

MEMORANDUM

DATE: March 14, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2018-0183-A – Appeal Period Expired

The appeal period for the above-referenced case expired on March 12, 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 ADMIN. VARIANCE *
(6406 Murray Hill Road)
9th Election District *
2nd Council District *
Brett A. Williams & Nicole C. Brummer *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2018-0183-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Brett A. Williams & Nicole C. Brummer (“Petitioners”). The Petitioners are requesting Variance relief pursuant to § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”), to permit a proposed family room and kitchen extension addition to the rear of the dwelling with a rear yard setback of 20 ft. in lieu of the required 40 ft. 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 January 19, 2018, 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 Section 32-3-303 of the Baltimore County Code (“BCC”). 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 2-9-18

By lw

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 Section 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

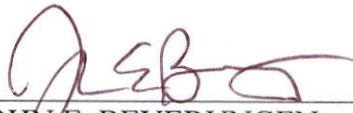
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 9th day of **February, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.C.1 of the BCZR, to permit a proposed family room and kitchen extension addition to the rear of the dwelling with a rear yard setback of 20 ft. in lieu of the required 40 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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:dlw

ORDER RECEIVED FOR FILING

Date 2-9-18

By low



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 6406 Murray Hill Road

Deed Reference 32104/00314

Owner(s) Printed Name(s) Nicole Brummer and Brett Williams

Currently zoned DR2

10 Digit Tax Account # 0908000980

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

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

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

1. **X ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to permit a proposed a family room and kitchen extension addition to the rear of the dwelling with a rear yard setback of 20 feet in lieu of the required 40 feet.

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

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

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

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

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

Owner(s)/Petitioner(s):

Brett Williams

Name #1 – Type or Print

Brett Williams

Signature #1

/Nicole Brummer

Name #2 – Type or Print

Nicole Brummer

Signature #2

6406 Murray Hill Road
Mailing Address

Baltimore
City

MD
State

21212

Zip Code

/(443) 791-6170

Telephone #

/brettwl6@gmail.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:

Susan Harrington - Ratcliffe Architects

Name – Type or Print

Signature

10404 Stevenson Road
Mailing Address

Baltimore
City

MD
State

21153

Zip Code

/410.484.7010

Telephone #

/susan@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 _____ 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

2018-0183-A

Filing Date

01/08/18

Estimated Posting Date

1/21/18

Reviewer

AT

~2/5/18

Rev 5/5/2016

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: 6406 Murray Hill Road Baltimore MD 21212
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)**

The existing house at 6406 Murray Hill Road has two modest bedrooms on the second level and a modest kitchen with breakfast on the first floor that the current owner would like to improve for their family needs and modern living. The proposed variance for a setback of 22'0" from rear property line in lieu of the current required 30' setback is to accommodate an expanded kitchen and family room on the first level and an expanded second level to accommodate a third bedroom to serve as a master suite. The immediate neighboring house at 6408 Murray Hill Road has a footprint that sits approximately 12' from the rear property line (result of 1999 variance - 99-137-A) and we believe that this one sample as precedent helps justify this property variance request for a 22'0" setback from the rear property line. We respectfully submit this variance request to allow this property to expand the current house in a manner consistent with many neighboring properties.

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

Brett Williams
Signature of Owner (Affiant)

Brett Williams
Name- Print or Type

Nicole Brummer
Signature of Owner (Affiant)

Nicole Brummer Nicole C. Brummer
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 5th day of January, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

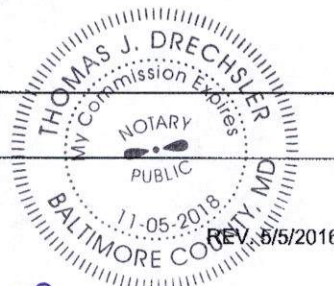
Print name(s) here: Brett Alan Williams & Nicole Christine Brummer

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

11-5-2018
My Commission Expires



2018-0183-A

Zoning Description to Accompany Petition for Zoning Variance

Zoning Description for 6406 MURRAY HILL ROAD

Election District 9 Councilmanic District 2

Beginning at a point on the WEST side of MURRAY HILL ROAD which is THIRTY FEET (30') wide at a distance of FOUR HUNDRED FORTY FEET (440') NORTH of the centerline of the nearest improved intersection street BELLONA AVENUE which is FORTY FEET (40') wide.

Being Lot # 4, Block N/A, Section # N/A in the subdivision of MURRAY HILL as recorded in Baltimore County Plat Book # 12, Folio # 42, containing 0.278 ACRES (12,100 SQUARE FEET).

2018-0183-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/20/2018

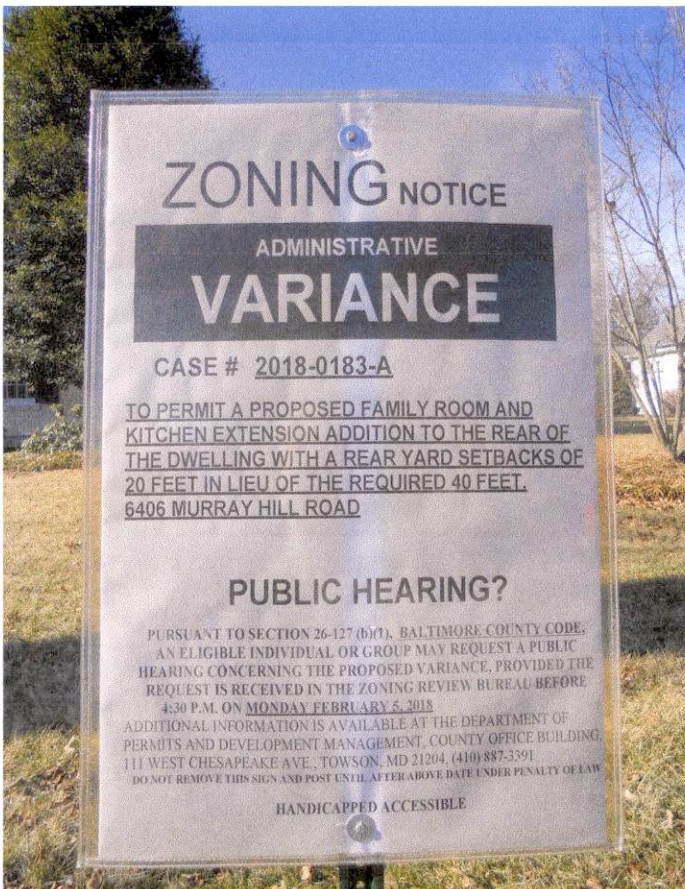
Case Number: 2018-0183-A

Petitioner / Developer: RATCLIFFE ARCHITECTS ~ BRETT WILLIAMS

Date of Closing: FEBRUARY 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:
6406 MURRAY HILL ROAD

The sign(s) were posted on: JANUARY 19, 2018



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)

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0183 - A Address 6406 Murray Hill Road

Contact Person: Aaron Tsui Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 01/08/2018 Posting Date: 01/21/18 Closing Date: 02/05/18

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 2018- 0183 -A Address 6406 Murray Hill Road

Petitioner's Name: Brett Williams Telephone 443-791-6170

Posting Date: 01/21/18 Closing Date: 02/05/2018

Wording for Sign: To permit a proposed a family room and kitchen extension addition to the rear of the dwelling with a rear yard setback: of 20 feet in lieu of the required 40 feet.

161181

Date:

21/08/18

PAID RECEIPT

BUSINESS	ACTUAL	TIME	RAW
1/09/2018	1/09/2018	10:17:05	1

REG-MS01 WALKIN LOR

3 RECEIPT # 769829 1/08/2018 CFLN

Dept 5 528 ZOPING VERIFICATION

CR NO. 161161

Recpt Tot. \$75.00

\$75.00 CR \$5.00 CR

Baltimore County, Maryland

[illegible]

Total:

875

Rec

From:

For:

6406 MURRAY HILL RD

2018-0183-X

DISTRIBUCIÓN

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*

February 6, 2018

Brett Williams
Nicole Brummer
6406 Murray Hill Road
Baltimore MD 21212

RE: Case Number: 2018-0183 A, Address: 6406 Murray Hill Road

Dear Mr. Williams & Ms. Brummer:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 8, 2017. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is fluid and cursive.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Susan Harrington, Ratcliffe Architects, 10404 Stevenson Road, Stevenson MD 21153

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: January 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0183-A
Address 6406 Murray Hill Road
(Williams & Brummer Property)

Zoning Advisory Committee Meeting of **January 22, 2018**.

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

Reviewer: Steve Ford



MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 1/16/18

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2018-0183-A

*Administrative Variance
Brett Williams & Nicole Brummer
4406 Murray Hill 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, 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: January 29, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2018
Item No. 2018-0182-A, 0183-A, 0186-A and 0187-A

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

*

*

*

*

*

VKD: cen
cc: file

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: January 16, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0183-A
Address 6406 Murray Hill Road
(Williams & Brummer Property)

Zoning Advisory Committee Meeting of **January 22, 2018.**

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

Reviewer: Steve Ford

406 Murray Hill Road



Publication Date: 12/21/2017



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



0 10 20 40 60 80 Feet

1 inch = 40 feet

2018-0183-A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>1-29</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>NC</u>
<u>1-16</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>1-16</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. <u>1993-387-A</u>)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING	Date: <u>1-19-18</u> by <u>O'Keefe</u>	
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	
Comments, if any: <u>* Site plan indicates 4th, per cc - 2nd,</u>		

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Account Identifier:		District - 09 Account Number - 0908000980			
Owner Information					
Owner Name:	WILLIAMS BRETT ALAN BRUMMER NICOLE C		Use:	RESIDENTIAL	
Mailing Address:	6406 MURRAY HILL ROAD BALTIMORE MD 21212-		Principal Residence:	YES	
			Deed Reference:	/39839/ 00499	
Location & Structure Information					
Premises Address:		6406 MURRAY HILL RD BALTIMORE 21212-		Legal Description:	
MURRAY HILL					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot:
0069	0024	0853		0000	4 2017
					Assessment Year: 2017
					Plat No: 0012/ Plat Ref: 0042
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1942	2,388 SF		12,200 SF	04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	BRICK	2 full/ 1 half	1 Attached
Value Information					
		Base Value	Value	Phase-in Assessments	
			As of	As of	As of
			01/01/2017	07/01/2017	07/01/2018
Land:		342,000	342,000		
Improvements		160,900	203,300		
Total:		502,900	545,300	517,033	531,167
Preferential Land:		0			0
Transfer Information					
Seller: HALSTAD LEIGH SWANN, TRUSTEE		Date: 01/11/2018		Price: \$622,500	
Type: ARMS LENGTH IMPROVED		Deed1: /39839/ 00499		Deed2:	
Seller: SWANN HELEN LEIGH		Date: 05/23/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /32104/ 00314		Deed2:	
Seller: HARDESTY J EARLY		Date: 09/30/1993		Price: \$280,000	
Type: ARMS LENGTH IMPROVED		Deed1: /10045/ 00139		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:	

BALTIMORE COUNTY, MARYLAND

www.baltimorecountymd.gov



What Is My District?

[Where Do I Vote?](#)[What Is My District?](#)[Who Is My Representative?](#)[Search with Another Street Address](#)

Search Address:

6404 MURRAY HILL RD 21212

Your Districts:

County Councilmanic District: 2

Legislative District: 42B - Maryland State Senate and House of Delegates

Congressional District: 3 - US House of Representatives

Election District: 9

Election Precinct: 2

Not 4th as specified on Plans[Print](#)[Done](#)

Need help? Call 410-887-5700.

400 Washington Avenue • Historic Courthouse • Towson, MD 21204



IN RE: PETITION FOR ADMIN. VARIANCE
W/S Murray Hill Road, 440' N
of the c/l of Bellona Avenue
(6406 Murray Hill Road)
9th Election District
4th Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-387-A

James D. Hardesty and Elizabeth H.
Tomlinson, Pers. Repr., Estate of*
Dorothy Dunn Hardesty - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the owners of the subject property, James D. Hardesty and Elizabeth H. Tomlinson, Personal Representatives of the Estate of Dorothy Dunn Hardesty. The Petitioners request relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 30 feet in lieu of the required 40 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

ORDER RECEIVED FOR FILING

Date

By

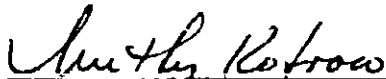
2018-0183-A

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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of June, 1993 that the Petition for Administrative Variance requesting relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 30 feet in lieu of the required 40 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 6/9/93
By [Signature]

2018-0183-A

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS: 6406 MURRAY HILL ROAD

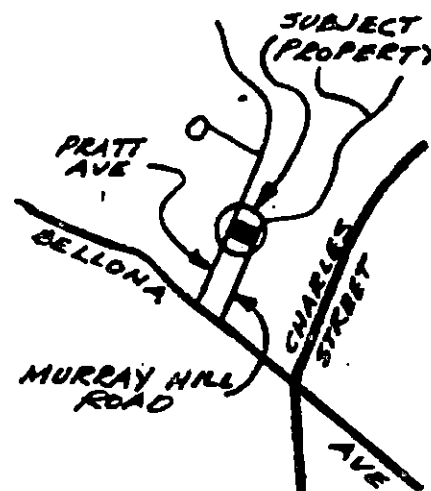
SUBDIVISION NAME: MURRAY HILL

PLAT BOOK# 12, FOLIO# 42, LOT# 4, SECTION# N/A

OWNER: ESTATE OF J. EARLY HARDESTY

93-387-A

PROPOSED ONE
STORY ADDITION
15'x30'



VICINITY MAP
SCALE: 1"=1000'

LOCATION INFORMATION

ELECTION DISTRICT: 9

COUNCILMANIC DISTRICT: 4

1"=200' SCALE MAP#

ZONING: DR 2

LOT SIZE: 0.278 12,100
ACREAGE SQUARE FT.

SEWER: PUBLIC
WATER: PUBLIC

CHES. BAY CRITICAL AREA: NO
PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY!

REVIEWED BY: ITEM #: CASE#:

401

PRATT (30' R/W, 20' PAVING) AVENUE

PATRICIA L. SNEA

EX. DWELLING
#6404

EXIST. DWELLING
#6406

EX. DWELLING
#6408

LOT #4

LOT #5

140' TO E
BELLONA AVE

MURRAY HILL (30' R/W, 20' PAVING) ROAD

PETITIONER'S
EXHIBIT

NORTH

DATE: APRIL 30, 1993

PREPARED BY: CONTRACT PURCHASER SCALE OF DRAWING: 1"=50'

2018-0183-A



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

93-387-A

for the property located at 6406 Murray Hill Road

which is presently zoned

DR 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B 02.3.C.1 To permit a rear yard of 30 feet in lieu of the required 40 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The lot was established in 1939 prior to the zoning regulations. The lot area is 12,700 S.F. or 0.278 acres. The existing dwellings currently "violate" the DR 2 rear yard requirement (36' in lieu of 40'). The most logical and compatible addition would enclose the EXISTING footprint of the covered terrace joining the two wings of the existing dwelling. This addition would require a minimum 30 foot rear wall.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Helen Leigh Swann

(Type or Print Name)

Helen Leigh Swann

Signature

327 Broadmoor Road

Address

Baltimore, Maryland 21212

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): JAMES D. HARDESTY, as Personal representative of the estate of DOROTHY DUNN HARDESTY

(Type or Print Name)

James D. Hardesty

Signature

Elizabeth H. Tomlinson
ELIZABETH H. TOMLINSON, as Personal Representative of the Estate of DOROTHY DUNN HARDESTY

Signature

Elizabeth H. Tomlinson

Address

Phone No.

Bethesda, Md 20814
City Name, Address and phone number of representative to be contacted.

City

State

Zipcode

Helen Leigh Swann

Name

Address

526-2780

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

No Review
5/3/93
WCR

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____

ITEM #: 401

2018-0183-A

ORDER RECEIVED FOR FILING



ZAC AGENDA

Case Number: 2018-0182-A

Primary Use: RESIDENTIAL

Reviewer: HucikGary

Type: VARIANCE

Legal Owner: Alice Lambert

Contract Purchaser: Taylor Lasmbert, 2229 Holly Neck Road, Baltimore MD 21221

Critical Area: Yes Flood Plain: No Historic No Election Dist Fifteenth Councilmanic Dist Seventh

Property Address: 2025 River ROAD

Location: W/S of River Road, N 50 ft. to the centerline of Silver Lane

Existing Zoning: RC 5

Area: 12,708 sq. ft.

Proposed Zoning: VARIANCE:

To permit a proposed dwelling with a side setback of 19 ft. for both sides and a rear yard setback of 43 ft. in lieu of the required 50 ft. and to permit a front street setback of 50 ft. to the centerline in lieu of the required 75 ft. and to permit 30% lot coverage in lieu of the maximum 15 %.

Attorney:

Prior Zoning Cases:

Concurrent Cases:

Violation Cases:

Closing Date:

Miscellaneous:

Case Number: 2018-0183-A

Primary Use: RESIDENTIAL

Reviewer: TsuiAaron

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Brett Williams & Nicole Brummer

Contract Purchaser:

Critical Area: No Flood Plain: No Historic No Election Dist Ninth Councilmanic Dist Second

Property Address: 6406 Murray Hill ROAD

Location: W/S of Murray Hill Road, 440 ft. N of the centerline of Bellona Avenue

Existing Zoning: DR 2

Area: 0.278 acre

Proposed Zoning: ADMINISTRATIVE VARIANCE:

To permit a proposed family room and kitchen extension addition to the rear of the dwelling with a rear yard setback of 20 ft. in lieu of the required 40 ft.

Attorney:

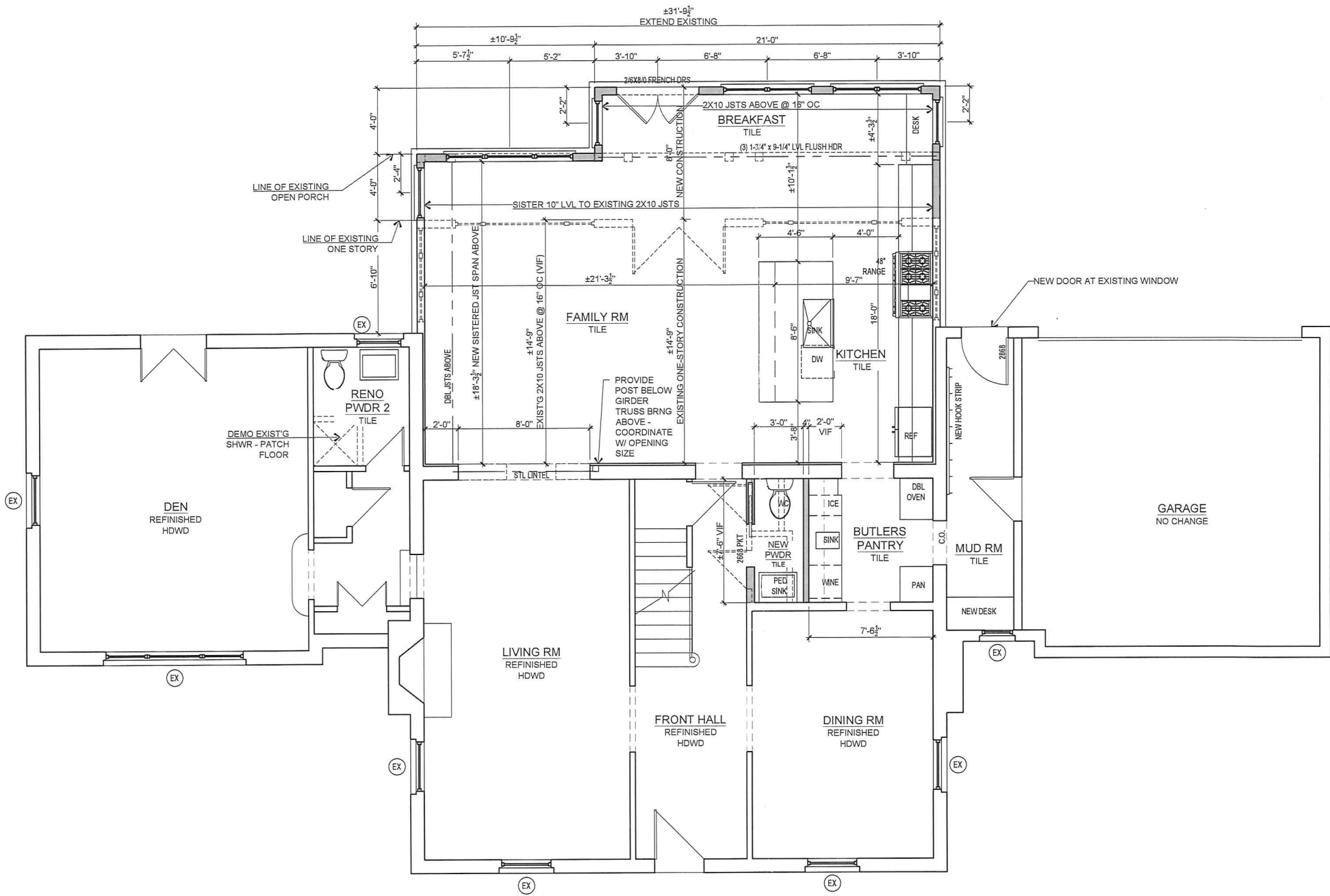
Prior Zoning Cases: 1993-0183-A

Concurrent Cases:

Violation Cases:

Closing Date: 2/5/2018 12:00:00AM

Miscellaneous:



- FLOOR PLAN**
GENERAL NOTES
1. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED
 2. DIMENSIONS ARE TO FACE OF STUD
 3. ALL STRUCTURAL INFORMATION TO BE VERIFIED BY LICENSED ENGINEER
 4. SEE EXTERIOR ELEVATIONS AND WALL SECTION FOR MORE INFO

- LEGEND**
- EXISTING TO BE REMOVED SHOWN DASHED
 - EXISTING DOOR TO REMAIN
 - EXISTING WALL TO REMAIN
 - EXISTING WINDOW TO REMAIN
 - NEW DOOR
 - NEW WINDOW
 - NEW WALL

RATCLIFFE ARCHITECTS
10000 Rockledge Road, Suite 100
Baltimore, MD 21236-4100
Tel: 410-481-1887, Fax: 410-481-1888
www.ratcliffearchitects.com

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 10916, EXPIRATION DATE 2018.11.01

OWNERSHIP OF DOCUMENTS NOTICE
DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF RATCLIFFE ARCHITECTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED IN ANY FORM AND THEY SHALL NOT BE USED BY ANY ENTITY EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION FROM AND AGREEMENT WITH THE DESIGNER.
COPYRIGHT ACT 1976

PROJECT:
NEW ADDITION FOR:
WILLIAMS-BRUMMER RESIDENCE
6406 MURRAY HILL DRIVE
BALTIMORE COUNTY, MD

RELEASE SCHEDULE	
DATE	SUMMARY
2018.01.08	ZONING VARIANCE

SCALE: AS SHOWN
DWG TITLE:

FIRST FLOOR PLAN

SHEET No.
A1.1

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



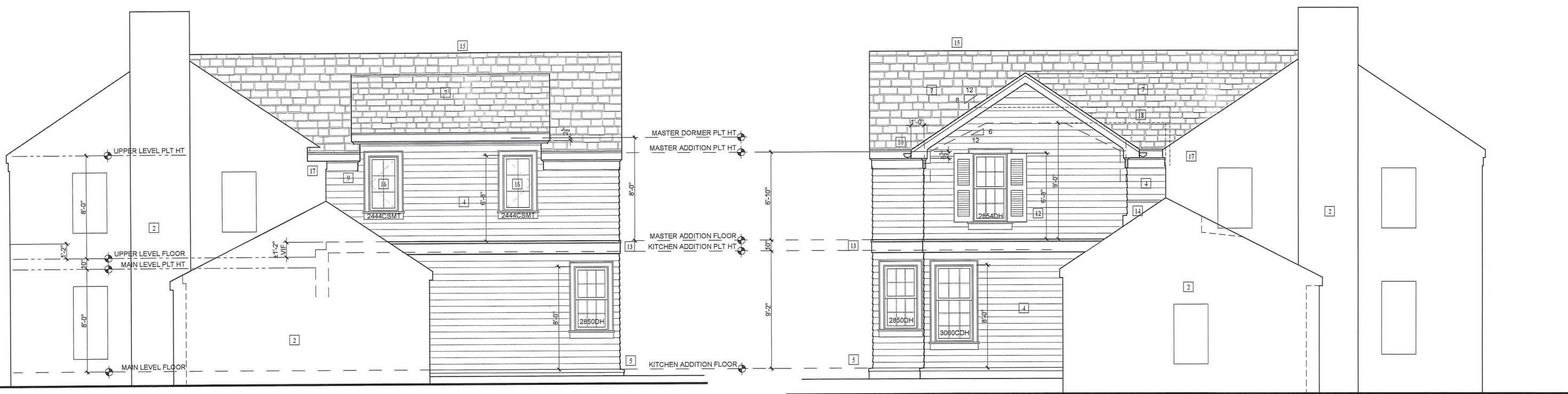
2018-0183-A

1. SEE PROJECT SPECIFICATIONS FOR FURTHER INFORMATION
2. ALL LIGHTING SHOWN SYMBOLICALLY
3. VERIFY ALL WALL PENETRATION LOCATIONS WITH ARCHITECT

- 1 EXISTING SLATE ROOF TO REMAIN
- 2 EXISTING HOUSE TO REMAIN - NO CHANGES
- 3 EXISTING DOOR / WINDOW TO REMAIN
- 4 6" FIBERCEMENT LAP SIDING W/ MITERED CORNERS - PAINT
- 5 BRICK WATERTABLE TO MATCH EXIST'G
- 6 ANDERSEN A-SERIES ALUM CLAD WINDOWS / PATIO DRS W/ SDL IN PATTERNS AS SHOWN
- 7 NEW SYNTHETIC SLATE ROOF - DAVINCI OR EQUAL
- 8 REPLACE EXISTING WINDOW W/ NEW DOOR
- 9 AZEK OR EQUAL TRIM - PROVIDE SLOTTED EAVE EVENTS AS REQ'D
- 10 HALF-ROUND ALUM GUTTERS TO MATCH EXISTING. TIE DOWNSPOUTS INTO SUB-SURFACE DRAINAGE SYSTEM
- 11 FAUX GABLE WALL VENT
- 12 LOUVERED SHUTTERS FOR PAINT
- 13 2X12 SKIRT BRD W/2X DRIP
- 14 METAL CRICKET
- 15 CONTINUOUS RIDGE VENT
- 16 EGRESS WINDOW
- 17 ADDITION EAVE HT TO MATCH EXISTING HOUSE EAVE HT
- 18 OUTLINE OF PROPOSED GIRDER TRUSS BEYOND



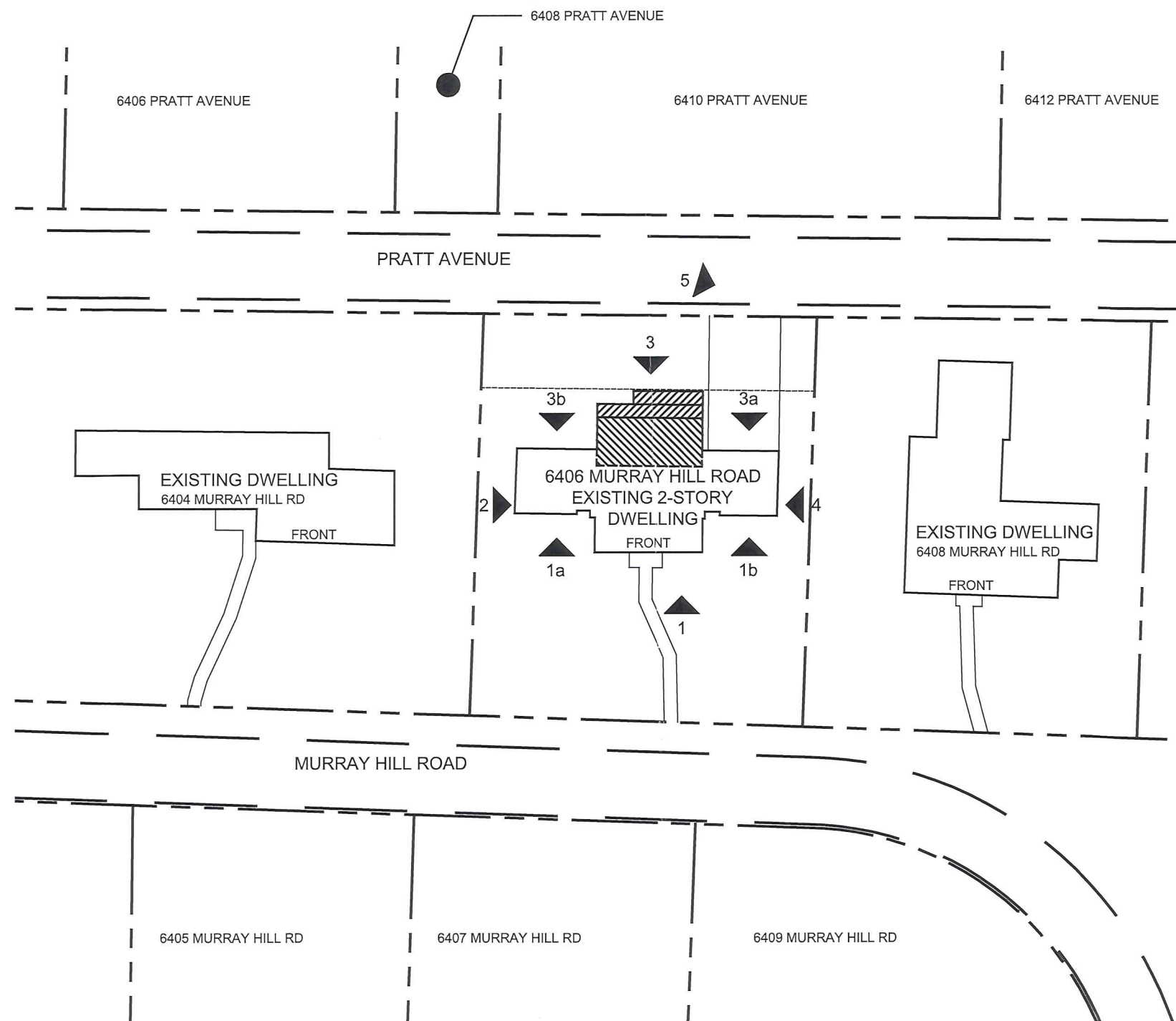
1 WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



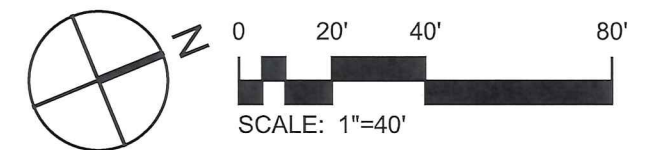
2 NORTH SIDE ELEVATION

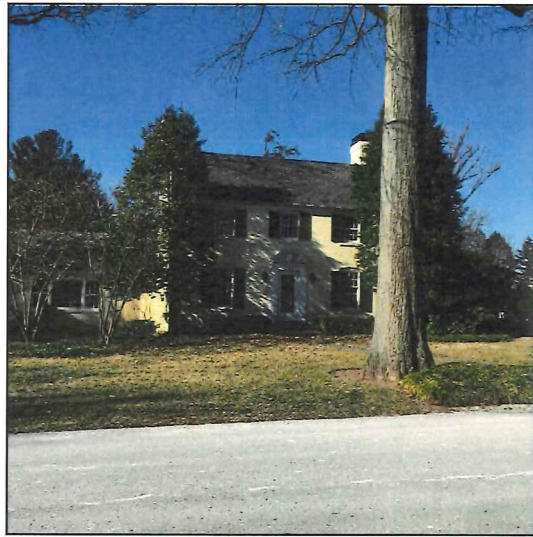
3 SOUTH SIDE ELEVATION
SCALE: 1/4" = 1'-0"

2018-0183-A

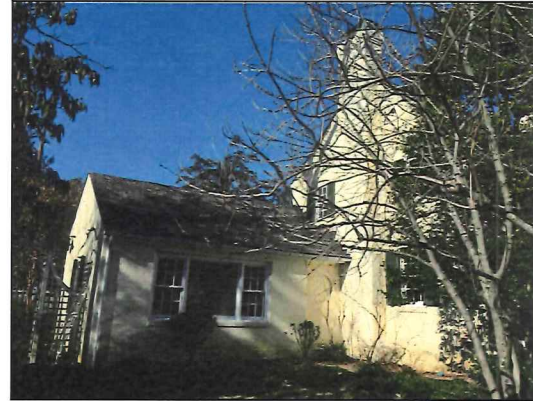


THE ABOVE SITE PLAN IS A DIAGRAM AND SHOULD BE USED FOR REFERENCE PURPOSES ONLY.

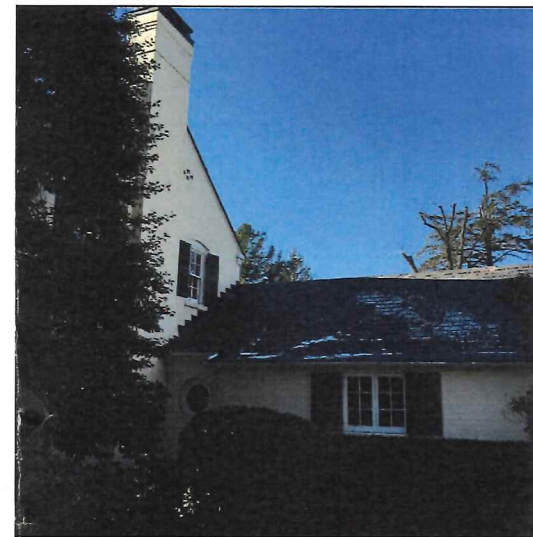




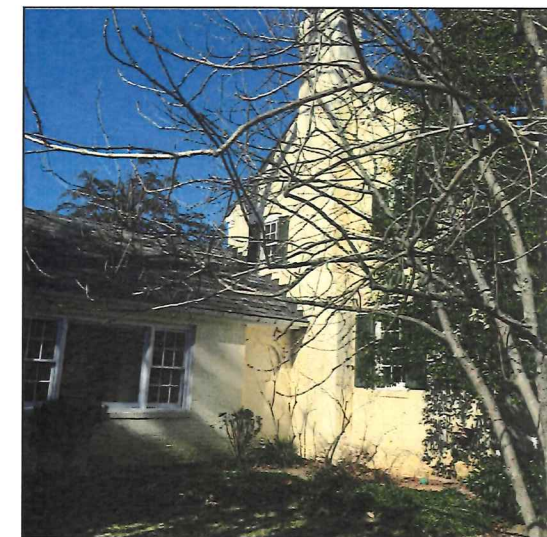
1 - FRONT



1a - FRONT, LEFT SIDE



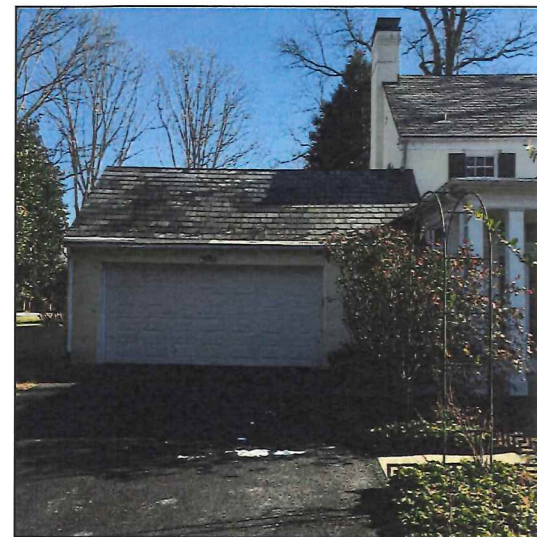
1b - FRONT, RIGHT SIDE



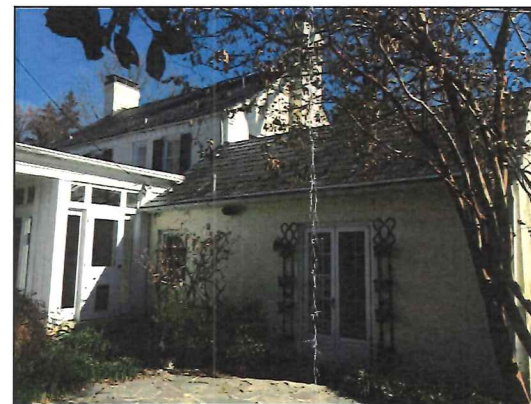
2 - LEFT SIDE



3 - REAR



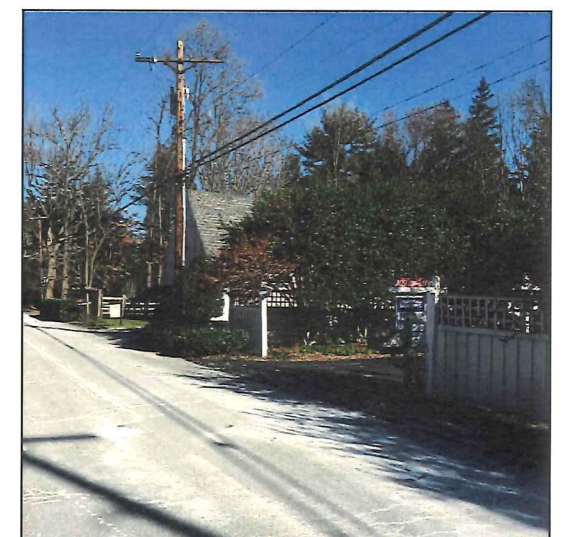
3a - REAR, RIGHT SIDE



3b - REAR, LEFT SIDE

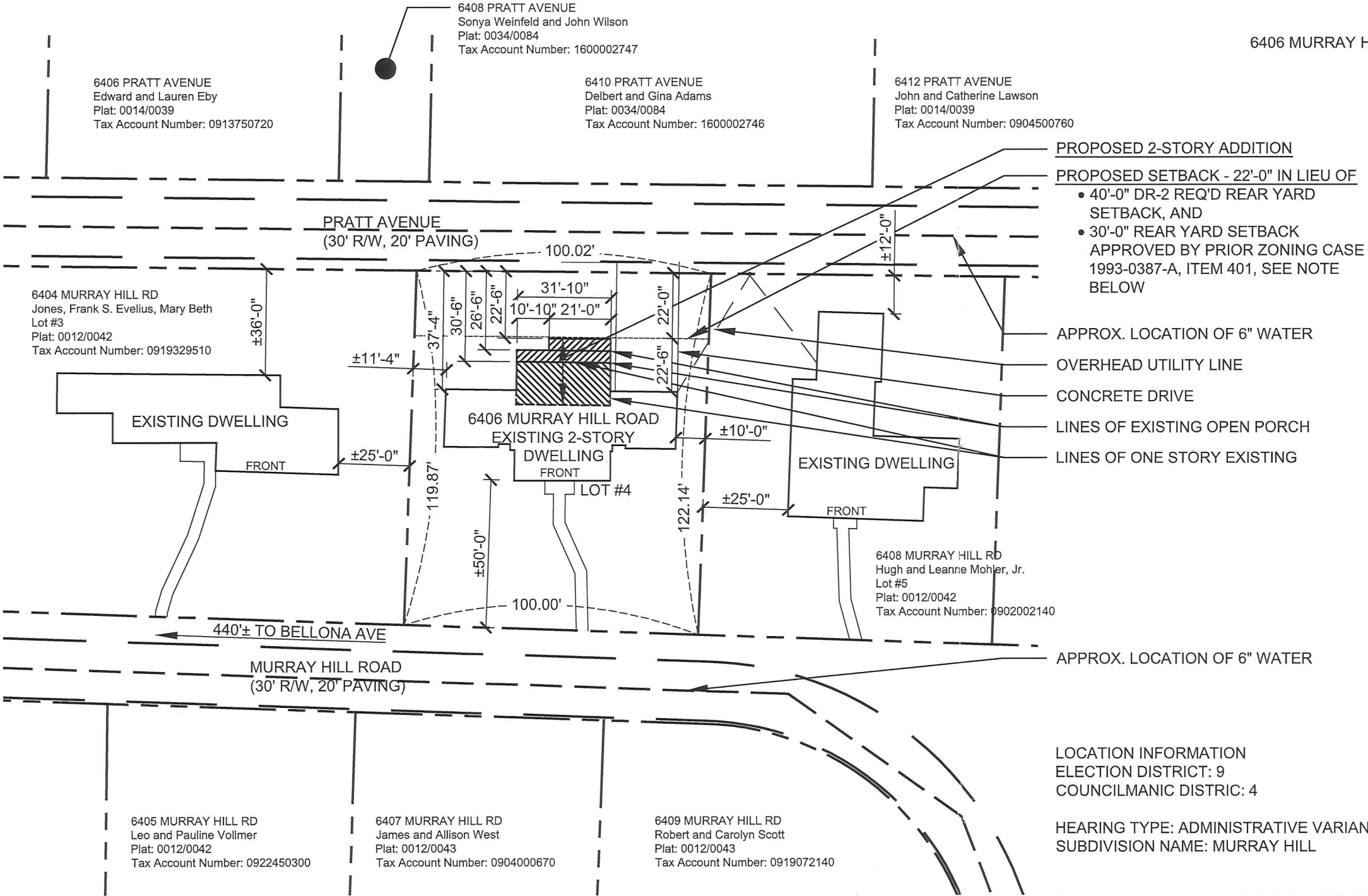


4 - RIGHT SIDE

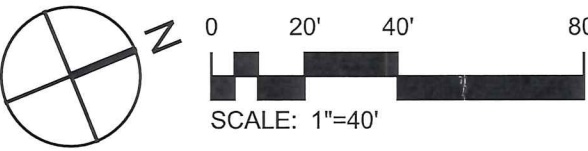


5 - NEIGHBORING SETBACK

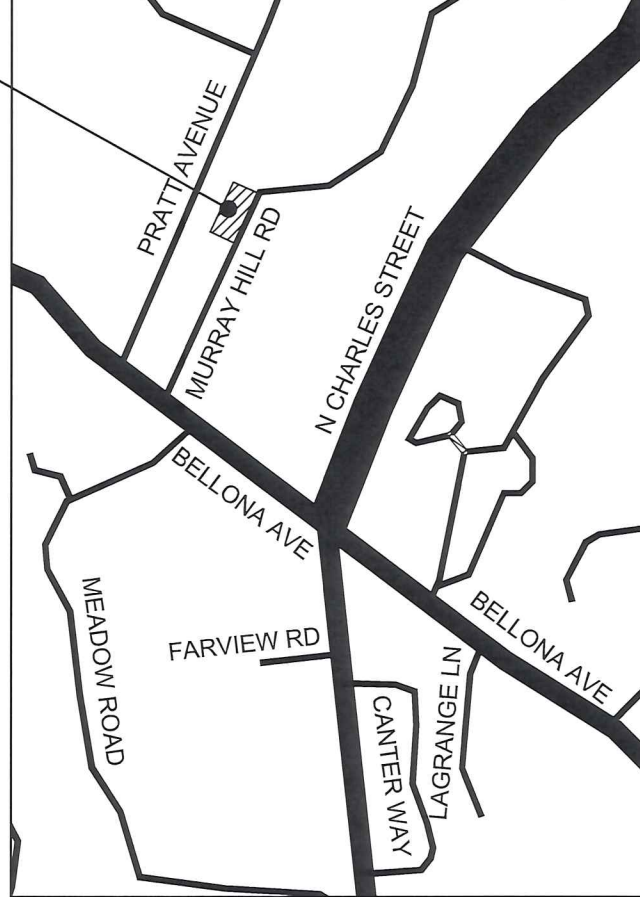
ARCHITECTURAL SITE PLAN



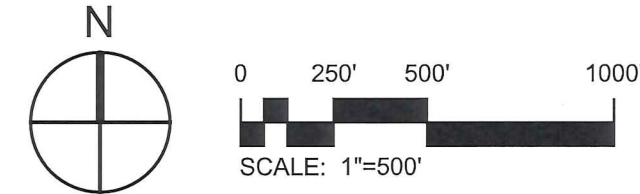
THE ABOVE SITE PLAN IS REPLICATED FROM THE ZONING VARIANCE SITE PLAN DATED APRIL 30, 1993, ITEM #401. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN WHAT IS SHOWN AND FIELD CONDITIONS. THE ABOVE PLAN IS FOR INFORMATIONAL PURPOSES ONLY DURING THE ZONING VARIANCE PROCESS.



VICINITY MAP



THE ABOVE MAP IS A DIAGRAM AND SHOULD BE USED FOR REFERENCE PURPOSES ONLY.



LOCATION INFORMATION
ELECTION DISTRICT: 9
COUNCILMANIC DISTRICT: 4

HEARING TYPE: ADMINISTRATIVE VARIANCE
SUBDIVISION NAME: MURRAY HILL

OWNER'S NAME: MR. BRETT WILLIAMS AND MS. NICOLE BRUMMER
PROPERTY ADDRESS: 6406 MURRAY HILL ROAD
TAX ACCOUNT NUMBER:

ZONING: DR-2
GIS MAP COPY #:

LOT #4
MAP: 0069
GRID: 0024
PARCEL: 0853
PLAT: 0012/0042
LOT AREA: 0.278 ACRES (12,100 SF)
SEWER: PUBLIC
WATER: PUBLIC

PRIOR ZONING CASE: 1993-0387-A, Item 401
PRIOR ZONING DATE: JUNE 8, 1993
GRANTED: "To permit a rear yard of 30 feet in lieu of the required 40 feet." -Petition for Administrative Variance to the Zoning Commissioner of Baltimore County, Order Received for Filing June 8, 1993.



Williams Residence

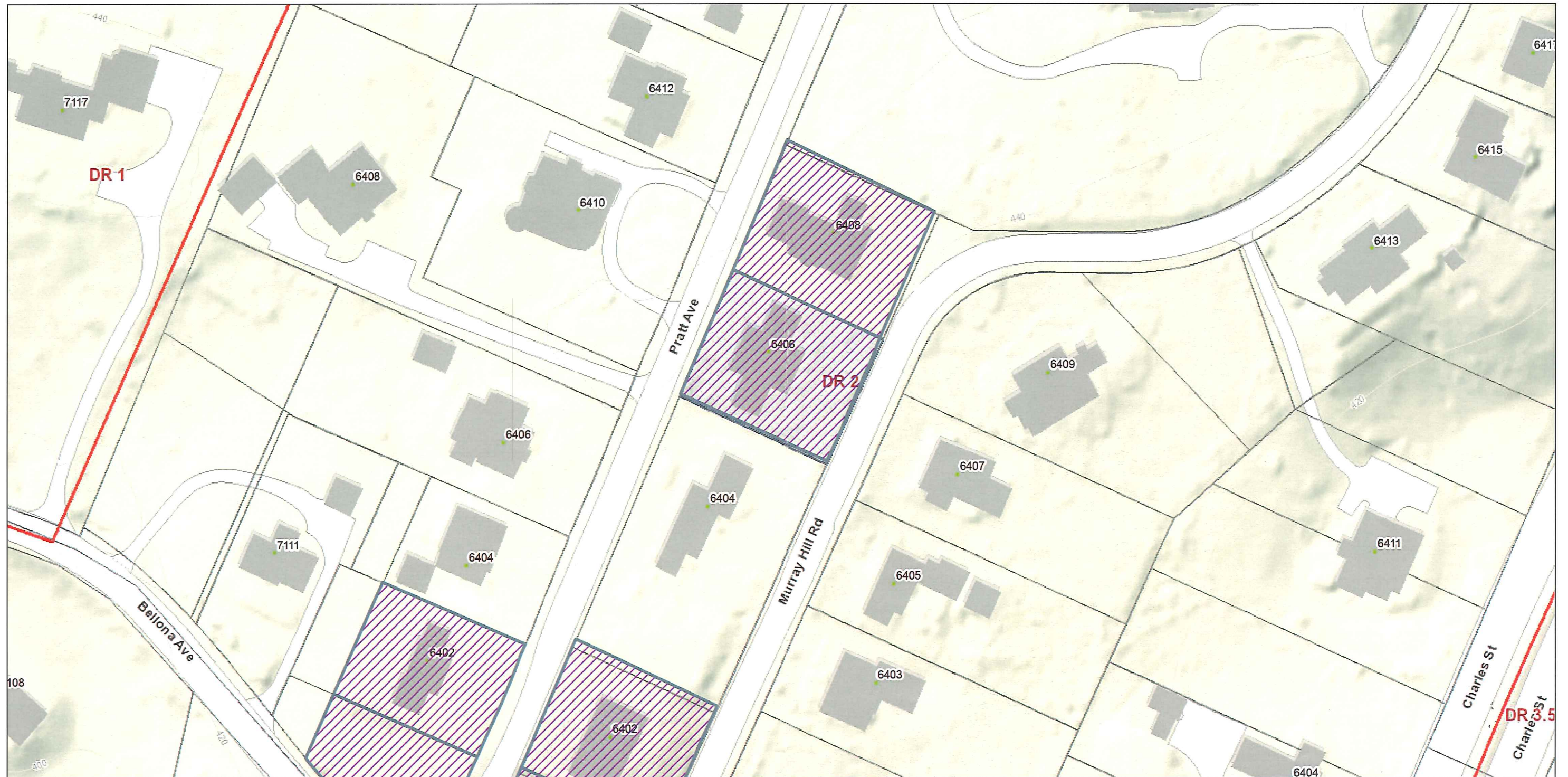
6406 Murray Hill Road, Baltimore, MD

ZONING HEARING PLAN

SCALE: 1" = 40'-0"
01.08.2018

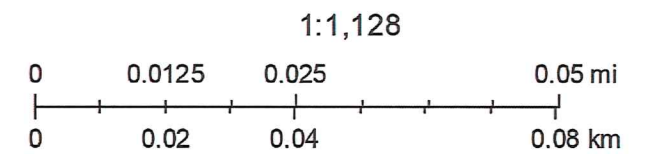
Pet. Exh. 1
2018-0183-A

COPYRIGHT © 2017 Ratcliffe Architects



-  Zoning History - Zoning History Cases
-  Address Points
-  Building Footprints - Buildings
-  Property
-  County Boundary

-  Parcels - Tax parcel
-  House Numbers
-  Zoning



Plotted By: Hutton, Heather. Sheet Set: Falls Road Solar. Loyal to EXISTING CONDITIONS EXHIBIT December 06, 2018. 05:04:29pm. K:\BAL_GVA\114066000-Falls Rd Solar\CAD\PlanSheets\EXISTING CONDITIONS EXHIBIT.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, and is intended only for the specific purpose and client for which it was prepared. Review of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GROWTH TIERS

TIER 4: PRESERVATION AND CONSERVATION AREAS - NO MAJOR SUBDIVISIONS ON SEPTIC

ZONING

- EXISTING ZONING: RC-2, RC-8
- THIS DEVELOPMENT PROPOSES A SOLAR FACILITY CONTAINING SOLAR PANELS AND EQUIPMENT.
- THIS DEVELOPMENT IS SUBJECT TO THE COMPREHENSIVE MANUAL OF DEVELOPMENT POLICIES, THE COUNTY LANDSCAPE MANUAL, AND ARTICLE 4F (SOLAR FACILITIES) OF THE BALTIMORE COUNTY ZONING REGULATIONS. THIS DEVELOPMENT WILL COMPLY WITH ALL OF THESE REGULATIONS AND STANDARDS.
- THERE ARE NO PRIOR ZONING CASES FOR THIS PROPERTY, BASED ON BALTIMORE COUNTY MY NEIGHBORHOOD VIEWER ON 12/5/2018.
- FALLS ROAD IS LISTED AS A MARYLAND SCENIC BYWAY. PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE MET IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REQUIREMENTS.

ENVIRONMENTAL/SITE NOTES

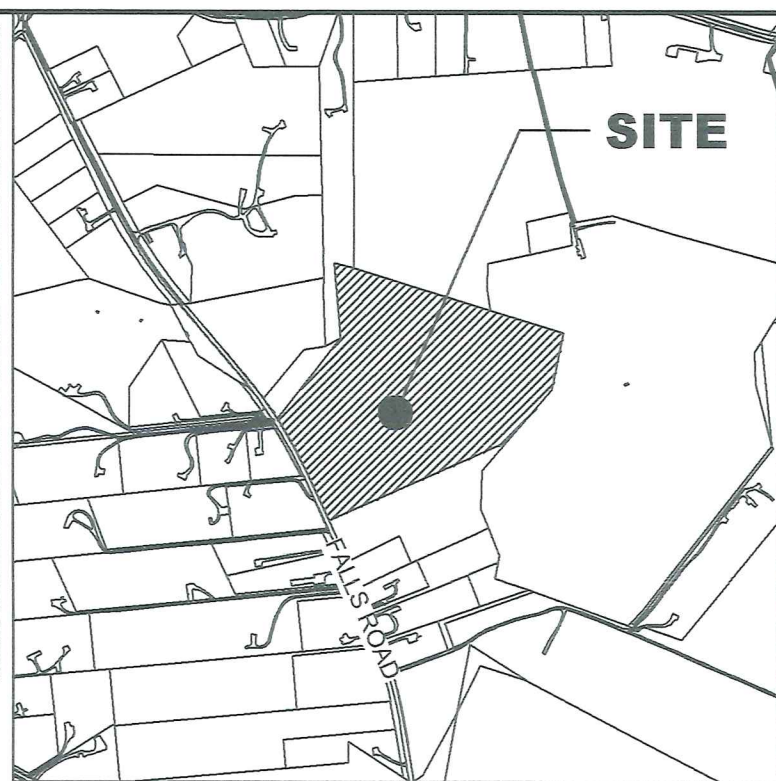
- SITE LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.
- THERE ARE NO PROPOSED SEWAGE DISPOSAL AREAS.
- ALL STREAMS, SPRINGS, SEEPS, BODIES OF WATER, AND WETLANDS ARE BASED ON BALTIMORE COUNTY GIS REFERENCED ON 12/5/2018 AND HAVE NOT BEEN FIELD DELINEATED.
- VEGETATED AREAS ARE SHOWN BASED ON AERIAL IMAGERY AVAILABLE ON 12/5/2018. FORESTED AREAS HAVE NOT BEEN FIELD DELINEATED.
- FLOODPLAIN IS SHOWN BASED ON BALTIMORE COUNTY GIS, AGREEING WITH FEMA PANEL NUMBER 2400100020F. THERE IS A FLOODPLAIN PRESENT ON THE PROPERTY, BUT OUTSIDE OF THE PROPOSED SITE AREA.
- SOILS AND CONTOURS ARE SHOWN IN ACCORDANCE WITH BALTIMORE COUNTY SOILS MAP AND NRCS WEB SOIL SURVEY WEBSITE ON 12/5/2018.
- THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES ON SITE BASED ON THE US FISH AND WILDLIFE SERVICE ONLINE CRITICAL HABITAT MAP, REFERENCED ON 12/22/2018.
- STORMWATER TREATMENT WILL BE MET VIA A COMBINATION OF NON-ROOFTOP DISCONNECT CREDIT, SHEET FLOW TO PRESERVATION AREA CREDIT, AND/OR IMPLEMENTATION OF MDE SOLAR GUIDANCE.
- UTILITIES ARE SHOWN AS KNOWN AS OF 12/5/2018. EASEMENTS AND FIELD LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED VIA FIELD SURVEY.
- THERE ARE NO KNOWN ENTITIES INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY MEDUSA ONLINE MAP, BALTIMORE COUNTY LANDMARKS LIST, AND BALTIMORE COUNTY GIS WITHIN THE SITE OR ON ADJOINING PROPERTIES.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE VEGETATIVE COVER SHOWN WAS PROVIDED BY AERIAL IMAGERY DATED 12/5/2018.
- WETLANDS SHOWN WERE PROVIDED BY THE NATIONAL WETLAND INVENTORY ONLINE WETLAND MAPPER ON 12/5/2018.
- STREAMS SHOWN WERE PROVIDED BY BALTIMORE COUNTY GIS DATED 12/5/2018.
- SITE TO BE STABILIZED WITH LOW-GROWTH POLLINATOR SEED MIX.

SITE DATA

- | | |
|--|---|
| 1. EXISTING ZONING: | RC-2, RC-8 |
| 2. PROPERTY AREA: | 26.39 AC. |
| 3. PROJECT AREA: | 10.50 AC. |
| 4. PROPERTY INFORMATION: | |
| EXISTING PREMISES ADDRESS: | ADJACENT TO 18287 FALLS RD |
| TAX ACCOUNT NUMBER: | 0523015126 |
| DEED REFERENCE: | 36664 / 00498 |
| COUNCILMANIC DISTRICT: | 3 |
| ELECTION DISTRICT: | 5 |
| CENSUS TRACT: | 406000 |
| 5. BALTIMORE COUNTY ZONING MAP REFERENCES: | |
| A. GIS TILE: | 0015 |
| B. TAX MAP: | 0144 |
| C. PARCEL: | 0301 |
| D. GRID: | PRETTYBOY RESERVOIR |
| E. WATERSHED: | N/A |
| F. BASIC SERVICES - WATER MAP: | N/A |
| G. BASIC SERVICES - SEWER MAP: | N/A |
| H. REGIONAL PLANNING DISTRICT: | PRETTYBOY |
| 6. EXISTING LAND USE: | VACANT |
| 7. PROPOSED LAND USE: | SOLAR FACILITY - 2MW MAX. (SPECIAL EXCEPTION) |

SOIL TYPES

MAP UNIT SYMBOL	SOIL NAME	HYDROLOGIC SOIL GROUP	CLASSIFICATION	HYDRIC?	% OF PROPERTY
BhD	BRINKLOW CHANNERY LOAM, 15-25% SLOPES	C	NOT PRIME FARMLAND	NO	23.8%
CfA	CODORUS SILT LOAMS, 0-3% SLOPES	C	PRIME FARMLAND	YES	0.1%
GdA	GLENELG LOAM, 0-3% SLOPES	B	PRIME FARMLAND	NO	0.4%
GdB	GLENELG LOAM, 3-8% SLOPES	B	PRIME FARMLAND	NO	1.0%
GdC	GLENELG LOAM, 8-15% SLOPES	B	FARMLAND OF STATEWIDE IMPORTANCE	NO	13.7%
GdC	GLENELG CHANNERY LOAM, 8-15% SLOPES	B	FARMLAND OF STATEWIDE IMPORTANCE	NO	12.1%
GhB	GLENVILLE SILT LOAM, 3-8% SLOPES	C/D	PRIME FARMLAND	NO	11.3%
GhC	GLENVILLE SILT LOAM, 8-15% SLOPES	C	FARMLAND OF STATEWIDE IMPORTANCE	NO	0.4%
HbA	HATBORO SILT LOAMS, 0-3% SLOPES	B/D	NOT PRIME FARMLAND	YES	35.0%
MdE	MANOR-BRINLOW COMPLEX, 25-45% SLOPES, VERY ROCKY	B	NOT PRIME FARMLAND	NO	2.2%



LOCATION MAP

SCALE: 1" = 1000'



ZONING PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE EAST SIDE OF FALLS ROAD WHICH IS 40 FEET WIDE AT THE DISTANCE OF 2,495 FEET SOUTH OF THE CENTERLINE OF THE IMPROVED INTERSECTING STREET BECKLEYVILLE ROAD WHICH IS 40 FEET WIDE, THENCE THE FOLLOWING COURSES AND DISTANCES: (1) N 48°23'40" E 525.62, (2) N 04°15'30" E 393.24, (3) S 63°37'45" E 1291.74, (4) S 20°33'30" W 297.15, (5) S 49°45'00" W 312.76, (6) S 74°16'00" W 1047.86, (7) S 74°16'00" W 20.00, (8) N 15°34'15" W 446.88, (9) N 21°59'00" W 156.10, (10) N 48°23'40" E 17.50, BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER JLE 36664, FOLIO 498, CONTAINING 26.393 ACRES. LOCATED IN THE 5TH ELECTION DISTRICT AND THE 3RD COUNCIL DISTRICT.

GENERAL NOTES

- PROPERTY BOUNDARY BASED ON SURVEY PROVIDED BY KARINS AND ASSOCIATES, DATED 12/5/2018.
- TOPOGRAPHIC, EXISTING FEATURES, AND ENVIRONMENTAL INFORMATION SHOWN HEREON IS BASED ON GIS FROM BALTIMORE COUNTY, RECEIVED 12/4/2018 AND SUPPLEMENTED WITH AERIAL PICTOMETRY WHERE NECESSARY.

EXISTING LEGEND

- | | |
|-----------------------|--------------------|
| --- | PROPERTY LINE |
| --- | ZONING BOUNDARY |
| — OHE — | OVERHEAD ELECTRIC |
| — FP — | FLOODPLAIN |
| — SB — | 100' STREAM BUFFER |
| --- | 50' STREAM SETBACK |
| --- | STREAM |
| --- | TREE LINE |
| | SOIL BOUNDARY |
| XX | CONTOUR |
| — D — | STORM PIPE |
| [Building Symbol] | BUILDING |
| [Slope Symbol] | 10-25% SLOPES |
| [Slope Symbol] | >25% SLOPES |
| [Vegetation Symbol] | VEGETATED AREA |
| [Road Symbol] | ROAD |
| [Utility Pole Symbol] | UTILITY POLE |
| [Sign Symbol] | SIGN |
| [Storm Inlet Symbol] | STORM INLET |

PROPERTY OWNER

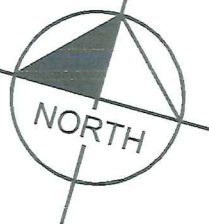
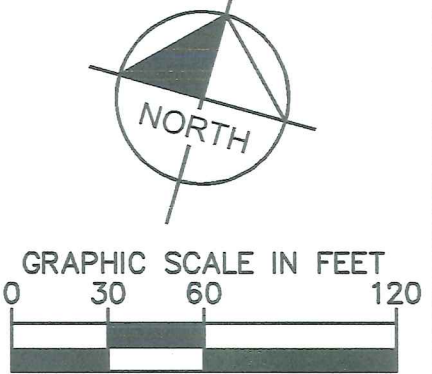
HOLLY SPRINGS NATURE CONSERVANCY & WILDLIFE SANCTUARY, INC.
ATTN: MARY ZODHIATES
4209 BECKLEYSVILLE ROAD
HAMPSTEAD, MD 21704
GRANDSREET@COMCAST.NET

DEVELOPER/APPLICANT

POWERFACTOR COMPANY
ATTN: ANDREW STREIT
1 MACE AVENUE
BALTIMORE, MD 21221
TEL: (443) 559-0174
EMAIL: ANDREW@POWERFACTORCO.COM

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: NICHOLAS J. LEFFNER, P.E.
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
TEL: (443) 743-3470
EMAIL: NICK.LEFFNER@KIMLEY-HORN.COM



EXISTING CONDITIONS EXHIBIT TO ACCOMPANY SPECIAL EXCEPTION

SCALE = 1" = 60'

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
1801 PORTER ST. SUITE 401, BALTIMORE, MD 21230
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM



KHA PROJECT	114066000
DATE	12/7/2018
SCALE AS SHOWN	N/L
DESIGNED BY	HHH
DRAWN BY	HHH
CHECKED BY	N/L

EXISTING CONDITIONS
EXHIBIT TO
ACCOMPANY SPECIAL
EXCEPTION

FALLS ROAD SOLAR
PREPARED FOR
POWERFACTOR COMPANY
BALTIMORE COUNTY MD

SHEET NUMBER
SHEET 1

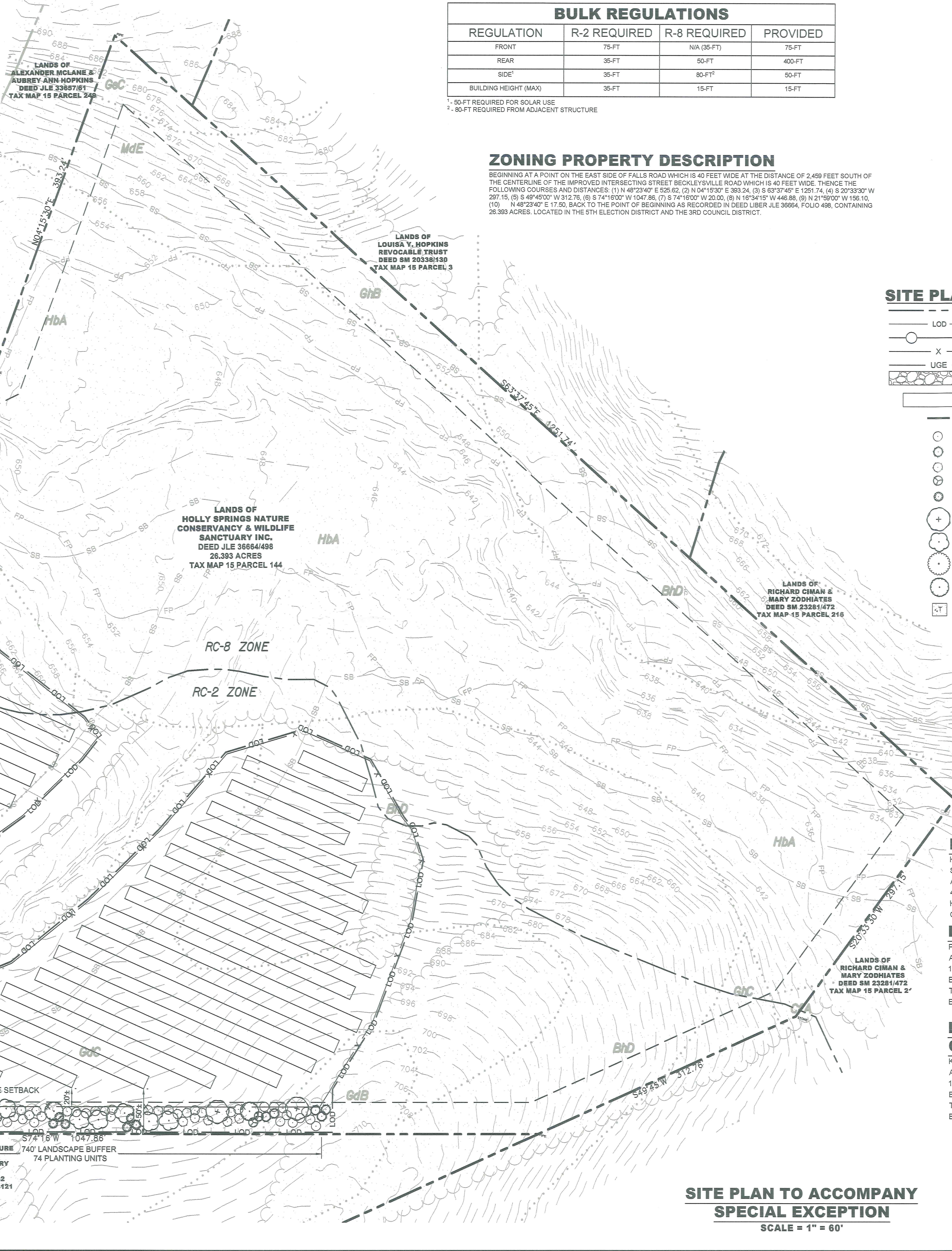
Plotted By: Heather, Kimley-Horn and Associates, Inc. This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ENVIRONMENTAL/SITE NOTES

1. SITE LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE.
2. THERE ARE NO PROPOSED SEWAGE DISPOSAL AREAS.
3. ALL STREAMS, SPRINGS, SEEPS, BODIES OF WATER, AND WETLANDS ARE BASED ON BALTIMORE COUNTY GIS REFERENCED ON 12/5/2018 AND HAVE NOT BEEN FIELD DELINEATED.
4. VEGETATED AREAS ARE SHOWN BASED ON AERIAL IMAGERY AVAILABLE ON 12/5/2018. FORESTED AREAS HAVE NOT BEEN FIELD DELINEATED.
5. FLOODPLAIN IS SHOWN BASED ON BALTIMORE COUNTY GIS, AGREEING WITH FEMA PANEL NUMBER 24010002P. THERE IS A FLOODPLAIN PRESENT ON THE PROPERTY, BUT OUTSIDE OF THE PROPOSED SITE AREA.
6. SOILS AND CONTOURS ARE SHOWN IN ACCORDANCE WITH BALTIMORE COUNTY SOILS MAP AND NRCS WEB SOIL SURVEY WEBSITE ON 12/5/2018.
7. THERE ARE NO KNOWN RARE, THREATENED, OR ENDANGERED SPECIES ON SITE BASED ON THE US FISH AND WILDLIFE SERVICE ONLINE CRITICAL HABITAT MAP, REFERENCED ON 12/2/2018.
8. STORMWATER TREATMENT WILL BE MET VIA A COMBINATION OF NON-ROOFTOP DISCONNECT CREDIT, SHEET FLOW TO PRESERVATION AREA CREDIT, AND/OR IMPLEMENTATION OF MDE SOLAR GUIDANCE.
9. UTILITIES ARE SHOWN AS KNOWN AS OF 12/5/2018. EASEMENTS AND FIELD LOCATIONS OF UTILITIES HAVE NOT BEEN VERIFIED VIA FIELD SURVEY.
10. THERE ARE NO KNOWN ENTITIES INCLUDED ON THE MARYLAND HISTORICAL TRUST INVENTORY MEDUSA ONLINE MAP, BALTIMORE COUNTY LANDMARKS LIST, AND BALTIMORE COUNTY GIS WITHIN THE SITE OR ON ADJOINING PROPERTIES. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA. THE VEGETATIVE COVER SHOWN WAS PROVIDED BY AERIAL IMAGERY DATED 12/5/2018.
11. WETLANDS SHOWN WERE PROVIDED BY THE NATIONAL WETLAND INVENTORY ONLINE WETLAND MAPPER ON 12/5/2018.
12. STREAMS SHOWN WERE PROVIDED BY BALTIMORE COUNTY GIS DATED 12/5/2018.
13. SITE TO BE STABILIZED WITH LOW-GROWTH POLLINATOR SEED MIX.

SITE DATA

- | | |
|---|---|
| 1. EXISTING ZONING: | RC-2, RC-8 |
| 2. PROPERTY AREA: | 26.39 AC. |
| 3. PROJECT AREA: | 10.50 AC± |
| 4. PROPERTY INFORMATION: | |
| 5. EXISTING PREMISES ADDRESS: | ADJACENT TO 18267 FALLS RD |
| 6. TAX ACCOUNT NUMBER: | 0523015126 |
| 7. DEED REFERENCE: | 36664 / 00498 |
| 8. ELECTION DISTRICT: | 5 |
| 9. CENSUS TRACT: | 405000 |
| 10. BALTIMORE COUNTY ZONING MAP REFERENCES: | |
| 11. GIS TILE: | 0015 |
| 12. TAX MAP: | 0144 |
| 13. PARCEL: | 0001 |
| 14. GRID: | 0001 |
| 15. WATERSHED: | PRETTYBOY RESERVOIR |
| 16. BASIC SERVICES - WATER MAP: | N/A |
| 17. BASIC SERVICES - SEWER MAP: | N/A |
| 18. REGIONAL PLANNING DISTRICT: | PRETTYBOY |
| 19. EXISTING LAND USE: | VACANT |
| 20. PROPOSED LAND USE: | SOLAR FACILITY - 2MW MAX. (SPECIAL EXCEPTION) |



BULK REGULATIONS			
REGULATION	R-2 REQUIRED	R-8 REQUIRED	PROVIDED
FRONT	75-FT	N/A (35-FT)	75-FT
REAR	35-FT	50-FT	400-FT
SIDE¹	35-FT	80-FT²	50-FT
BUILDING HEIGHT (MAX)	35-FT	15-FT	15-FT

¹ 80-FT REQUIRED FOR SOLAR USE
² 80-FT REQUIRED FROM ADJACENT STRUCTURE

ZONING PROPERTY DESCRIPTION

BEGINNING AT A POINT ON THE EAST SIDE OF FALLS ROAD WHICH IS 40 FEET WIDE AT THE DISTANCE OF 2,459 FEET SOUTH OF THE CENTERLINE OF THE IMPROVED INTERSECTING STREET BECKLEYSVILLE ROAD WHICH IS 40 FEET WIDE, THENCE THE FOLLOWING COURSES AND DISTANCES: (1) N 48°23'40" E 525.62, (2) N 04°15'30" E 393.24, (3) S 63°37'45" E 1251.74, (4) S 20°33'30" W 297.15, (5) S 49°45'00" W 312.76, (6) S 74°16'00" W 1047.86, (7) S 74°16'00" W 20.00, (8) N 16°34'15" W 448.88, (9) N 21°59'00" W 156.10, (10) N 48°23'40" E 17.50, BACK TO THE POINT OF BEGINNING AS RECORDED IN DEED LIBER JLE 36664, FOLIO 498, CONTAINING 26.393 ACRES, LOCATED IN THE 5TH ELECTION DISTRICT AND THE 3RD COUNCIL DISTRICT.

SITE PLAN LEGEND

- | | |
|-----|---|
| --- | PROPERTY LINE |
| --- | LIMIT OF DISTURBANCE |
| ○ | PRIVACY FENCE (7-FT HEIGHT) |
| X | FENCE (7-FT HEIGHT) |
| --- | UNDERGROUND ELECTRIC |
| --- | GRAVEL DRIVE |
| □ | SOLAR PANEL |
| --- | STORM DRAIN |
| ○ | EVERGREEN TREE (PINUS VIRGINIANA) |
| ○ | EVERGREEN TREE (ILEX OPACA) |
| ○ | EVERGREEN TREE (JUNIPERUS VIRGINIANA) |
| ○ | FLOWERING TREE (CERCIS CANADENSIS) |
| ○ | FLOWERING TREE (AMELANCHIER CANADENSIS) |
| ○ | SHADE TREE (QUERCUS ALBA) |
| ○ | SHADE TREE (QUERCUS RUBRA) |
| ○ | SHADE TREE (QUERCUS NIGRA) |
| ○ | SHADE TREE (PLATANUS OCCIDENTALIS) |
| □ | TRANSFORMER PAD (CONCRETE) |

PROPERTY OWNER

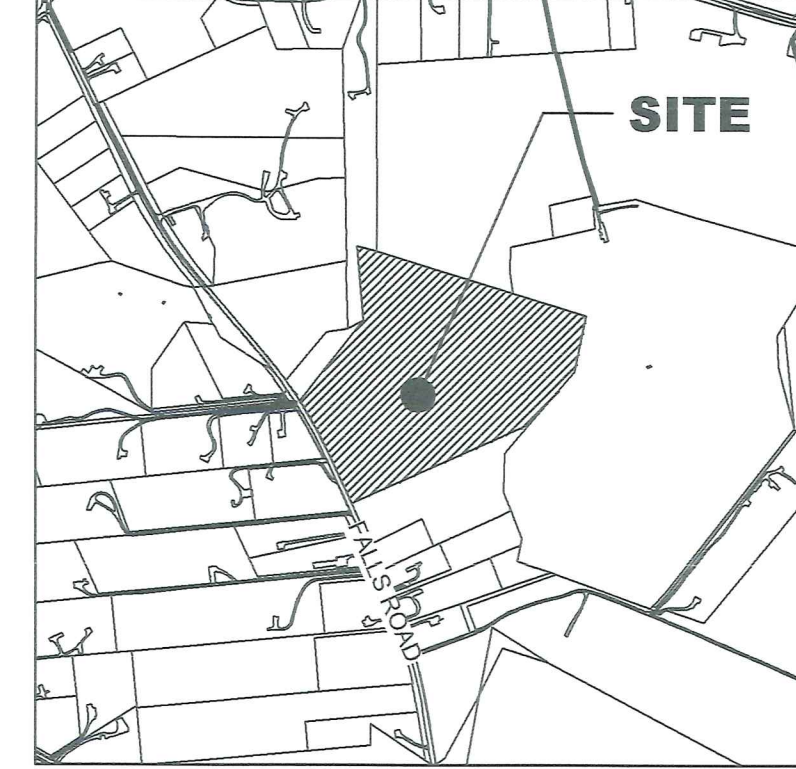
HOLLY SPRINGS NATURE CONSERVANCY & WILDLIFE
SANCTUARY, INC.
ATTN: MARY ZODIATES
4209 BECKLEYSVILLE ROAD
HAMPSTEAD, MD 21704
GRANDSREET@COMCAST.NET

DEVELOPER/APPLICANT

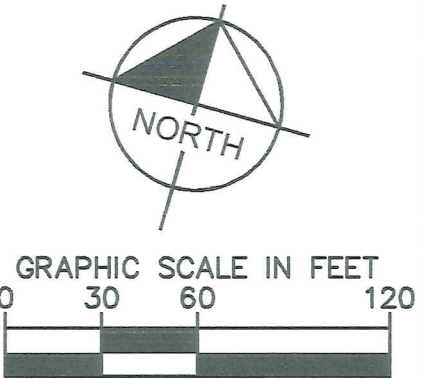
POWERFACTOR COMPANY
ATTN: ANDREW STREIT
1 MACE AVENUE
BALTIMORE, MD 21221
TEL: (443) 559-0174
EMAIL: ANDREW@POWERFACTORCO.COM

LANDSCAPE ARCHITECT/ CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: NICHOLAS J. LEFFNER, P.E.
1801 PORTER STREET, SUITE 401
BALTIMORE, MD 21230
TEL: (443) 743-3470
EMAIL: NICK.LEFFNER@KIMLEY-HORN.COM



LOCATION MAP
SCALE: 1" = 1000'



SITE PLAN TO ACCOMPANY
SPECIAL EXCEPTION
SCALE = 1" = 60'

KHA PROJECT 114066000		DATE 12/7/2018		SCALE AS SHOWN N/L		DESIGNED BY HHH		DRAWN BY N/L		CHECKED BY N/L	
SHEET NUMBER SHEET 2		PREPARED FOR POWERFACTOR COMPANY		BALTIMORE COUNTY		MD		SPECIAL EXCEPTION		SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION	
Kimley»Horn		© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1801 PORTER ST. SUITE 401, BALTIMORE, MD 21230 PHONE: 443-743-3470 WWW.KIMLEY-HORN.COM		STATE OF MARYLAND NICHOLAS J. LEFFNER PROFESSIONAL ENGINEER 12/7/2018		REVISIONS		DATE		BY	