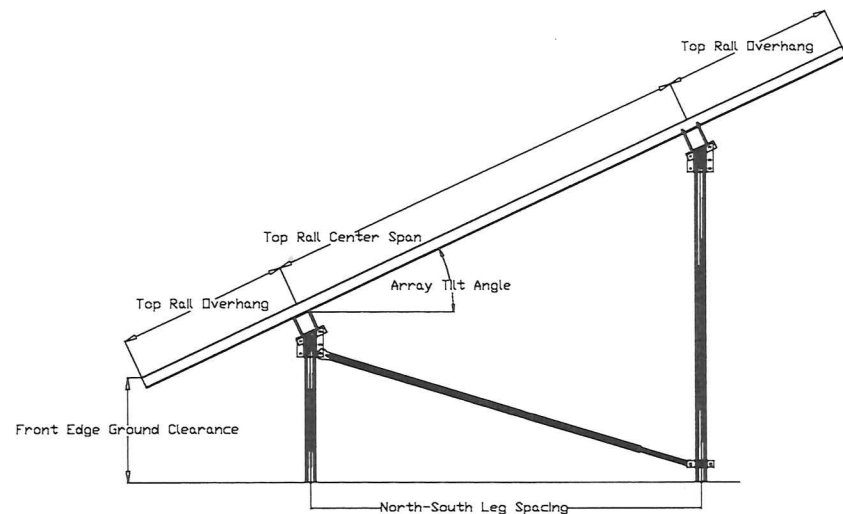
American Design and Build

Date	Revision	Drawn By:	Review By:
03/12/2017	Original		MZ

Project:
Dana Residence
2925 Merrymans Mill Road
Phoenix, MD 21121

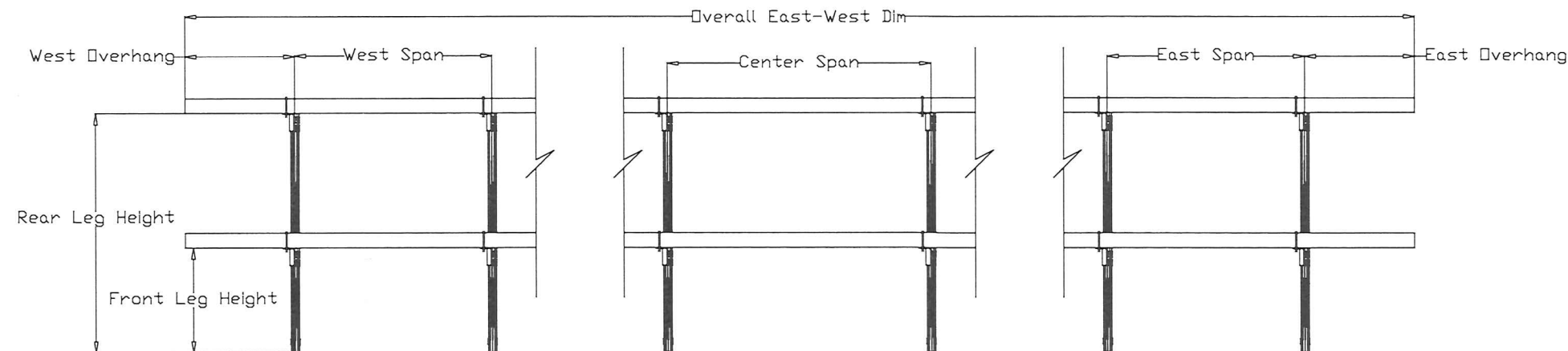
Solar Foundations USA

6103 Winterhaven Drive Newark, DE 19702 Ph: (855) 738-7200 Fax: (866) 644-5665



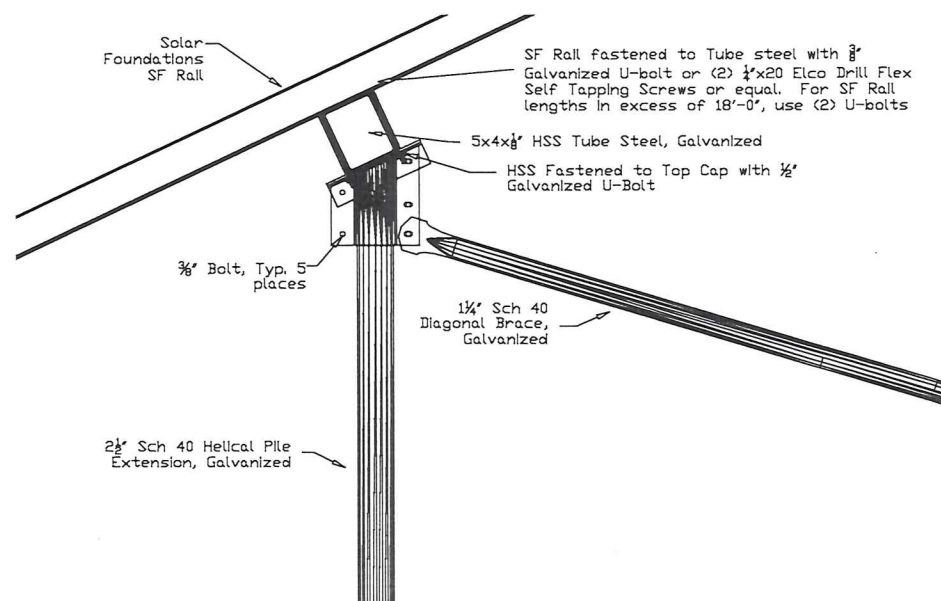
SIDE ELEVATION DETAIL

NOT TO SCALE



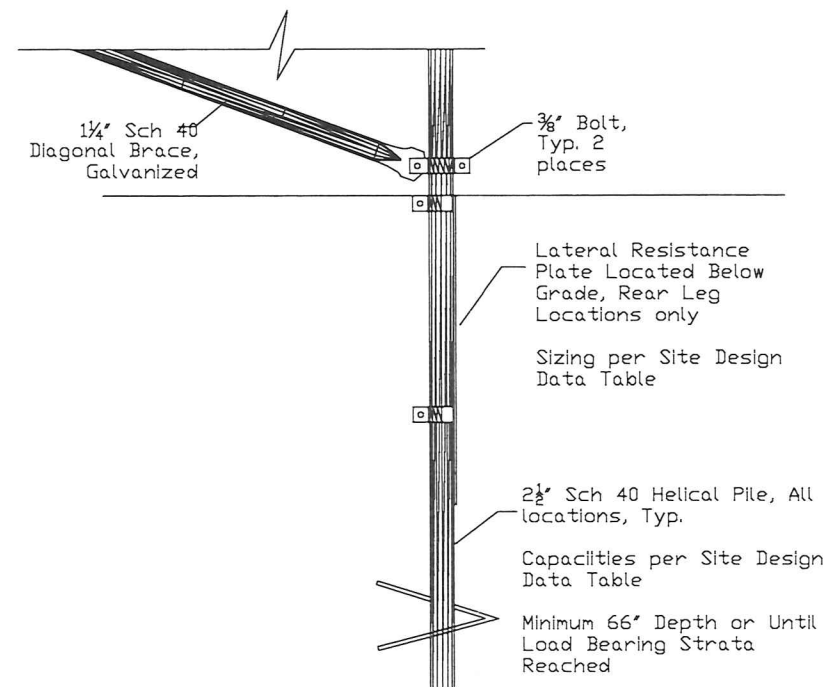
POST SPACING ELEVATION DETAIL

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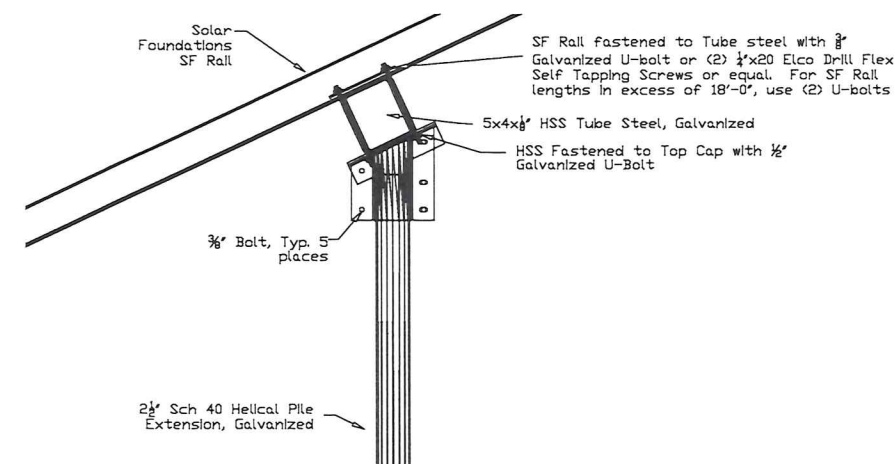
LOWER CAP DETAIL

NOT TO SCALE



HELICAL PILE AND LATERAL RESISTANCE PLATE DETAIL

NOT TO SCALE



UPPER CAP DETAIL

NOT TO SCALE



Sheet 2 of 3

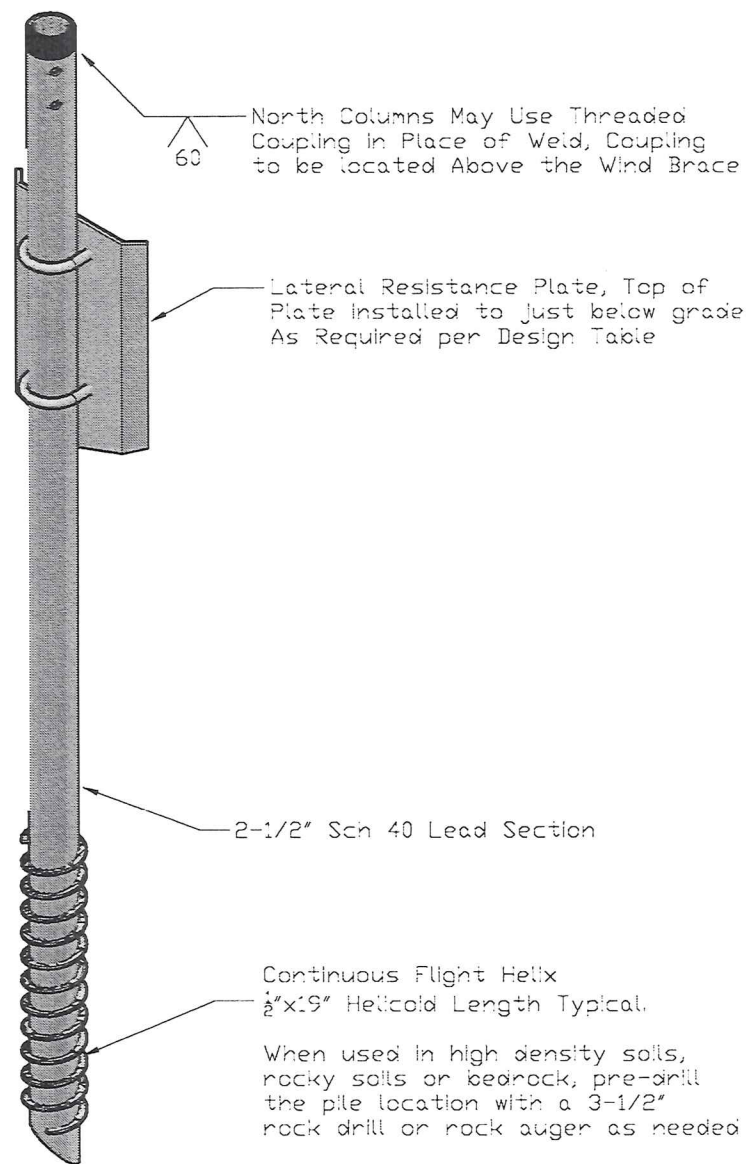
American Design and Build

Date	Revision	Drawn By:	Review By:
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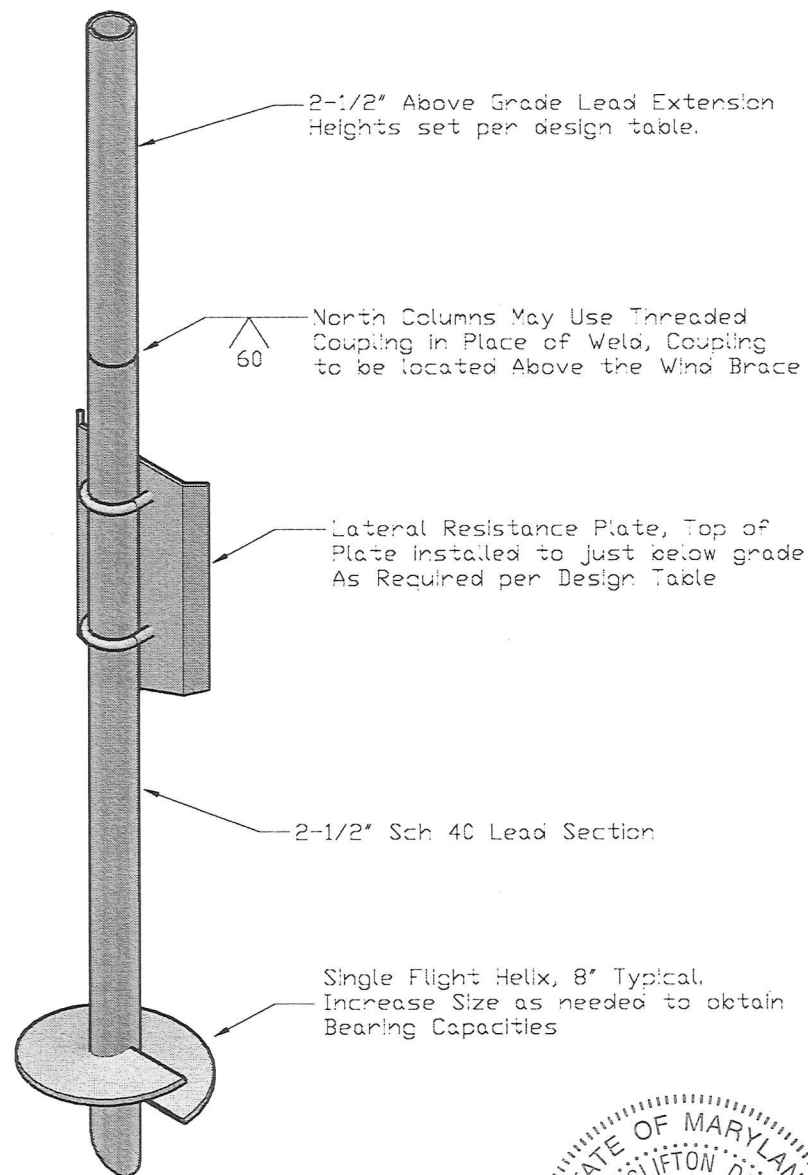
Solar Foundations USA

6103 Winterhaven Drive Newark, DE 19702 Ph: (855) 738-7200 Fax: (866) 644-5665



Helical Pile Detail

NOT TO SCALE



Specification Requirements:

The following material specification requirements pertain to the fabrication of the Solar Foundations USA ground mount solar support structure as indicated on these drawings.

1. Solar Foundation aluminum rails shall conform to ASTM B221.
2. Structural steel tubing shall be ASTM A500 Grade C.
3. Steel pipe for piles shall conform to ASTM A500 Grade C.
4. Steel pile extensions shall be ASTM A53 Grade B.
5. Fabricated steel plate for column cap assemblies, bracing clamps, etc. shall be ASTM A36 or A1011.
6. Steel bolts for cap fasteners shall conform to SAE J429 Grade 5. All other bolts shall conform to SAE J429 Grade 2 or better.
7. Steel U-bolts shall conform to ASTM 1018.
8. USS flat steel washers shall conform to ASTM F844 and nuts for steel connections shall conform to ASTM A563 Grade A.
9. All field welding shall conform to AWS D1.1/D1.1M -Structural Welding Code requirements.
10. All steel shall be hot-dip galvanized per ASTM A123 or A153 after all fabrication has been completed.

Installation Requirements:

1. The minimum average installation torque required to obtain the required indicated capacities and the minimum installation depth shown on the plans shall be satisfied prior to termination of the installation. The installation torque shall be an average of the installation torques indicated during the last 1 foot of installation.
2. The torsional strength rating of the torque anchor shall not be exceeded during the installation. If the torsional strength limit of the anchor has been reached, but the anchor has not reached the target depth, perform the following:
 - 2.1. If the torsional strength limit is achieved prior to reaching the target depth, the installation may be acceptable if reviewed and approved by the engineer and/or owner.
 - 2.2. The installer may remove the torque anchor and install a new one with smaller diameter helical plate.
 - 2.3. If using a continuous flight pile, pre-drill the pile location with a 3-1/2" rock auger or rock drill as needed.
3. If the target depth is achieved, but the torsional requirement has not been met the installer may do one of the following:
 - 3.1. Install the torque anchor deeper to obtain the required capacity
 - 3.2. Remove the torque anchor and install a new one with a larger diameter helical plate or one with multiple helical plates.
 - 3.3. Reduce the load capacity on the individual torque anchor by providing additional torque anchors at a reduced spacing.

Sheet 3 of 3

American Design and Build

Date	Revision	Drawn By:	Review By:
03/12/2017	Original		MZ

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