

M E M O R A N D U M

DATE: September 6, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0333-SPHA – Appeal Period Expired

The appeal period for the above-referenced case expired on August 31, 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

IN RE: **PETITIONS FOR SPECIAL HEARING *
AND VARIANCE**

(9500-9552 Watts Road) *
2nd Election District *
4th Council District *

Sandy Hookland, LLC *
Legal Owner *
Ryan Homes, LLC *
Contract Purchaser *
Petitioners *

BEFORE THE

OFFICE OF

ADMINISTRATIVE HEARINGS

FOR BALTIMORE COUNTY

Case No. 2017-0333-SPHA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of Petitions for Special Hearing and Variance filed on behalf of Sandy Hookland, LLC, legal owner and Ryan Homes, LLC, contract purchaser ("Petitioners"). The Special Hearing was filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an amendment of the Final Development Plan (FDP) for Fable Hill.

In addition, a Petition for Variance seeks to permit a side building face to side building face of 18 ft. in lieu of the required 20 ft. between various lots in the Fable Hill subdivision and a variance to permit a side building face to tract boundary or public street of 14 ft. in lieu of the required 15 ft. for various lots in the Fable Hill Subdivision. A site plan was marked and accepted into evidence as Petitioners' Exhibit 1.

Professional engineer Kenneth Colbert appeared in support of the requests. Robert D. Porter, Esq. represented Petitioners. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the Baltimore County Zoning Regulations. A substantive Zoning Advisory Committee (ZAC) comment was received from the

ORDER RECEIVED FOR FILING

Date 8/1/17
By Sen

Department of Environmental Protection and Sustainability (DEPS), noting development of the property must comply with certain environmental regulations.

The subject property is approximately 12.61 acres in size and zoned DR 5.5. The property was previously the subject of a development hearing, wherein a development plan was approved for a thirty-two (32) lot residential community. That was several years ago, and at present Ryan Homes is preparing to construct dwellings on the property and has determined variance relief is needed for a deficient building-to-building setback on several of the lots.

SPECIAL HEARING

At present the subject property is unimproved, and the proposed amendment to the Final Development Plan (FDP) would reflect the modest setback modifications sought in the variance petition. I believe such an amendment would be consistent with the spirit and intent of the original plan and the petition will be granted. B.C.Z.R. §1B01.3.

VARIANCES

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).

This large property has an unusual shape and irregular dimensions. As such it is unique. If the Regulations were strictly interpreted Petitioners would experience a practical difficulty because they would be unable to construct the proposed dwellings. Finally, I find that the variances 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.

ORDER RECEIVED FOR FILING

Date 8/1/17
By len

THEREFORE, IT IS ORDERED this 1st day of **August, 2017**, by this Administrative Law Judge, that the Petition for Special Hearing filed pursuant to § 500.7 of the Baltimore County Zoning Regulations ("B.C.Z.R") to approve an amendment of the Final Development Plan (FDP) for Fable Hill, in accordance with the terms of this Order, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the petition for variance to permit a side building face to side building face of 18 ft. in lieu of the required 20 ft. between various lots (as shown on the exhibit attached hereto) in the Fable Hill subdivision and a variance to permit a side building face to tract boundary or public street of 14 ft. in lieu of the required 15 ft. for various lots (as shown on the exhibit attached hereto) in the Fable Hill subdivision, 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.

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

JEB/sln



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

ORDER RECEIVED FOR FILING

Date 8/1/17
By sln

**SCHEDULE NO. 1 TO
PETITION FOR ZONING HEARING(S)**

FABLE HILL VARIANCES

Lots for which a variance to permit a side building face to side building face of 18 feet in lieu of the required 20 feet is requested:

<u>Lot No.</u>	<u>Address</u>	<u>Tax Account No.</u>
8	9521 Watts Road	25-00-009233
9	9519 Watts Road	25-00-009234
10	9517 Watts Road	25-00-009235
11	9515 Watts Road	25-00-009236
12	9513 Watts Road	25-00-009237
13	9511 Watts Road	25-00-009238
14	9509 Watts Road	25-00-009239
15	9507 Watts Road	25-00-009240
16	9505 Watts Road	25-00-009241
17	9503 Watts Road	25-00-009242
20	9502 Watts Road	25-00-009245
21	9504 Watts Road	25-00-009246
22	9506 Watts Road	25-00-009247
23	9508 Watts Road	25-00-009248
26	9542 Watts Road	25-00-009251
27	9544 Watts Road	25-00-009252
28	9546 Watts Road	25-00-009253
29	9548 Watts Road	25-00-009254
30	9550 Watts Road	25-00-009255
31	9552 Watts Road	25-00-009256

Lots for which a variance to permit a side building face to tract boundary or public street of 14 feet in lieu of the required 15 feet is requested:

<u>Lot No.</u>	<u>Address</u>	<u>Tax Account No.</u>
18	9501 Watts Road	25-00-009243
19	9500 Watts Road	25-00-009244

ORDER RECEIVED FOR FILING

Date 8/11/17

By Sen



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 See Schedule No. 1 (9500-9552 WATTS ROAD) which is presently zoned D.R. 5.5
 Deed References: 20499 at 472, 479, 490 and 498 10 Digit Tax Account # See Schedule No. 1
 Property Owner(s) Printed Name(s) Sandy Hook Land, LLC

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

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

1. **X** a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment of the Final Development Plan for Fable Hill. (SEE ATTACHED SCHEDULE #1 FOR LIST OF LOTS)
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) 1B01.2.C.1.b and II.A of the Comprehensive Manual of Development Policies to permit a side building face to side building face of **10** feet in lieu of the required 20 feet between various Lots in the Fable Hill subdivision and a variance to permit a side building face to tract boundary or public street of 14 feet in lieu of the required 15 feet for various Lots in the Fable Hill Subdivision. (SEE ATTACHED SCHEDULE #1)
 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)
 The uniqueness and peculiarity of the subject property causes the zoning provisions to impact the property disproportionately. Practical difficulty and undue hardship result from the disproportionate impact that is caused by the uniqueness and peculiarity of the property.

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: RYAN HOMES, LLC
 Robert Utz, Production Manager

Name- Type or Print Robert Utz
 Signature [Signature]
 6031 University Blvd., Ellicott City, MD
 Mailing Address City State
 21043 / 410-404-2488 / rutz@nvrinc.com
 Zip Code Telephone # Email Address

Attorney for Petitioner:

Robert D. Porter, Esq.
 Name- Type or Print [Signature]
 Signature [Signature]
 222 Courthouse Court, Ste. 3-I, Towson, MD
 Mailing Address City State
 21204 / 443-465-9252 / bporter@porterlawllc.com
 Zip Code Telephone # Email Address

Legal Owners (Petitioners): SANDY HOOK LAND, LLC
 Richard M. Yaffe, Managing Member

Name #1 - Type or Print Richard M. Yaffe Name #2 - Type or Print
 Signature #1 [Signature] Signature #2
 10233 S. Dolfield Rd., Owings Mills, MD
 Mailing Address City State
 21117 / 410-602-8030 / rickyaffe@midatlanticev.com
 Zip Code Telephone # Email Address

Representative to be contacted:

Richard E. Matz, P.E.
 Name - Type or Print [Signature]
 Signature [Signature]
 2835 Smith Ave., Ste. G, Baltimore, MD
 Mailing Address City State
 21209 / 410-653-3838 / dmatz@cmrengineers.com
 Zip Code Telephone # Email Address

CASE NUMBER 2017-0333-SPHA Filing Date 6/13/2017 Do Not Schedule Dates: Reviewer JNP

**SCHEDULE NO. 1 TO
PETITION FOR ZONING HEARING(S)**

FABLE HILL VARIANCES

Lots for which a variance to permit a side building face to side building face of 18 feet in lieu of the required 20 feet is requested:

<u>Lot No.</u>	<u>Address</u>	<u>Tax Account No.</u>
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29	9548 Watts Road	25-00-009254
30	9550 Watts Road	25-00-009255
31	9552 Watts Road	25-00-009256

Lots for which a variance to permit a side building face to tract boundary or public street of 14 feet in lieu of the required 15 feet is requested:

<u>Lot No.</u>	<u>Address</u>	<u>Tax Account No.</u>
18	9501 Watts Road	25-00-009243
19	9500 Watts Road	25-00-009244

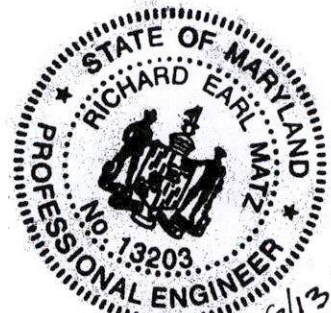
ZONING DESCRIPTION
9500 thru 9567 Watts Road
4617 Lathe Road
Owings Mills, Maryland

Beginning at a point on the center line of Watts Road (50' wide) at a distance of 610' +/- from the center of Dark Star Way (50' wide), and thence leaving said Watts Road and running with and binding on the land of the herein petitioner,

1. North 31 degrees 54 minutes 02 seconds East 136.14 feet,
2. South 50 degrees 52 minutes 53 seconds East 427.78 feet,
3. South 11 degrees 08 minutes 55 seconds West 334.35 feet,
4. South 43 degrees 23 minutes 39 seconds East 23.89 feet,
5. South 07 degrees 57 minutes 01 seconds West 138.24 feet,
6. North 65 degrees 04 minutes 09 seconds East 33.62 feet,
7. South 11 degrees 08 minutes 55 seconds West 45.31 feet,
8. South 57 degrees 08 minutes 47 seconds West 668.66 feet
9. North 68 degrees 33 minutes 58 seconds West 340.22 feet
10. North 31 degrees 54 minutes 02 seconds East 1099.79 feet Back to the point of beginning

Containing 549,459 sf. or 12.61 Acre more or less.

Located in the 2nd Election District and 4th Councilmanic District. Known as 9500 through 9567 Watts Road and 4617 Lathe Road.



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: 11/02/2018

2017-0333-SPHA



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

WE HEREBY CERTIFY, that the annexed advertisement of Order No 5050999

Sold To:

Stuart Darley - CU00607496
2835 Smith Ave
Ste G
Baltimore, MD 21209-1459

Bill To:

Stuart Darley - CU00607496
2835 Smith Ave
Ste G
Baltimore, MD 21209-1459

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

Jul 06, 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: # 2017-0333-SPHA

9500-9552 Watts Road
E and W sides of Watts Road, 600 ft. SE of Dark Star Way
2nd Election District - 4th Councilmanic District
Legal Owner(s) Sandy Hook Land, LLC, Richard Yaffe,
Managing Member
Contract Purchaser/Lessee: Ryan Homes, LLC, Robert
Utz, Production Manager

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment of the Final Development Plan for Fable Hill. (See attached schedule #1 for list of lots) Variance to permit a side building face to side building face of 18 ft. in lieu of the required 20 ft. between various lots in the Fable Hill subdivision and a variance to permit a side building face to tract boundary or public street of 14 ft. in lieu of the required 15 ft. for various Lots in the Fable Hill Subdivision (see attached schedule #1).
Hearing: Thursday, July 27, 2017 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

7/003 July 6

5050999

The Baltimore Sun Media Group

By *S. Wilkinson*

Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 7/7/2017

Case Number: 2017-0333-SPHA

Petitioner / Developer: ROBERT PORTER, ESQ. ~ ROBERT UTZ ~
RICHARD YAFFE ~ COLBERT, MATZ & ROSENFELT, INC.

Date of Hearing (Closing): JULY 27, 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:
9500-9552 WATTS ROAD (ON-SITE)

The sign(s) were posted on: JULY 6, 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)

SECRET

ABSTRACT

1960-1961

1960-1961

1960-1961

1960-1961

ZONING NOTICE

CASE # 2017-0333-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204
DATE AND TIME: THURSDAY, JULY 27, 2017
AT 11:00 A.M.

SPECIAL HEARING TO DETERMINE WHETHER OR
NOT THE ADMINISTRATIVE LAW JUDGE SHOULD
APPROVE AN AMENDMENT OF THE FINAL
DEVELOPMENT PLAN FOR FABLE HILL. (SEE
ATTACHED SCHEDULE #1 FOR LIST OF LOTS)
VARIANCE TO PERMIT A SIDE BUILDING FACE TO
SIDE BUILDING FACE OF 18 FT. IN LIEU OF THE
REQUIRED 20 FT. BETWEEN VARIOUS LOTS IN

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2017-0333-SPHA

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

ROOM 205, JEFFERSON BUILDING
PLACE: 105 W. CHESAPEAKE AVE, TOWSON MD 21204

DATE AND TIME: THURSDAY, JULY 27, 2017
AT 11:00 A.M.

THE FABLE HILL SUBDIVISION AND A VARIANCE
TO PERMIT A SIDE BUILDING FACE TO TRACT
BOUNDARY OR PUBLIC STREET OF 14 FT. IN LIEU
OF THE REQUIRED 15 FT. FOR VARIOUS LOTS IN
THE FABLE HILL SUBDIVISION (SEE ATTACHED
SCHEDULE #1). 9500-9552 WATTS ROAD

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE



KEVIN KAMENETZ
County Executive
June 21, 2017

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

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: 2017-0333-SPHA

9500-9552 Watts Road

E and W sides of Watts Road, 600 ft. SE of Dark Star Way

2nd Election District – 4th Councilmanic District

Legal Owners: Sandy Hook Land, LLC, Richard Yaffe, Managing Member

Contract Purchaser/Lessee: Ryan Homes, LLC, Robert Utz, Production Manager

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment of the Final Development Plan for Fable Hill. (See attached schedule #1 for list of lots) Variance to permit a side building face to side building face of 18 ft. in lieu of the required 20 ft. between various lots in the Fable Hill subdivision and a variance to permit a side building face to tract boundary or public street of 14 ft. in lieu of the required 15 ft. for various Lots in the Fable Hill Subdivision (see attached schedule #1).

Hearing: Thursday, July 27, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

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

Arnold Jablon
Director

AJ:kl

C: Robert Porter, Esq., 222 Courthouse Court, Ste. 3-I, Towson 21204
Robert Utz, 6031 University Blvd., Ellicott City 21043
Richard Yaffe, 10233 S. Dolfield Road, Owings Mills 21117

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JULY 7, 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.

TO: PATUXENT PUBLISHING COMPANY
Thursday, July 6, 2017 Issue - Jeffersonian

Please forward billing to:

Stuart Darley
2835 Smith Avenue, Ste. G.
Baltimore, MD 21209

410-653-3830

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: 2017-0333-SPHA

9500-9552 Watts Road

E and W sides of Watts Road, 600 ft. SE of Dark Star Way

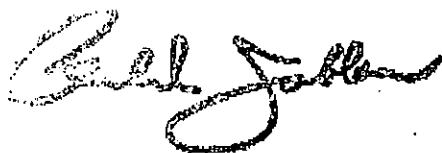
2nd Election District – 4th Councilmanic District

Legal Owners: Sandy Hook Land, LLC, Richard Yaffe, Managing Member

Contract Purchaser/Lessee: Ryan Homes, LLC, Robert Utz, Production Manager

Special Hearing to determine whether or not the Administrative Law Judge should approve an amendment of the Final Development Plan for Fable Hill. (See attached schedule #1 for list of lots) Variance to permit a side building face to side building face of 18 ft. in lieu of the required 20 ft. between various lots in the Fable Hill subdivision and a variance to permit a side building face to tract boundary or public street of 14 ft. in lieu of the required 15 ft. for various Lots in the Fable Hill Subdivision (see attached schedule #1).

Hearing: Thursday, July 27, 2017 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR SPECIAL HEARING
AND VARIANCE
9550-9552 Watts Road; E and W sides of
Watts Road, 600' SE of Dark Star Way
2nd Election & 4th Councilmanic Districts
Legal Owner(s): Sandy Hookland, LLC
Contract Purchaser(s): Ryan Homes, Inc.
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINSTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2017-333-SPHA

* * * * *

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

JUN 20 2017

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20th day of June, 2017, a copy of the foregoing Entry of Appearance was mailed to Richard Matz, P.E., 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209 and Robert Porter, Esquire, 222 Courthouse Court, Suite 3-I, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 2017-0333-SPHA
Property Address: 9500-9552 Watts Road
Property Description: E. and W side of Watts Road,
600' SE of Dark Star Way
Legal Owners (Petitioners): SANDY HOOK LAND, LLC
Contract Purchaser/Lessee: RYAN HOMES, LLC

PLEASE FORWARD ADVERTISING BILL TO:

Name: STUART DARLEY
Company/Firm (if applicable): COLBERT MATZ ROSEN FELD, INC.
Address: 2835 SMITH AVENUE - STE. G
BALTIMORE, MD. 21209
Telephone Number: 410-653-3838

Revised 7/9/2015

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

Nº 153094

Date: 6/13/2017

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
6/15/2017 6/13/2017 11:28:15 1
REG WSO1 WALKIN LJR
>>RECEIPT # 725217 6/13/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 153094
Recpt Tot \$1,200.00
\$1,200.00 CK \$0.00 CA
Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				1,200.00
Total:								1,200.00

Rec From: Colbert, Matz Roscelfelt, Inc
For: Special Hearing to Amend Final Development Plan
Variance - 9500-9552 Watts Road
5017-1333-SPHA (Sandy Hook Land, LLC)

DISTRIBUTION

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

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

July 20, 2017

Sandy Hook Land LLC
Richard M Yaffe
10233 S Dolefield Road
Owings Mills MD 21117

RE: Case Number: 2017-0333 SPHA, Address: 9500-9552 Watts Road

Dear Mr. Yaffe:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on June 13, 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.", is written over a horizontal line.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Ryan Homes LLC, Robert Utz, 6031 University Boulevard, Ellicott City, MD 21043
Robert D Porter Esquire, 222 Courthouse Square, Suite 3-1, Towson MD 21204
Richard E Matz, 2835 Smith Avenue, Suite G, Baltimore MD 21209

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

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION

Pete K. Rahn, Secretary
Gregory Slater, Administrator

STATE HIGHWAY
ADMINISTRATION

Date: 6/21/17

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. 2017-0333-SPHA.

Special Hearing, Variance
Sandy Hackland, LLC, Robert Yaffe
9500-9552 Watts 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,


for Wendy Wolcott, PLA

Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

Maryland Department of Transportation
State Highway Administration

320 West Warren Road, Hunt Valley, MD 21030

410.229.2300 | TTY 800.735.2258 | roads.maryland.gov

My telephone number/toll-free number is 866.998.0367

7-24

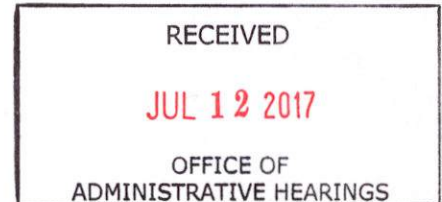
BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

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

DATE: 7/10/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 17-333



INFORMATION:

Property Address: 9500 – 9552 Watts Road
Petitioner: Richard M. Yaffe, Managing Member
Zoning: DR 5.5
Requested Action: Special Hearing, Variance

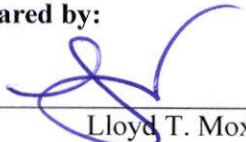
The Department of Planning has reviewed the petition for a special hearing to determine whether or not the Administrative Law Judge should approve an amendment of the final development plan for Fable Hill and the petition for variance to permit zoning setback relief as listed on the attachment submitted in support of the petition.

A site visit was conducted on June 22, 2017. The site is currently under construction.

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

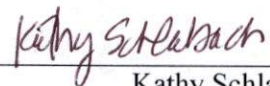
For further information concerning the matters stated herein, please contact Bill Skibinski at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Kathy Schlabach

AVA/KS/LTM/ka

c: Bill Skibinski
Richard E. Matz, PE
Office of the Administrative Hearings
People's Counsel for Baltimore County

7-27-17
11 Am

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: June 19, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0333-SPHA
Address 9500-9552 Watts Road
(Sandy Hookland, LLC Property)

Zoning Advisory Committee Meeting of **June 26, 2017**.

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

X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Additional Comments:

The minimum 35-ft. building setback to the Forest Buffer Easement must be provided at lots 6 & 7.

Reviewer: Glenn Shaffer

Date: June 19, 2017

ADMINISTRATIVE
OFFICE
JULY 1964

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 7/10/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

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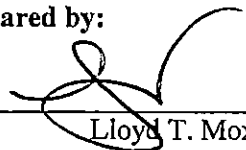
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People's Counsel for Baltimore County

BALTIMORE COUNTY, MARYLAND

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Reviewer: Glenn Shaffer

Date: June 19, 2017

CHECKLIST

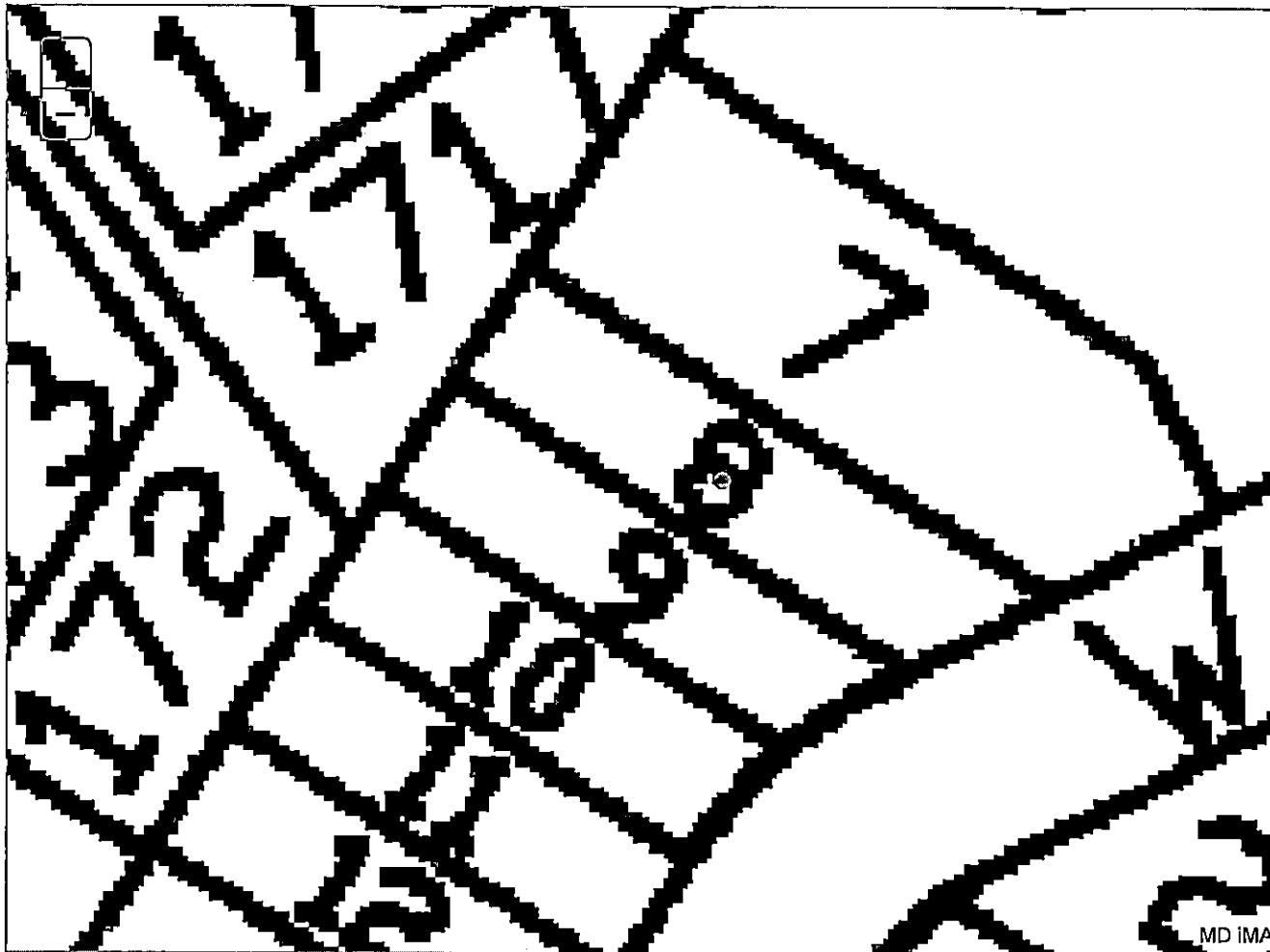
<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/Conditions/Comments/No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
6/19	DEPS (if not received, date e-mail sent _____)	Comment
_____	FIRE DEPARTMENT	_____
7/10	PLANNING (if not received, date e-mail sent _____)	no
6/21	STATE HIGHWAY ADMINISTRATION	no
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: 7/6/17	
SIGN POSTING	Date: 7/6/17 by O'Keefe	
PEOPLE'S COUNSEL APPEARANCE	Yes ☒ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 02 Account Number - 2500009233			
Owner Information					
Owner Name:		SANDY HOOK LAND LLC		Use:	RESIDENTIAL
Mailing Address:		8804 ORCHARD TREE LN BALTIMORE MD 21286-2141		Principal Residence:	NO
				Deed Reference:	
Location & Structure Information					
Premises Address:		9521 WATTS RD OWINGS MILLS MD 21117-		Legal Description:	0.098 AC 9521 WATTS RD NS FABLE HILL
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0066	0018	0227		9636	8 2016 79/0636
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
			4,254 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2016	07/01/2016	07/01/2017
Land:		18,000	18,000		
Improvements		0	0		
Total:		18,000	18,000	18,000	18,000
Preferential Land:		0			0
Transfer Information					
Seller:		Date:		Price:	
Type:		Deed1:		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					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

Baltimore County[New Search \(http://sdat.dat.maryland.gov/RealProperty\)](http://sdat.dat.maryland.gov/RealProperty)District: **02** Account Number: **2500009233**

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>).



2017-0333-SPHA



UNIT B
ELEVATION "B"
(REVERSE)
PARTIAL BRICK

UNIT A
ELEVATION "B"
(PER PLAN)
BRICK



UNIT B
ELEVATION "B"
(REVERSE)
PARTIAL BRICK

UNIT A
ELEVATION "B"
(PER PLAN)
BRICK



UNIT B
ELEVATION "B"
(REVERSE)
PARTIAL BRICK

UNIT A
ELEVATION "B"
(PER PLAN)
BRICK



UNIT B
ELEVATION "B"
(REVERSE)
PARTIAL BRICK

UNIT A
ELEVATION "B"
(PER PLAN)
BRICK

2-UNIT BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



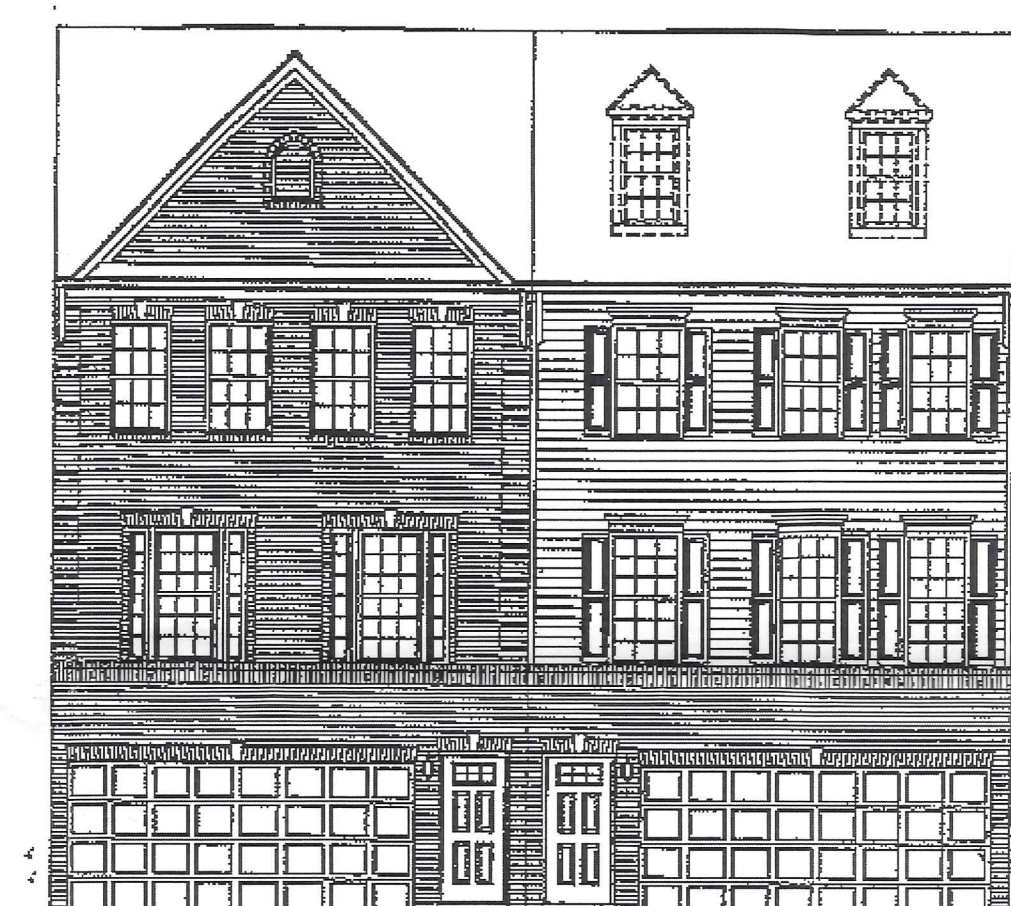
UNIT B
ELEVATION "B"
(REVERSE)
BRICK

UNIT A
ELEVATION "B"
(PER PLAN)
PARTIAL BRICK



UNIT B
ELEVATION "B"
(REVERSE)
BRICK

UNIT A
ELEVATION "B"
(PER PLAN)
PARTIAL BRICK



UNIT B
ELEVATION "B"
(REVERSE)
BRICK

UNIT A
ELEVATION "B"
(PER PLAN)
PARTIAL BRICK

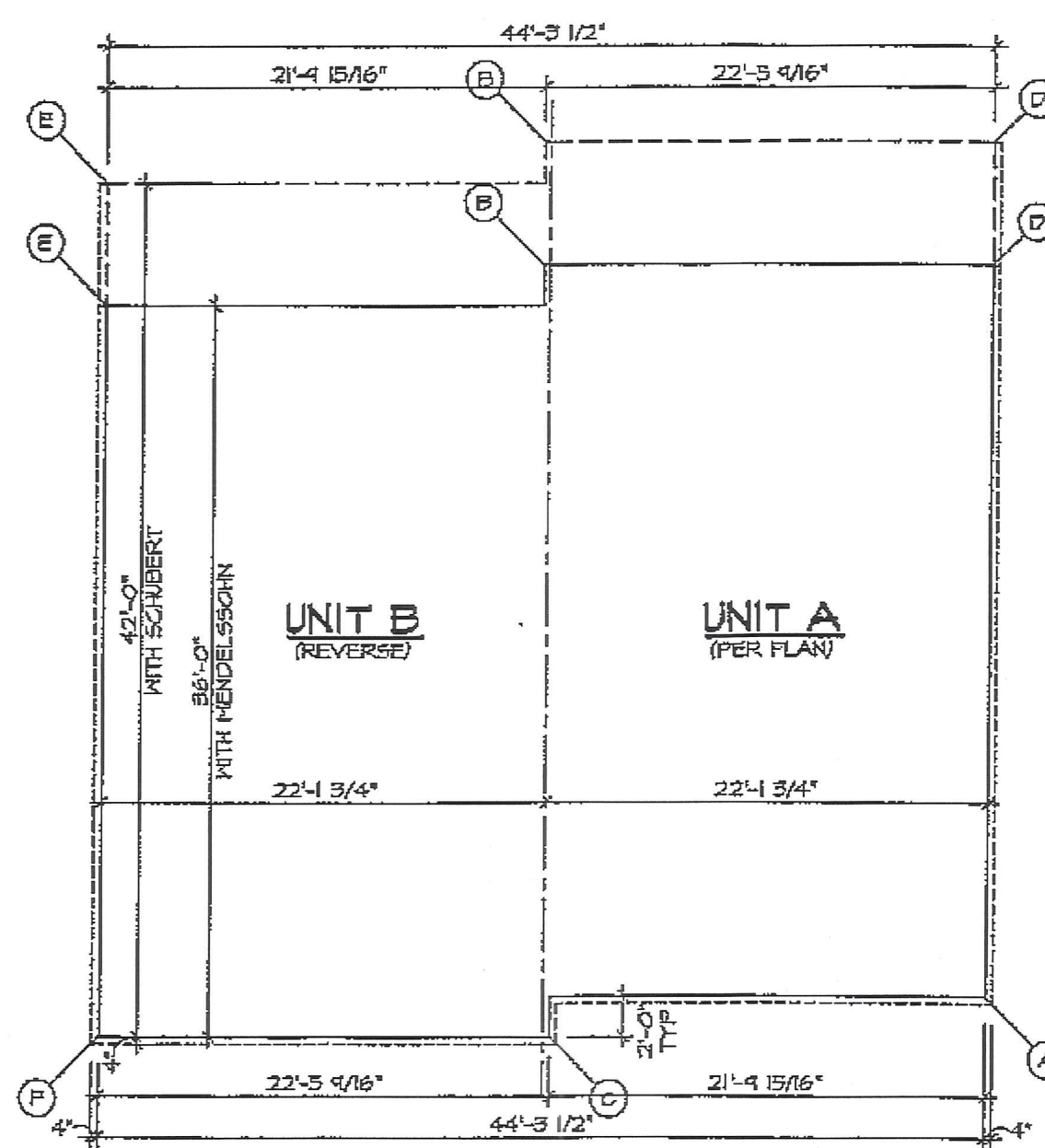


UNIT B
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(REVERSE)
BRICK

UNIT A
ELEVATION "B"
(PER PLAN)
PARTIAL BRICK

2-UNIT BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



MENDELSSOHN		SCHUBERT	
BRICK FRONT	BRICK SIDE	BRICK FRONT	BRICK SIDE
A-B 42'-6 3/8"	42'-10 1/16"	A-B 47'-1 1/16"	48'-1"
C-D 43'-1 3/8"	44'-1 3/8"	C-D 44'-5 1/4"	44'-5"
C-E 42'-10 1/16"	43'-0 7/8"	C-E 48'-1"	48'-2 7/8"
F-B 44'-1 3/8"	44'-3 15/16"	F-B 49'-5"	49'-6 3/4"

2-UNIT BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

UNIT "A"
UNIT "B"

PARTIAL BRICK
PARTIAL BRICK



NVR, Inc.
Architecture Services
21 Bay Court, Suite A
Frederick, MD 21702

SET NO. CTE22	VERSION 44	DRAWN BY C45	DATE: 4/7/14
DRAWING TITLE COMPOSER SERIES II - BLW		OPTION FTD	
2 UNIT STRIP ELEVATIONS / FOUNDATIONS SER #189 - COMMUNITY OF FABLE HILL		G/C	
OPTION DESCRIPTION BASEMENT LEVEL ENTRY 2 - CAR FRONT ENTRY GARAGE			

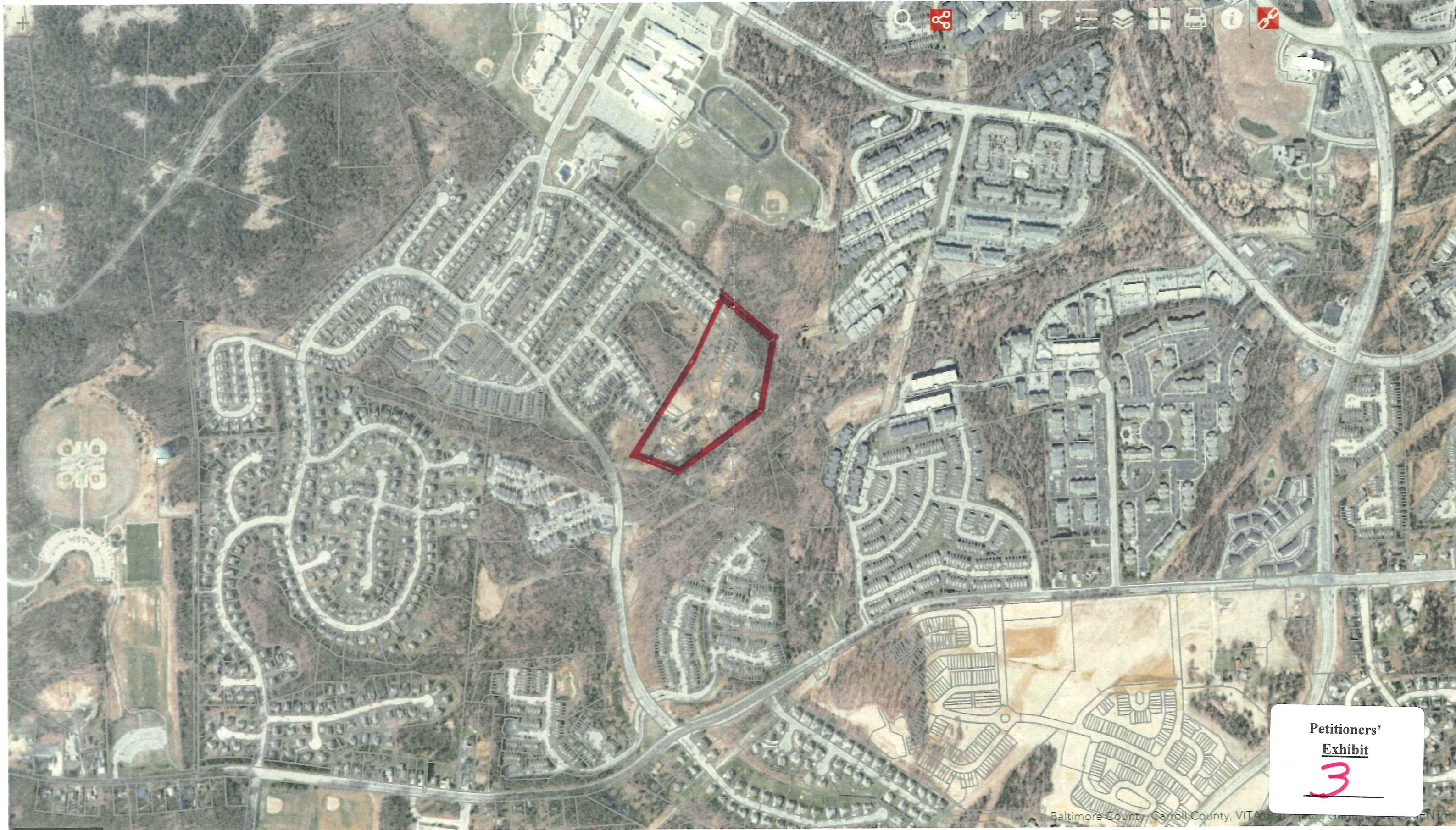
SHEET NO.
A-1

REMARKS

REV. NO.

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\\P:\Data\Drawings - Studio\Shared Buildings\2-Approved\Composer II\Series H\CTE22-89-2 UNIT - FTD - G/C (CTE22-89).dwg 04/28/14 - 1122 .dwg



Petitioners'
Exhibit
3

Baltimore County, Carroll County, VITA, Inc., HENRY, GARDNER, CENT P

600ft

-76.825 39.404 Degrees

