

MEMORANDUM

DATE: February 12, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0071-A – Appeal Period Expired

The appeal period for the above-referenced case expired on February 9, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE
(10136 Falls Road)
3rd Election District
2nd Council District
Rockpool Property Acquisition Trust
Legal Owner

Petitioner

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BEFORE THE OFFICE
OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY

CASE NO. 2018-0071-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed on behalf of Rockpool Property Acquisition Trust, the legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed addition with a side yard setback of 18 ft. and a sum of side yard setbacks of 40 ft. in lieu of the minimum required 20 ft. and sum of 50 ft., respectively. A site plan was marked as Petitioner's Exhibit 1.

Architect Peter W. Ratcliffe appeared in support of the petition. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the B.C.Z.R. A substantive Zoning Advisory Committee (ZAC) comment were received from the Department of Planning ("DOP"). That agency did not object to the request.

The site is approximately 1.03 acres in size and zoned DR 1. The property is improved with an historic dwelling constructed in 1775, which is included on the Baltimore County Final Landmarks List. In response to the DOP's ZAC comment, Mr. Ratcliffe stated the Baltimore County Landmarks Preservation Commission recently granted approval for the proposed improvements.

ORDER RECEIVED FOR FILING

Date 1-10-18

By pw

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).

The property has an irregular shape and is therefore unique. If the Regulations were strictly interpreted Petitioner would experience a practical difficulty because it would be unable to complete the proposed improvements. 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. This is demonstrated by the lack of community and/or Baltimore County opposition.

THEREFORE, IT IS ORDERED, this 10th day of **January, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed addition with a side yard setback of 18 ft. and a sum of side yard setbacks of 40 ft. in lieu of the minimum required 20 ft. and sum of 50 ft., respectively, 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.

ORDER RECEIVED FOR FILING

Date 1-10-18

By [Signature]

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 1-10-18

By ISW



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 10136 Falls Road Currently zoned DR1
 Deed Reference 38743 / 00004 10 Digit Tax Account # 2 0 0 0 0 1 1 8 5 6
 Owner(s) Printed Name(s) Rockpool Property Acquisition Trust

(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:

- X **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 - to permit a proposed addition with a side yard setback of 18 feet and a summation of side yard setbacks of 40 feet in lieu of the minimum required 20 feet and summation of 50 feet respectively.
 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):

Rockpool Property Acquisition Trust

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

10136 Falls Rd
Mailing Address

Luthersville,
City

MD
State

21093
Zip Code

212-487-4132
Telephone #

whardie@hl.com
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:

Peter W. Ratcliffe (Ratcliffe Architects)

Name – Type or Print

Signature

10404 Stevenson Rd Stevenson MD
Mailing Address City State

21163
Zip Code

410-484-7010
Telephone #

peter@ratcliffearchitects.com
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 1-10-18 day of Jan, 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 2018-0071-A

Filing Date 8/31/17

Estimated Posting Date 9/19/17

Reviewer [Signature]

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: 10136 Falls Road Lutherville MD 21093
Print or Type Address of property City State Zip Code

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

See Attached

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

Signature of Owner (Affiant)

Name- Print or Type

Jennifer A. Coyle

Signature of Owner (Affiant)

Name- Print or Type

William H. Hardie III

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 29th day of August, 2017, before me a Notary of New York Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here:

Jennifer Coyle + William H. Hardie III

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

AS WITNESS my hand and Notaries Seal

ELIZABETH A HUBER
NOTARY PUBLIC-STATE OF NEW YORK
No. 0THU6300969
Qualified in New York County
My Commission Expires April 07, 2018

Notary Public

My Commission Expires

Elizabeth A. Huber

April 7, 2018

Item #0071

REV. 5/5/2016

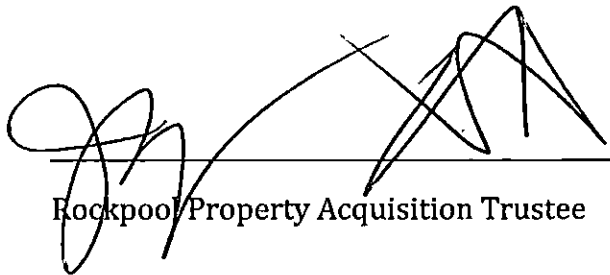
**ADMINISTRATIVE VARIANCE
FOR**

10136 FALLS ROAD

Statement of Practical Difficulty

This home was built in 1775 and is listed on the Landmark Preservation List as Taylor's Hall (Relocated). The historic home was moved from the Quarry ~~area~~ area to this lot (Johnson Tract, Lot 2) in 1988 at which time the attached garage located to the South was added. It is assumed that its location was within the Building Restriction Limits as described in a previous subdivision of the property known as the Johnson Tract prior to the time that it was erected in 1988 +/- (Records not found).

A practical difficulty is created caused because of the need for the expansion of the living area due to increase in family growth. The owner has a need for additional area so the home can perform its function as a house of today without affecting the historical structure. The owner would also like to save the views from the rear of the house as much as possible. This required that the addition be aligned parallel with the rear of the house. To accommodate these design imperatives the addition needed to extend past the East end of the existing structure. The lot to the East of the property is all pasture land, so no adjacent structures will be impacted.



Rockpool Property Acquisition Trustee

8-25-17

Date

Item #0071

PROPERTY DESCRIPTION

FOR

10136 FALLS ROAD

Beginning at a point on the west side of Falls Rd, which has a 48 foot right of way, at a distance of $\pm$ 630' north of Old Court Road, which is 30 feet wide

Beginning for the same at a point on the West side of Falls Road in the thirty sixth or S 1 degree 15' 10" E. 897.89' line of the land which by deed dated June 11, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6939, Folio 105 was conveyed by Robert W. Johnson, III to John T. H. Johnson, et al, at a distance of 11-50' from the end of said line, thence leaving the West side of Falls Road and the thirty sixth line of the aforesaid deed, and running for lines of division the ten following courses and distances: 1) N 88 degrees 44' 50" W 32.77', 2) S 16 degrees 03' 20" W 335.00', 3) N 77 degrees 18' 41" W 298.80', 4) N 13 degrees 26' 20" E 71-59', 5) N 15 degrees 28' 30" W 3.00", 6) N 71 degrees 33' 55" E 135-11", 7) S 83 degrees 32' 30" E 126.84', 8) S 69 degrees 19' 45" E 55.39', 9) N 16 degrees 03' 20" E 193.75', 10) N 88 degrees 44' 50" E 41-23' to the West side of Falls Road and to intersect the thirty six.th line of aforesaid deed running thence and binding on the West side of Falls Road and on part of said thirty sixth line S 1 degree 15' 10" E 11.50' to the place of beginning, Containing 1-003 acres of land more or less.

Being known as Lot 2 Johnson Tract.

TOGETHER WITH a 10' utility right of way through Lot 1, recorded prior hereto in Liber E.H.K., Jr. No. 7313, Folio 20.

Above from Property Description per Deed recorded on March 16, 2017 in Book 38743, Page 4

3rd Election District

2nd Councilmanic District

Item #0071



KEVIN KAMENETZ
County Executive

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

November 7, 2017

Peter W. Ratcliffe
Ratcliffe Architects
10404 Stevenson Road
Stevenson, MD 21163

RE: Petition for Administrative Variance – **FORMAL DEMAND FOR HEARING**
Case No. 2018-0071-A – (Rockpool Property Acquisition Trust)
Property: 10136 Falls Road

Dear Mr. Ratcliffe:

After receipt and review of the above-captioned case file, correspondence was forwarded to you on October 3, 2017, indicating the Baltimore County Code requires that a property be owner occupied in order to qualify for administrative variance relief. According to State records, the property is owned by Rockpool Property Acquisition Trust, and is not the principal residence of the Petitioners. An Affidavit was provided in the October 3, 2017 correspondence, which required Petitioners' signatures attesting to the fact that this is their principal residence, although title is in the name of a legal entity they control.

As of today's date, we have not received an executed copy of the Affidavit. As such, a public hearing will be required.

Baltimore County Code § 32-3-303(a)(1) states in pertinent part:

"... the Zoning Commissioner may grant variances from area and height regulations **without a public hearing if the variance petition involves an owner-occupied lot** zoned residential ..." (Emphasis Added).

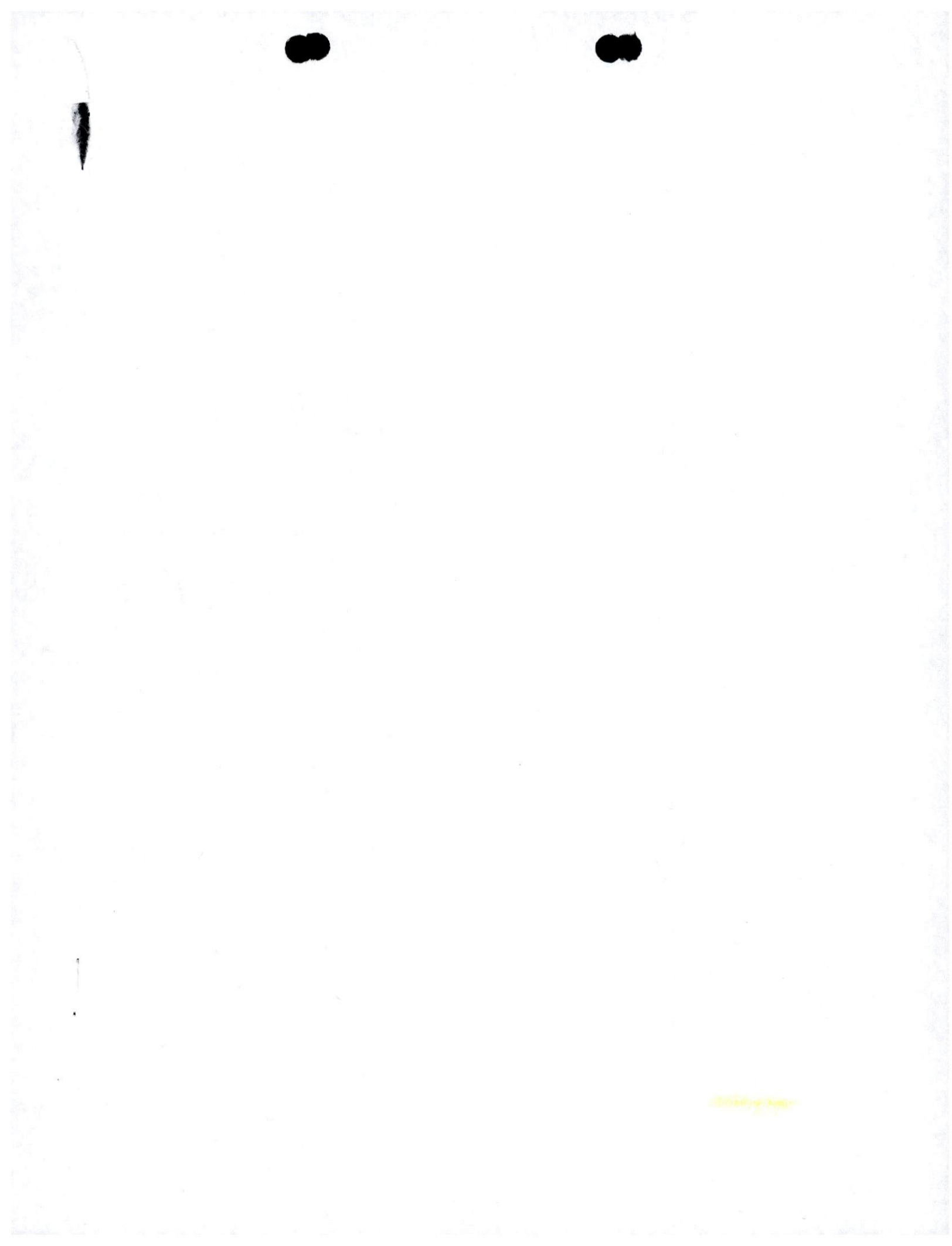
The case file will be returned to the Office of Zoning Review, and if you are interested in scheduling a public hearing please contact Kristen Lewis at 410-887-3391.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

c: Rockpool Property Acquisition Trust, 10136 Falls Road, Lutherville, MD 21093
Kristen Lewis, Office of Zoning Review, 111 W. Chesapeake Ave., Room 111, Towson, MD 21204





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 5339532

Sold To:

Ratcliffe Architects - CU00631213
10404 Stevenson Rd
Stevenson, MD 21153-0600

Bill To:

Ratcliffe Architects - CU00631213
10404 Stevenson Rd
Stevenson, MD 21153-0600

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

Dec 14, 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: # 2018-0071-A
10136 Falls Road
W/s Falls Road, 630 ft. +/- north of centerline of Old Court Road
3rd Election District - 2nd Councilmanic District
Legal Owner(s) Rockpool Property Acquisition Trust

Variance: to permit a proposed addition with a side yard setback of 18 ft. and a sum of side yard setbacks of 40 ft. in lieu of the minimum required 20 ft. and sum of 50 ft.

Hearing: Friday, January 5, 2018 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

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

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

12/049 December 14 5339532

The Baltimore Sun Media Group

By *S. Wilkinson*
Legal Advertising

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/14/2017

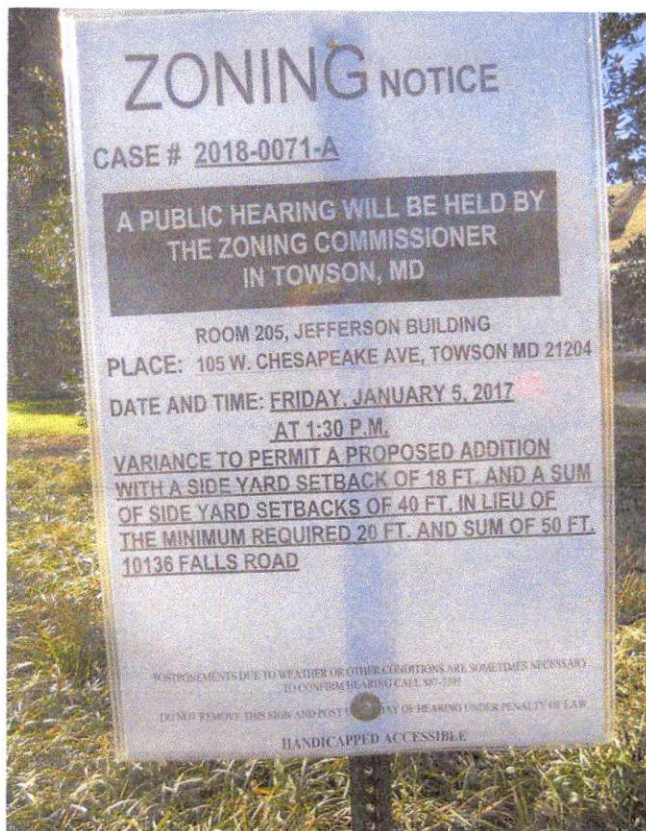
Case Number: 2018-0071-A

Petitioner / Developer: PETER RATCLIFFE, AIA ~ ROCKPOOL
PROPERTY ACQUISITION TRUST

Date of Hearing: JANUARY 5, 2018

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:
10136 FALLS ROAD

The sign(s) were posted on: DECEMBER 12, 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)

TO: PATUXENT PUBLISHING COMPANY
Thursday, December 14, 2017 Issue - Jeffersonian

Please forward billing to:
Peter Ratcliffe
Ratcliffe Architects
10404 Stevenson Road
Stevenson, MD 21163

410-484-7010

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: 2018-0071-A

10136 Falls Road

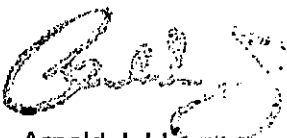
W/s Falls Road, 630 ft. +/- north of centerline of Old Court Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Rockpool Property Acquisition Trust

Variance to permit a proposed addition with a side yard setback of 18 ft. and a sum of side yard setbacks of 40 ft. in lieu of the minimum required 20 ft. and sum of 50 ft.

Hearing: Friday, January 5, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

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



KEVIN KAMENETZ
County Executive

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

November 21, 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: 2018-0071-A

10136 Falls Road

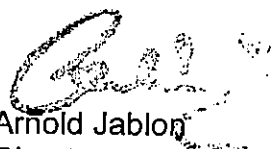
W/s Falls Road, 630 ft. +/- north of centerline of Old Court Road

3rd Election District – 2nd Councilmanic District

Legal Owners: Rockpool Property Acquisition Trust

Variance to permit a proposed addition with a side yard setback of 18 ft. and a sum of side yard setbacks of 40 ft. in lieu of the minimum required 20 ft. and sum of 50 ft.

Hearing: Friday, January 5, 2018 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director

AJ:kl

C: Rockpool Property Acquisition Trust, 10136 Falls Road, Lutherville 21093
Peter Ratcliffe, 10404 Stevenson Road, Stevenson 21163

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SAT., DECEMBER 16, 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.

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: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0071-A
Address 10136 Falls Road
(Rockpool Property Acquisition Trust
Property)

Zoning Advisory Committee Meeting of **September 11, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 9-6-2017

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/10/2017

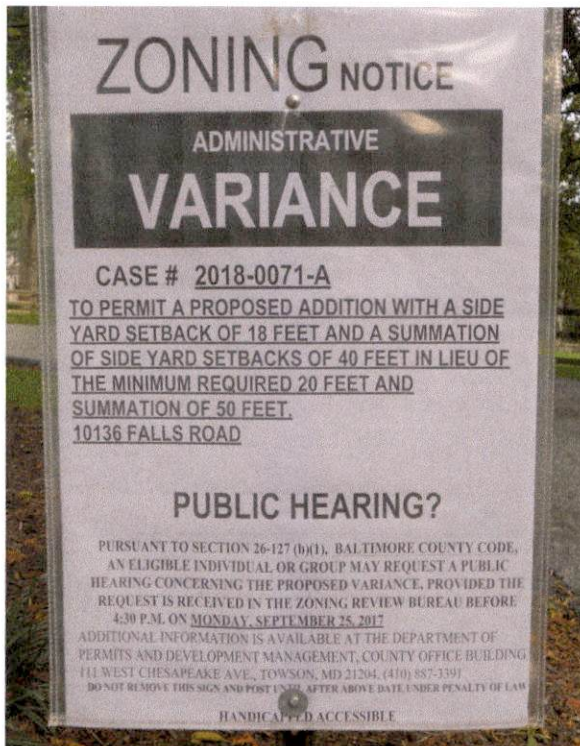
Case Number: 2018-0071-A

Petitioner / Developer: J. COYLE & W. HARDIE ~ PETER RATCLIFF, AIA

Date of Hearing (Closing): SEPTEMBER 25, 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:
10136 FALLS ROAD

The sign(s) were posted on: SEPTEMBER 8, 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)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0071 -A Address 10136 Falls
Contact Person: David Duval Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 8/21/17 Posting Date: 9/10/17 Closing Date: 9/25/17

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2018- 0071 -A Address 10136 Falls Rd
Petitioner's Name J. Coyle + Wm Hardie Telephone 212 497 4132
Posting Date: 9/10/17 Closing Date: 9/25/17
Wording for Sign: To Permit a proposed addition with a side yard setback of 18 feet and a summation of side yard setbacks of 40 feet in lieu of the minimum required 20 feet and summation of 50 feet

Revised 6/30/2018

**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: 2018-0071-A

Property Address: 10136 Falls Rd

Property Description: west side of Falls Rd, +/- 630' north
of Old Court Rd

Legal Owners (Petitioners): Rockpool Property Acquisition Trust

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Ratchliffe Architects - Peter W. Ratchliffe

Company/Firm (if applicable): Ratchliffe Architects

Address: 10404 Stevenson Road
Stevenson, MD. 21153

Telephone Number: 410-484-7010

Revised 7/9/2015

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

No 157188

Date: 8/31/17

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept	Obj	BS	Acct	Amount
				Source/	Rev/					
001	806	0000		6150						\$ 75.00
Total: <u>575.00</u>										

Rec From: _____

For: TOWING & RECOVERY - CASE # 2018-0071-A

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME OF
8/31/2017 8/31/2017 10:52:52
REG USG1 WALKIN LJR
>RECEIPT # 745119 8/31/2017 OFL
Dept 3 528 ZONING VERIFICATION
CP NO. 157188
Recpt Int \$75.00
\$75.00 CE \$0.00 CA
Baltimore County, Maryland

**CASHIER'S
VALIDATION**



KEVIN KAMENETZ
County Executive

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

October 3, 2017

Peter W. Ratcliffe
Ratcliffe Architects
10404 Stevenson Road
Stevenson, MD 21163

Re: Petition for Administrative Variance –
(Rockpool Property Acquisition Trust)
Case No. 2018-0071-A
Property: 10136 Falls Road

Dear Mr. Ratcliffe:

I am writing in regard to the captioned matter, wherein an administrative variance has been requested. The Baltimore County Code (B.C.C.) requires that a property be owner occupied in order to qualify for administrative hearing relief. State records in this case show the property is owned by Rockpool Property Acquisition Trust, and is not the principal residence of the Petitioner. As such, a public hearing is usually required in this scenario.

If, however, Jennifer Coyle and/or William H. Hardie, III are the only beneficiaries or "owners" of this legal entity, it may be that a hearing would not be required. If that is the case, please have them sign the attached Affidavit with notary seal, attesting to the fact that this is their principal residence, although legal title is in the name of a corporate entity they control. Otherwise, a public hearing would be necessary.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



KEVIN KAMENETZ
County Executive

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

September 26, 2017

Rockpool Property Acquisition Trust
10136 Falls Road
Lutherville MD 21093

RE: Case Number: 2018-0071 A, Address: 10136 Falls Road

Dear Mr. Sullivan:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on August 31, 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 faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Peter W Ratcliffe, Ratcliffe Architects, 10404 Stevenson Road, Stevenson MD 21163

9-25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 9/11/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-071



INFORMATION:

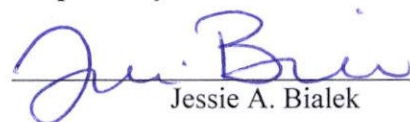
Property Address: 10136 Falls Road
Petitioner: Rockpool Property Acquisition Trust
Jennifer Coyle & William H. Hardie, III
Zoning: DR 1
Requested Action: Administrative Variance

The Department of Planning has reviewed the petition to permit a proposed addition with a sideyard setback of 18 feet and a summation of side yard setbacks of 40 feet in lieu of the minimum required 20 feet and summation of 50 feet.

The Department of Planning has reviewed the petition and advises that as a Final Landmarks List property, the Baltimore County Code specifies (Section 32-7-403) that the owner must obtain approval from the Landmarks Preservation Committee before engaging in any "excavation or the construction or erection of any building, fence, wall, or other new structure of any kind." Preservation Services Staff anticipates review by the full Commission at the October 12, 2017 meeting.

The Department of Planning has no objections to this request. For further information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3482.

Prepared by:


Jessie A. Bialek

Division Chief:


Kathy Schlachach

AVA/KS/JAB/ka

c: Jessie A. Bialek
Teri Rising
Peter W. Ratcliffe, Ratcliffe Architects
Office of the Administrative Hearings
People's Counsel for Baltimore County

9-25

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: September 6, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0071-A
Address 10136 Falls Road
(Rockpool Property Acquisition Trust
Property)

Zoning Advisory Committee Meeting of **September 11, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 9-6-2017

Date: 9/5/17

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 9/1/17. A field inspection and internal review reveals that an entrance onto MD133 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2018-2071-A.

*Administrative Variance
Rockpool Property Acquisition Trust.
10136 Falls Road
MD133*

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

Sincerely,

Richard Zeller

Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 11, 2017

FROM: *MD*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For September 11, 2017
Item No. 2018-0055-A, 0066-SPH, 0068-A, 0069-A, 0070-A and 0071-A

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

* * * * *

VKD: CEN
cc: file

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 9/11/2017

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-071

INFORMATION:

Property Address: 10136 Falls Road
Petitioner: Rockpool Property Acquisition Trust
Jennifer Coyle & William H. Hardie, III
Zoning: DR 1
Requested Action: Administrative Variance

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The Department of Planning has no objections to this request. For further information concerning the matters stated herein, please contact Jessie Bialek at 410-887-3482.

Prepared by:



Jessie A. Bialek

Division Chief:



Kathy Schlabach

AVA/KS/JAB/ka

c: Jessie A. Bialek
Teri Rising
Peter W. Ratcliffe, Ratcliffe Architects
Office of the Administrative Hearings
People's Counsel for Baltimore County

IN RE: PETITION FOR ADMIN. VARIANCE *
3rd Election District
2nd Councilmanic District *
(10136 Falls Road) *

Rockpool Property Acquisition Trust
Petitioner *

BEFORE THE OFFICE OF
ADMINISTRATIVE HEARINGS
FOR
BALTIMORE COUNTY
Case No. 2018-0071-A

* * * * *

AFFIDAVIT

We, Jennifer Coyle, and William H. Hardie, III, are over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. The residence at 10404 Stevenson Road is owned by Rockpool Property Acquisition Trust. We are the only beneficiaries or parties with an interest in this legal entity. No other person or entity has an interest in the operation and/or affairs of 10404 Stevenson Road.
2. We reside year round and actually occupy the property known as 10404 Stevenson Road, and consider this to be our principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

Jennifer Coyle

Date

William H. Hardie, III

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 03 Account Number - 2000011856							
Owner Information									
Owner Name:		ROCKPOOL PROPERTY ACQUISITION TRUST			Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:		10136 FALLS RD LUTHERVILLE MD 21093-			Deed Reference:		/38743/ 00004		
Location & Structure Information									
Premises Address:		10136 FALLS RD LUTHERVILLE 21093-			Legal Description:		1.003 AC WS FALLS RD 630 N OLD COURT RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No: Plat Ref:
0069	0008	1185		0000				2017	
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1775		4,076 SF		300 SF		1.0000 AC		04	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
2	YES	STANDARD UNIT		STONE	3 full/ 1 half	1 Attached			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:		340,000		340,000					
Improvements		589,800		497,500					
Total:		929,800		837,500		837,500		837,500	
Preferential Land:		0						0	
Transfer Information									
Seller: COYLE HUGH F				Date: 03/16/2017		Price: \$1,200,000			
Type: ARMS LENGTH IMPROVED				Deed1: /38743/ 00004		Deed2:			
Seller: COYLE HUGH F				Date: 05/21/1998		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /12877/ 00355		Deed2:			
Seller: JOHNSON JOHN T H ,ET AL				Date: 10/30/1986		Price: \$120,000			
Type: ARMS LENGTH IMPROVED				Deed1: /07345/ 00193		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2017		07/01/2018			
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:**

PHOTOS - 10136 FALLS ROAD



PHOTO 1



PHOTO 2

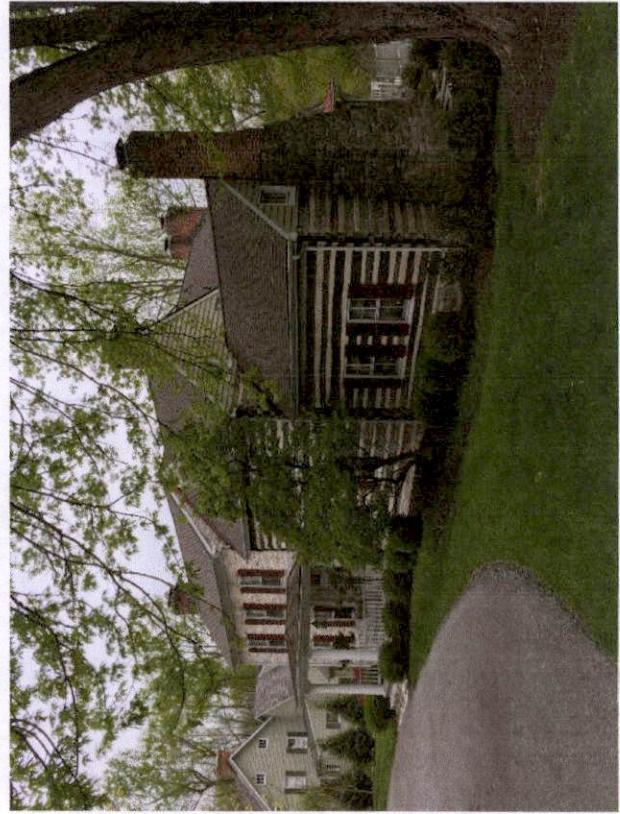


PHOTO 3



PHOTO 4

Item #0071

PHOTOS - 10136 FALLS ROAD



PHOTO 5



PHOTO 7



PHOTO 6



PHOTO

Item #0071

C H E C K L I S TComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

9-6
DEPS
(if not received, date e-mail sent _____) NC

FIRE DEPARTMENT

9-11
PLANNING
(if not received, date e-mail sent _____) C

9-5
STATE HIGHWAY ADMINISTRATION No object.

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING Date: 9-8-17 by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2018-0071-A

Primary Use: RESIDENTIAL

Reviewer: DuvallRobert

Type: ADMISTRATIVE VARIANCE

Legal Owner: Rockpool Property Acquisition Trust, Jennifer A Coyle, William H Hardie III

Contract Purchaser:

Critical Area : No Flood Plain: No Historic Yes Election Dist Third

Councilmanic Dist Second

Property Address: 10136 Falls ROAD

Location: W/S Falls Road, 630 ft. +/- N of the centerline Old Court Road

Existing Zoning: DR 1

Area: 1.03 acres

Proposed Zoning: ADMISTRATIVE VARIANCE:

To permit a proposed addition with a side yard setback of 18 ft. and a sum of side yard setbacks of 40 ft. in lieu of the minimum required 20 ft. and sum of 50 ft., respectively.

Attorney:

Prior Zoning Cases: R-1971-0055-X
R-1973-0231-X
R-1974-0057

Concurrent Cases:

Violation Cases:

Closing Date: 9/25/2017 12:00:00AM

Miscellaneous:

IN RE: PETITION FOR ADMIN. VARIANCE *

3rd Election District

2nd Councilmanic District *

(10136 Falls Road)

Rockpool Property Acquisition Trust

Petitioner *

BEFORE THE OFFICE OF

ADMINISTRATIVE HEARINGS

FOR

BALTIMORE COUNTY

Case No. 2018-0071-A

* * * * *

AFFIDAVIT

We, Jennifer Coyle, and William H. Hardie, III, are over the age of 18 and have personal knowledge of and are competent to testify to the following:

1. The residence at 10136 Falls Road is owned by Rockpool Property Acquisition Trust. We are the only beneficiaries or parties with an interest in this legal entity. No other person or entity has an interest in the operation and/or affairs of 10136 Falls Road.
2. We reside year round and actually occupy the property known as 10136 Falls Road, and consider this to be our principal residence.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of the foregoing paper are true.

Date

Jennifer Coyle

Date

William H. Hardie, III

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 _____)	_____
9/16	DEPS (if not received, date e-mail sent _____)	NC
_____	FIRE DEPARTMENT	_____
9/11	PLANNING (if not received, date e-mail sent _____)	C
9/5	STATE HIGHWAY ADMINISTRATION	no Obj
_____	TRAFFIC ENGINEERING	_____

_____ COMMUNITY ASSOCIATION _____

_____ ADJACENT PROPERTY OWNERS _____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/14/17

SIGN POSTING

Date:

12/12/17

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 - 03 Account Number - 2000011856							
Owner Information										
Owner Name:		ROCKPOOL PROPERTY ACQUISITION TRUST				Use: Principal Residence:		RESIDENTIAL NO		
Mailing Address:		10136 FALLS RD LUTHERVILLE MD 21093-				Deed Reference:		/38743/ 00004		
Location & Structure Information										
Premises Address:		10136 FALLS RD LUTHERVILLE 21093-				Legal Description:		1.003 AC WS FALLS RD 630 N OLD COURT RD		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0069	0008	1185		0000				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		
1775		4,076 SF		300 SF		1.0000 AC		04		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage		Last Major Renovation		
2	YES	STANDARD UNIT		STONE	3 full/ 1 half	1 Attached				
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of 01/01/2017		As of 07/01/2017		As of 07/01/2018	
Land:			340,000		340,000					
Improvements			589,800		497,500					
Total:			929,800		837,500		837,500		837,500	
Preferential Land:			0						0	
Transfer Information										
Seller: COYLE HUGH F				Date: 03/16/2017			Price: \$1,200,000			
Type: ARMS LENGTH IMPROVED				Deed1: /38743/ 00004			Deed2:			
Seller: COYLE HUGH F				Date: 05/21/1998			Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /12877/ 00355			Deed2:			
Seller: JOHNSON JOHN T H ,ET AL				Date: 10/30/1986			Price: \$120,000			
Type: ARMS LENGTH IMPROVED				Deed1: /07345/ 00193			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class			07/01/2017			07/01/2018		
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						

Debra Wiley

From: Debra Wiley
Sent: Wednesday, November 08, 2017 8:25 AM
To: Kristen L Lewis
Cc: June Wisnom
Subject: Case No. 2018-0071-A (Admin. Var.) - FORMAL DEMAND
Attachments: 20171108083411183.pdf

Good Morning,

Please see attached in reference to the above matter.

Thanks.

-----Original Message-----

From: adminhearingscpr@baltimorecountymd.gov [mailto:adminhearingscpr@baltimorecountymd.gov]
Sent: Wednesday, November 08, 2017 8:34 AM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: Admin Hearings Copier

This E-mail was sent from "RNP002673903BB1" (MP 3054).

Scan Date: 11.08.2017 08:34:10 (-0500)
Queries to: adminhearingscpr@baltimorecountymd.gov



KEVIN KAMENETZ
County Executive

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

November 7, 2017

Peter W. Ratcliffe
Ratcliffe Architects
10404 Stevenson Road
Stevenson, MD 21163

RE: Petition for Administrative Variance – **FORMAL DEMAND FOR HEARING**
Case No. 2018-0071-A – (Rockpool Property Acquisition Trust)
Property: 10136 Falls Road

Dear Mr. Ratcliffe:

After receipt and review of the above-captioned case file, correspondence was forwarded to you on October 3, 2017, indicating the Baltimore County Code requires that a property be owner occupied in order to qualify for administrative variance relief. According to State records, the property is owned by Rockpool Property Acquisition Trust, and is not the principal residence of the Petitioners. An Affidavit was provided in the October 3, 2017 correspondence, which required Petitioners' signatures attesting to the fact that this is their principal residence, although title is in the name of a legal entity they control.

As of today's date, we have not received an executed copy of the Affidavit. As such, a public hearing will be required.

Baltimore County Code § 32-3-303(a)(1) states in pertinent part:

"... the Zoning Commissioner may grant variances from area and height regulations without a public hearing if the variance petition involves an owner-occupied lot zoned residential ..." (Emphasis Added).

The case file will be returned to the Office of Zoning Review, and if you are interested in scheduling a public hearing please contact Kristen Lewis at 410-887-3391.

Sincerely,


JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

c: Rockpool Property Acquisition Trust, 10136 Falls Road, Lutherville, MD 21093
Kristen Lewis, Office of Zoning Review, 111 W. Chesapeake Ave., Room 111, Towson, MD 21204

Debra Wiley

From: Debra Wiley
Sent: Wednesday, October 25, 2017 11:40 AM
To: 'Maureen Kelly'
Subject: RE: Affidavit REVISED 18-0071-A.docx

Maureen,

Can you please advise the status of the Affidavit.

Thanks in advance.

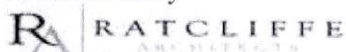
From: Debra Wiley
Sent: Wednesday, October 11, 2017 2:25 PM
To: 'Maureen Kelly' <maureen@ratcliffearchitects.com>
Subject: RE: Affidavit REVISED 18-0071-A.docx

You're welcome.

From: Maureen Kelly [<mailto:maureen@ratcliffearchitects.com>]
Sent: Wednesday, October 11, 2017 2:25 PM
To: Debra Wiley <dwiley@baltimorecountymd.gov>
Subject: RE: Affidavit REVISED 18-0071-A.docx

Thank you!

Maureen Kelly



Ratcliffe Architects
10404 Stevenson Road
Stevenson, Md. 21153
Web site - ratcliffearchitects.com
(410)- 484-7010
Fax(410) 484-3819

THIS E-MAIL MAY CONTAIN PRIVILEGED, CONFIDENTIAL, COPYRIGHTED, OR OTHER LEGALLY PROTECTED INFORMATION. IF YOU ARE NOT THE INTENDED RECIPIENT (EVEN IF THE E-MAIL ADDRESS ABOVE IS YOURS), YOU MAY NOT USE, COPY, OR RETRANSMIT IT. IF YOU HAVE RECEIVED THIS BY MISTAKE PLEASE NOTIFY US BY RETURN E-MAIL, THEN DELETE. THANK YOU.

From: Debra Wiley [<mailto:dwiley@baltimorecountymd.gov>]
Sent: Wednesday, October 11, 2017 12:49 PM
To: Maureen Kelly
Subject: Affidavit REVISED 18-0071-A.docx

Maureen,

Per our telephone conversation, please find attached a "Revised" Affidavit reflecting the proper address.

Thank you.



CONNECT WITH BALTIMORE COUNTY



www.baltimorecountymd.gov

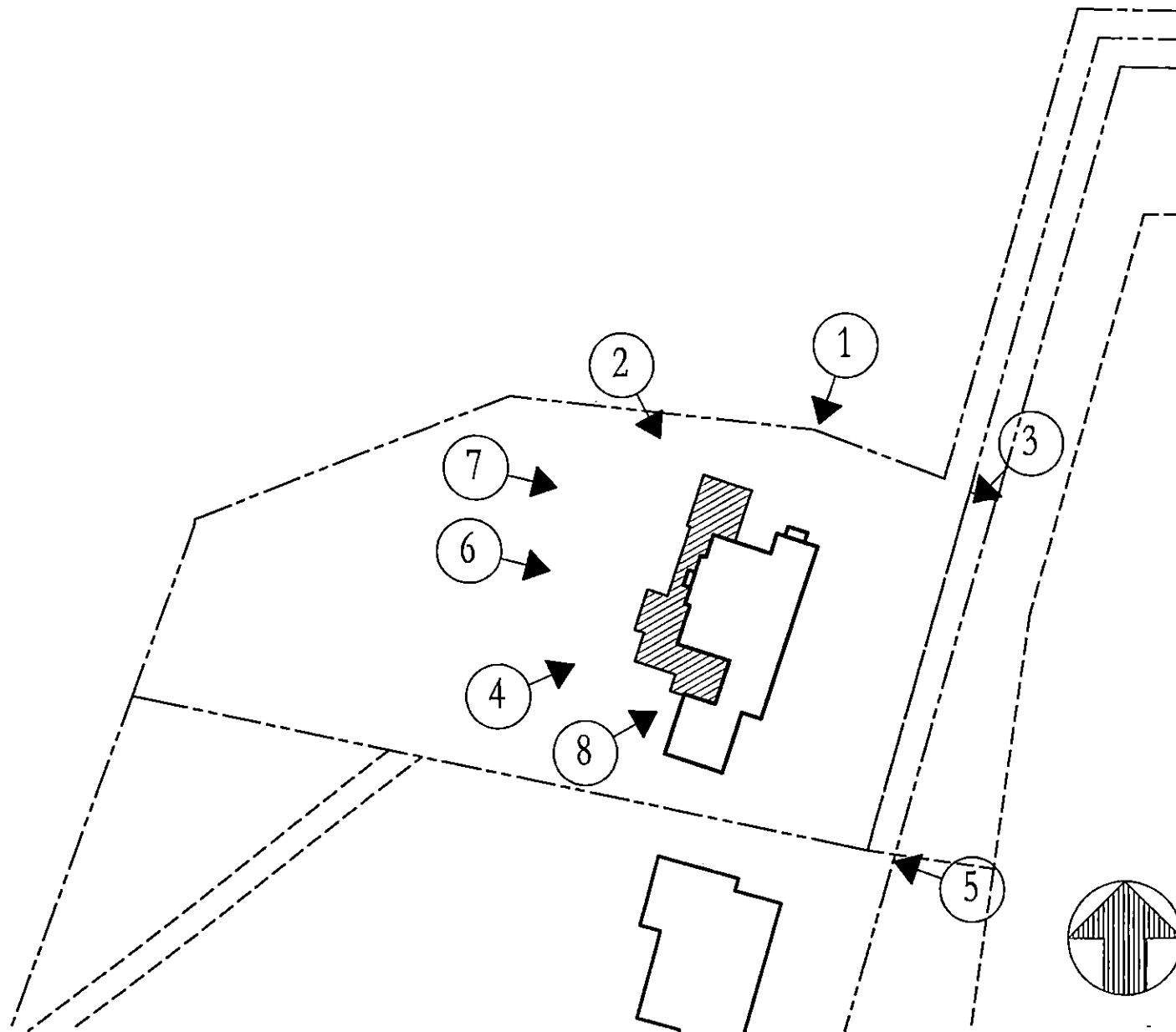
Debra Wiley

From: Debra Wiley
Sent: Wednesday, October 11, 2017 12:49 PM
To: 'maureen@ratcliffearchitects.com'
Subject: Affidavit REVISED 18-0071-A.docx
Attachments: Affidavit REVISED 18-0071-A.docx

Maureen,

Per our telephone conversation, please find attached a "Revised" Affidavit reflecting the proper address.

Thank you.



RATCLIFFE
ARCHITECTS

PHOTO REFERENCE PLAN

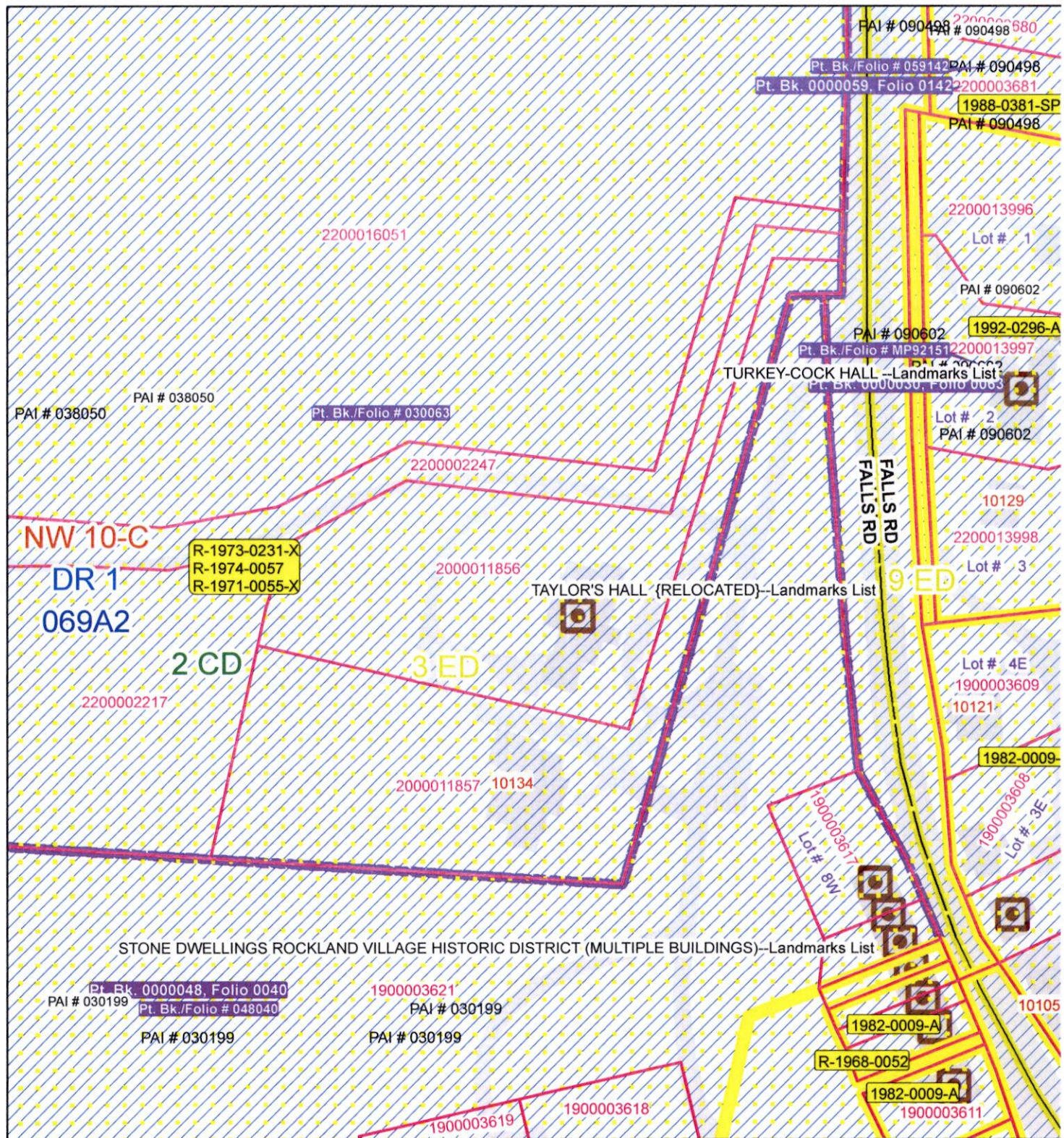
10136 FALLS ROAD

No Scale

08-28-17

Item #0071

10136 Falls Road



Publication Date: 8/24/2017



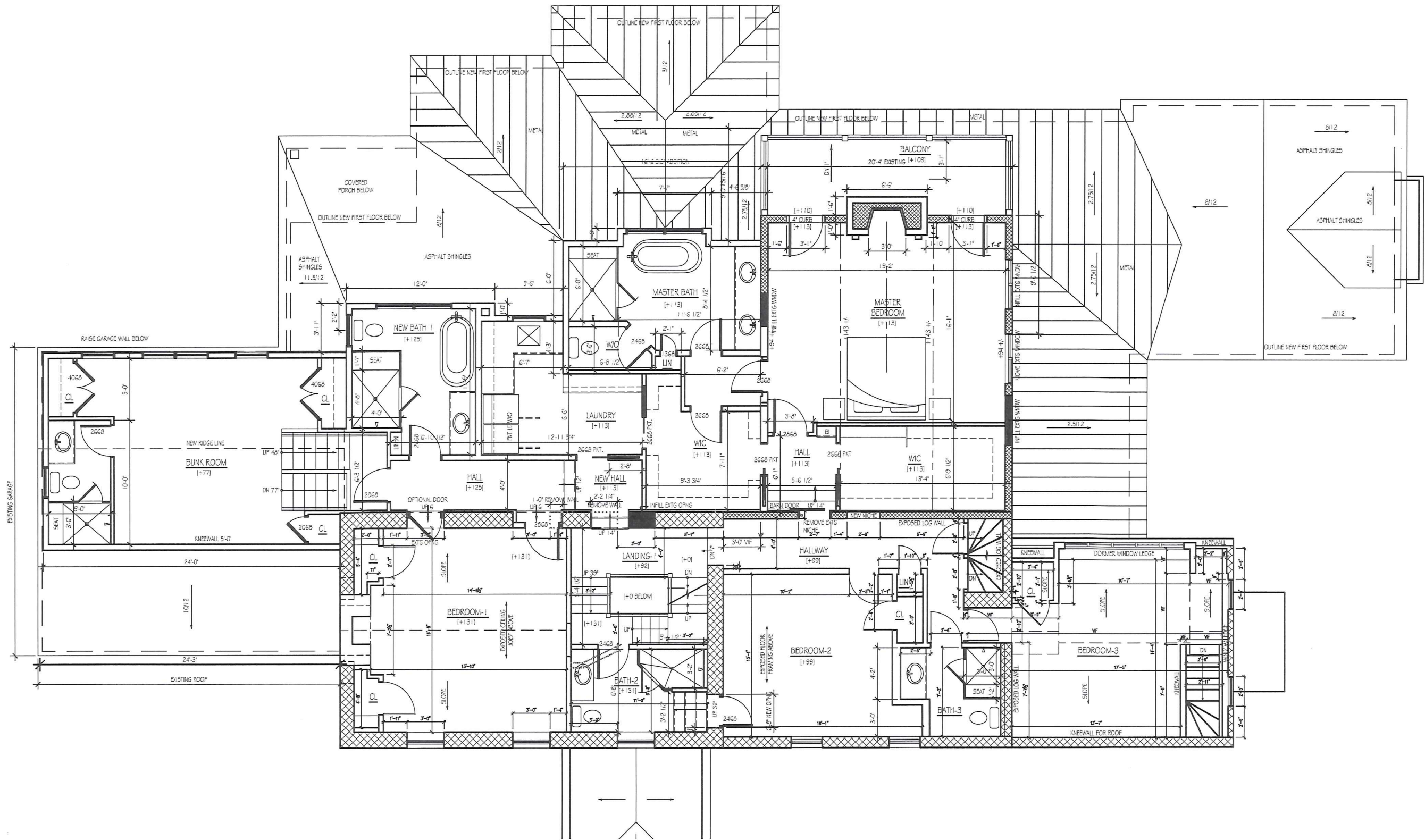
Publication Agency: Permits, Approvals & Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

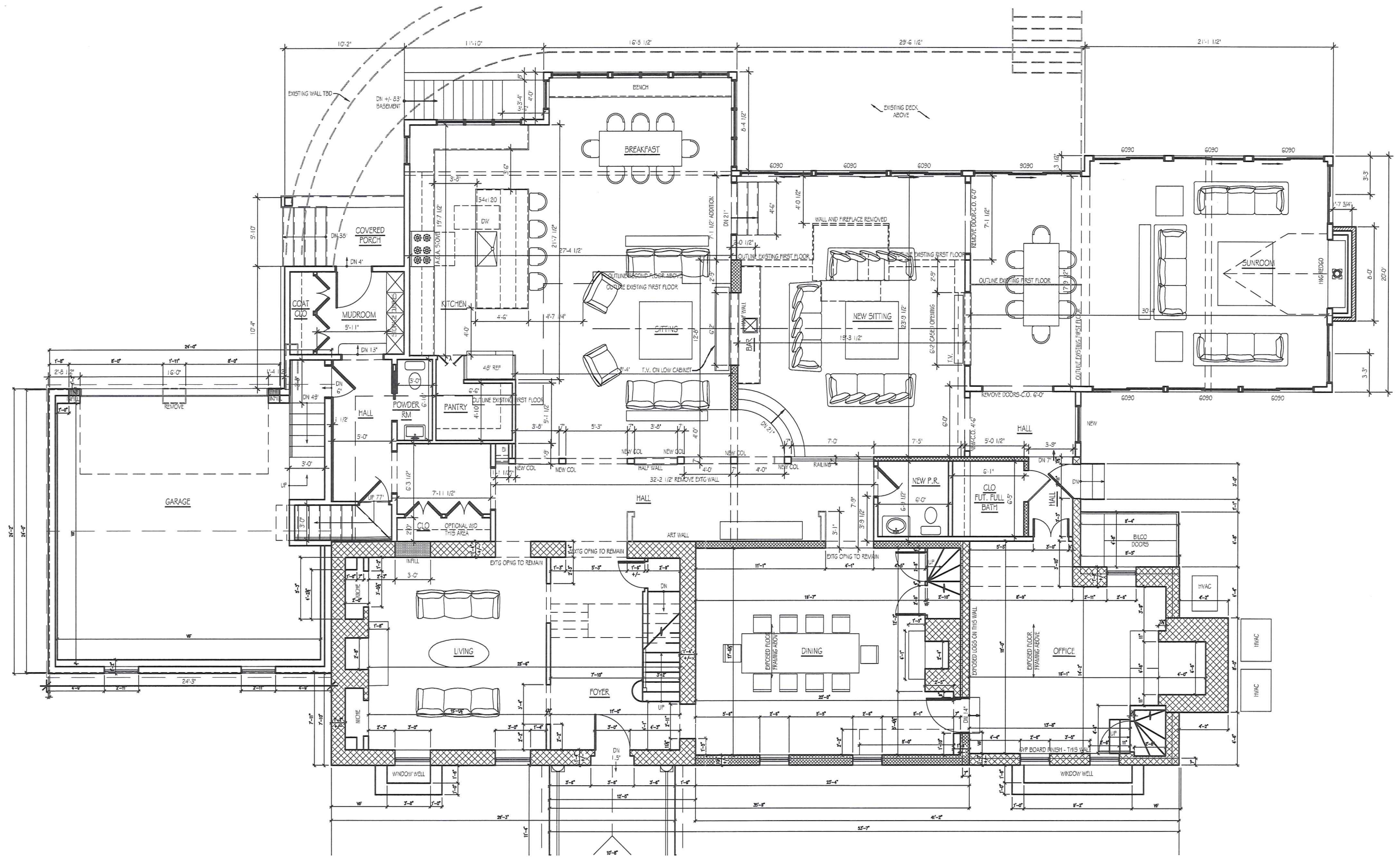


0 25 50 100 150 200
 Feet

1 inch = 100 feet

Item #0071





First Floor Plan - Proposed

10136 FALLS ROAD

1'-0" = 1/8"

08-28-17

Item #0071



Rear Elevation - Proposed

10136 FALLS ROAD

1'-0" = 1/8"

08-28-17

Item #0071

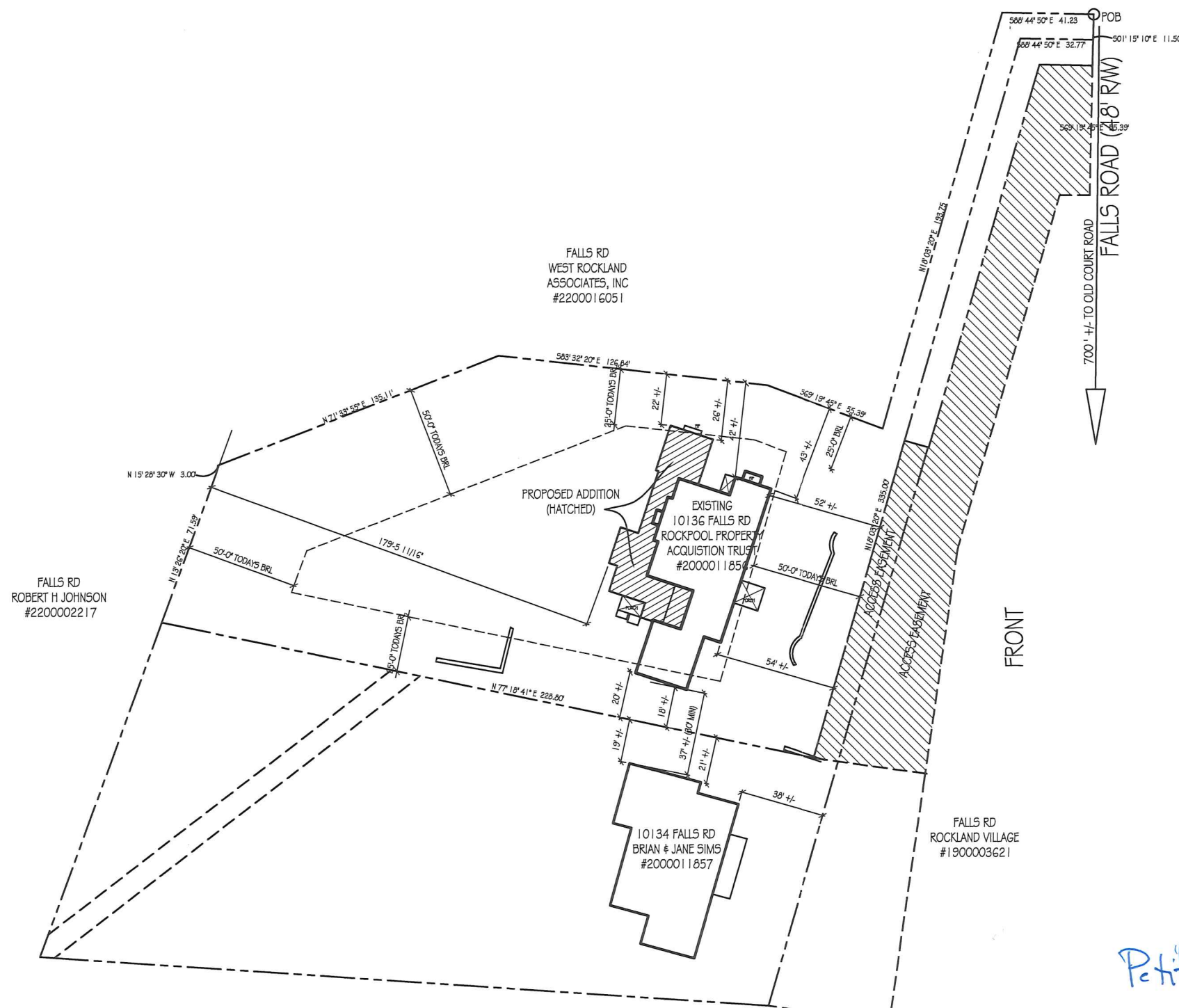
ZONING HEARING PLAN FOR ADMINISTRATIVE VARAIANCE _x_ FOR SPECIAL HEARING

ADDRESS 10136 FALLS RD OWNER(S) NAME(S) ROCKPOOL PROPERTY ACQUISITION
 SUBDIVISION JOHNSON TRACT LOT # 2 MAP# 0069 GRID # 0008 PARCEL# 1185
 PLAT BOOK # FOLIO # 10 DIGIT TAX # 2000011856 DEED REF # 38743/00004



MAP IS NOT TO SCALE

ZONING MAP # 069A2
 SITE ZONED DR1
 ELECTION DISTRICT 3
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 1.03
 OR SQUARE FEET
 HISTORIC ? YES
 IN CBCA ? NO
 IN FLOOD PLAIN ? NO
 UTILITIES ? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING NO OR YES X
 IF SO GIVE CASE NUMBER
 AND SHOW RESULT BELOW
R1971 - 0055X
R1973 - 0231RX
R1974 - 0057R



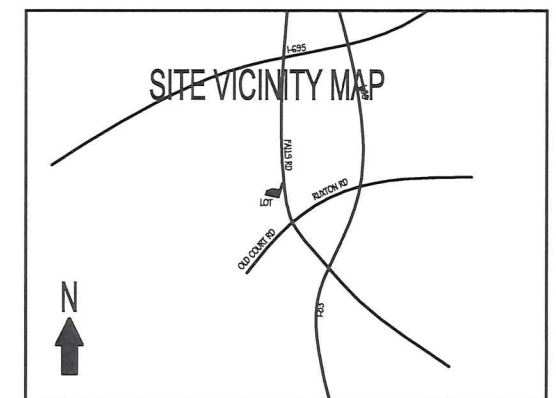
Petitioner's No. 1

PLAN DRAWN BY C. DAN BURSI DATE 08-24-2017 SCALE: 1 INCH = 60 FEET

#2018-0071-A
 R
 J

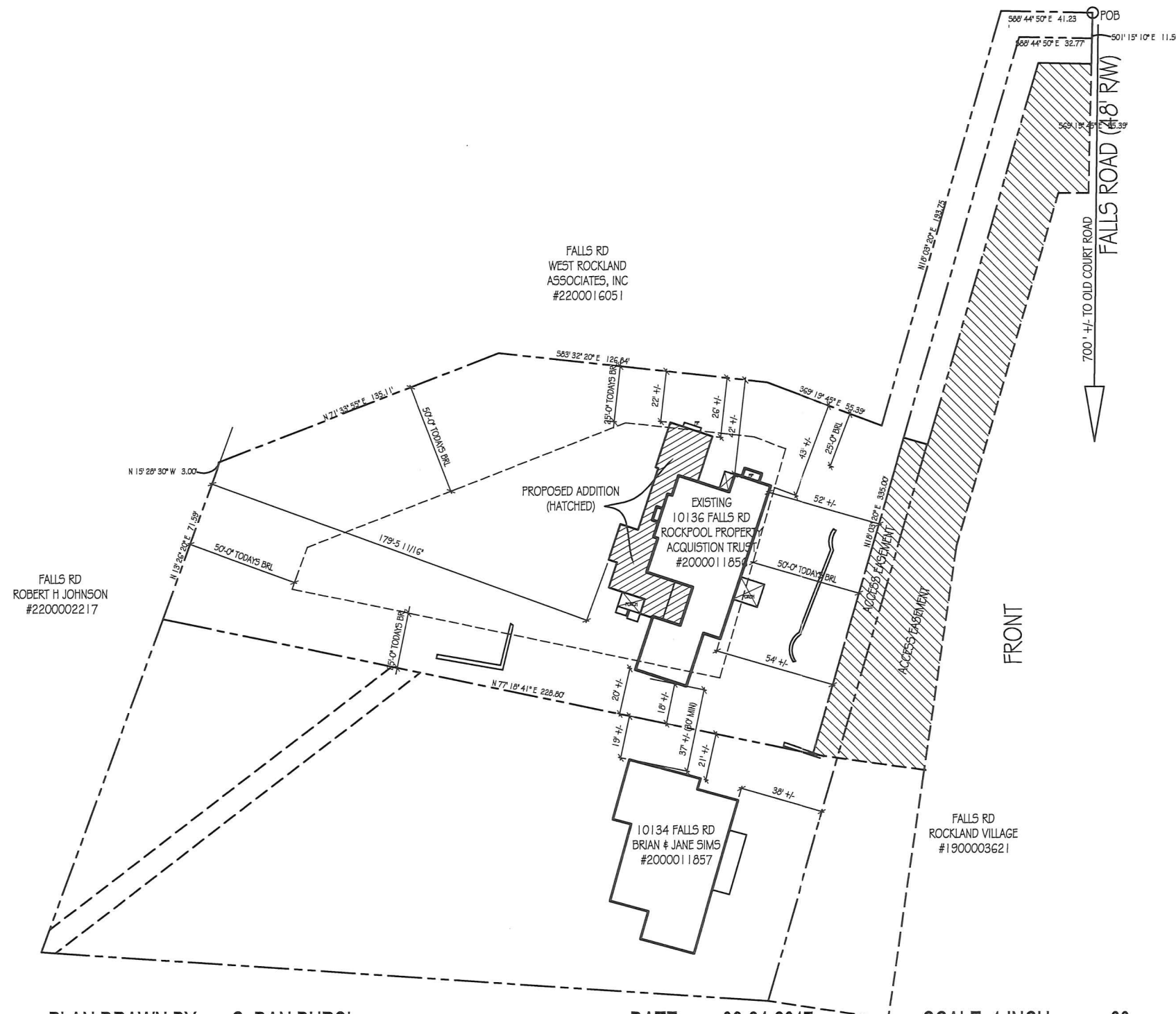
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 SUBDIVISION JOHNSON TRACT LOT # 2 MAP# 0069 GRID # 0008 PARCEL# 1185
 PLAT BOOK # FOLIO # 10 DIGIT TAX # 2000011856 DEED REF # 38743/00004



MAP IS NOT TO SCALE

ZONING MAP # 069A2
 SITE ZONED DR1
 ELECTION DISTRICT 3
 COUNCIL DISTRICT 2
 LOT AREA ACREAGE 1.03
 OR SQUARE FEET
 HISTORIC ? YES
 IN CBCA ? NO
 IN FLOOD PLAIN ? NO
 UTILITIES ? MARK WITH X
 WATER IS:
 PUBLIC PRIVATE X
 SEWER IS:
 PUBLIC PRIVATE X
 PRIOR HEARING NO OR YES X
 IF SO GIVE CASE NUMBER
 AND SHOW RESULT BELOW
R1971 - 0055X
R1973 - 0231RX
R1974 - 0057R



PLAN DRAWN BY C. DAN BURSI DATE 08-24-2017 SCALE: 1 INCH = 60 FEET

#2018-0071-A
 R.D.D.