MEMORANDUM

DATE: June 19, 2018

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2018-0276-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 18, 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	*	BEFORE THE
(7343 Brightside Road)		
9th Election District	*	OFFICE OF ADMINISTRATIVE
2nd Council District		
Ripley Family Trust	*	HEARINGS FOR
Petitioner		
	*	BALTIMORE COUNTY
	*	**CASE NO. 2018-0276-A**

* * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") as a Petition for Administrative Variance filed by the legal owner of the property, The Ripley Family Trust ("Petitioner"). The Petitioner is requesting Variance relief pursuant to Section 1B02.3.C.1 of the Baltimore County Zoning Regulations ("BCZR") to permit a proposed addition to the rear of the dwelling with a rear yard setback of 40 feet in lieu of the required 50 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on April 29, 2018, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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 welfare of the public and should therefore be granted. In the opinion of the Administrative Law

ORDER RECEIVED FOR FILING
Date 5/18/18
By Sen

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 Petitioner.

To be eligible for an administrative variance a petitioner must own and occupy the subject property as his/her principal residence. The state tax records indicate the above property is **not** the principal residence of Petitioner, most likely because the property is owned by a trust rather than an individual. Even so, the file contains a Land Instrument Intake Sheet (recorded among the Baltimore County land records at Liber 35845, folio 180) which reflects the property is "the grantee's principal residence." As such, I believe Petitioner is entitled to the administrative variance.

THEREFORE, IT IS ORDERED, this **18th** day of **May, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations to permit a proposed addition to the rear of the dwelling with a rear yard setback of 40 feet in lieu of the required 50 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

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

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Date 5/18/18
By Den

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 5/18/18
By

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 7343 BRIGHTSIDE RD. BALTIMORE 21212 Currently zoned DR1

Deed Reference 35845 / 00174 10 Digit Tax Account # 2500007493

Owner(s) Printed Name(s) RIPLEY FAMILY TRUST (CHRISTOPHER RIPLEY)

(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. ✓ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to permit an addition to the rear of the dwelling with a rear yard setback of 40 feet in lieu of the required 50 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):

CHRISTOPHER RIPLEY

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

7343 BRIGHTSIDE RD BALTIMORE MD

Mailing Address City State

21212 / / csripley@sbgtv.com

Zip Code Telephone # Email Address

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

ORDER RECEIVED FOR FILING

Date 5/18/18

By DEN

Name – Type or Print

Signature

Mailing Address City State

/ / /

Zip Code Telephone # Email Address

Representative to be contacted:

SARAH SCHWEIZER

Name – Type or Print

Sarah C. Schweizer

Signature

30 TULLYCROSS CT. LUTHERVILLE MD.

Mailing Address City State

21093 / 410-917-4030 / sarah@scsresidentia.com

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0276-A Filing Date 4/16/18 Estimated Posting Date 4/29/18 -5/14/18 Reviewer AT

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: 7343 BRIGHTSIDE RD. 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)**

THERE IS CURRENTLY A RAISED PATIO AT THE REAR OF THE HOUSE WITHIN THE 50' REAR YARD SETBACK. THE OWNER WISHES TO BUILD AN ENCLOSED SUNROOM ON THE RAISED PATIO AND TO RAISE A PORTION OF THE EXISTING PATIO AT GRADE FOR THE OTHER HALF OF THE SUNROOM. AN ATTACHED SCREEN PORCH WILL BE AT GRADE PARTIALLY ON THE EXISTING PATIO.
THE HOUSE WAS BUILT ON SPEC ON THE VERY BACK OF THE BUILDING ENVELOPE AND ALLOWS NO ROOM FOR AN ADDITION

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

Signature of Owner (Affiant) | Signature of Owner (Affiant)

Christopher Ripley

Name- Print or Type | Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of April, 2018, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Christopher Ripley

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

AS WITNESS my hand and Notaries Seal

VICKY D. EVANS NOTARY PUBLIC HARFORD COUNTY, MARYLAND

Vicky D. Evans

Notary Public

August 15, 2018

My Commission Expires

REV. 5/5/2016

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THE HOUSE WAS BUILT ON SPEC ON THE VERY BACK OF THE BUILDING ENVELOPE AND ALLOWS NO ROOM FOR AN ADDITION

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

Signature of Owner (Affiant) | Signature of Owner (Affiant)

Christopher Ripley
Name- Print or Type | Name- Print or Type

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AS WITNESS my hand and Notaries Seal

VICKY D. EVANS NOTARY PUBLIC HARFORD COUNTY, MARYLAND

Vicky D. Evans
Notary Public

August 15, 2018
My Commission Expires

REV. 5/5/2016

ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

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Deed Reference 35845 / 00174 10 Digit Tax Account # 2500007493

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

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1. ✓ **ADMINISTRATIVE VARIANCE** from Section(s) 1B02.3.C.1 of BCZR to permit an addition to the rear of the dwelling with a rear yard setback of 40 feet in lieu of the required 50 feet.

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

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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):

CHRISTOPHER RIPLEY

Name #1 – Type or Print / Name # 2 – Type or Print

Signature #1 / Signature # 2

7343 BRIGHTSIDE RD BALTIMORE MD

Mailing Address City State

21212 / / csripley@sbgtv.com

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING

Date 5/8/18

By

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

Name- Type or Print

Signature

Mailing Address City State

/ /

Zip Code Telephone # Email Address

Representative to be contacted:

SARAH SCHWEIZER

Name – Type or Print

Sarah C. Schweizer

Signature

30 TULLYCROSS CT. LUTHERVILLE MD.

Mailing Address City State

21093 / 410-917-4030 / sarah@scsresidentia.com

Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____day of _____, _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2018-0276-A Filing Date 4/16/18 Estimated Posting Date 4/29/18 ~5/14/18 Reviewer AT

Rev 5/5/2016

7343 BRIGHTSIDE AVE

BEGINNING for the same at a nail set in the paving of Brightside Road at the beginning of the second or North 5 degrees 36 minutes East 250.00 foot line of all that parcel of land described in a deed dated June 1, 2007 and recorded in the Land Records of Baltimore County, Maryland in deed Liber 25731, folio 158 between Jeannette Hobbins, formerly known as Jeannette Murkland, and Robert C. Goodier, Jr. and Isabel S. Goodier, husband and wife, thence binding on all of the aforementioned second line, passing over a rebar and cap set at a distance of 20.00 feet, and part of the third line of said deed the following two (2) courses, as now surveyed by McKee and Associates, Inc. and referring the courses herein to the Maryland Coordinate System,

1. North 03 degrees 07 minutes 42 Seconds West 250.00 feet to a rebar and cap set, and
2. North 87 degrees 45 minutes 42 seconds West 157.27 feet to a rebar and cap set, thence leaving the aforementioned third line and running for a new line of division over, across and through the aforementioned lands described in the deed dated June 1, 2007 and recorded in deed Liber 25731, folio 158,
3. South 02 degrees 14 minutes 18 seconds West 231.07 feet to a rebar and cap set on the north side of the Highway Widening Area of Brightside Road, being 40 feet wide, and shown on Baltimore County Right of Way Plat RW-08-051-1 as recorded in the land records of Baltimore County, Md. in a deed dated April 22, 2008 in deed Liber 27095, folio 659, between Robert C Goodier, Jr. and Isabel S. Goodier, husband and wife, and Baltimore County, Maryland, thence running with the north side of said Highway Widening Area the following two (2) courses,
4. South 88 degrees 03 minutes 21 seconds East 66.06 feet, thence
5. 72.84 feet along a tangential curve to the right having a radius of 140.00 feet said curve being subtended by a chord of South 73 degrees 08 minutes 59 seconds East, 72.03 feet, to a point located in the paving of Brightside Road, said point also being located on the first or South 79 degrees 2 minutes East 338 foot line of the aforementioned deed dated June 1, 2007 and recorded in the land records of Baltimore County in Liber 25731 folio 158, thence binding of part of said first line and running in the paving of Brightside Road,
6. South 87 degrees 45 minutes 42 seconds East 44.90 feet to the point of beginning.

CONTAINING 40,005 square feet or 0.918 Acres of land, more or less

BEING KNOWN AS Lot 1 of a plan titled "Minor Subdivision Plan – Jeannette Murkland Property" which was approved by Baltimore County, Maryland on June 1, 2010 as Minor Subdivision Plan # 07-074-M

ALSO BEING KNOWN AS #7343 Brightside Road

BEING A PART OF all that land described in a deed dated June 1, 2007 and recorded in the Land Records of Baltimore County, Maryland in deed Liber 25731 folio 158 between Jeannette Hobbins, formerly known as Jeannette Murkland, and Robert C. Goodier, Jr. and Isabel S. Goodier, husband and wife.

SUBJECT TO AND TOGETHER WITH a 24 foot wide Permanent and Irrevocable Easement or Right of Way for use in common with others, as described in a deed dated February 17, 1944 and recorded among the Land Records of Baltimore County, Maryland in deed liber 1330 folio 386 between Safe Deposit and Trust Company of Baltimore trustee and Jeannette R. Cromwell unto Charles E. Scarlett, Jr and Kathleen D. Scarlett his wife.

2018-0276-A

CERTIFICATE OF POSTING

CASE NO. 2018-0276-A

PETITIONER/DEVELOPER

RIPLEY FAMILY TRUST

DATE OF HEARING/CLOSING

5/14/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

7343 BRIGHTSIDE ROAD
SIGN #1

THIS SIGN(S) POSTED ON April 29, 2018
(MONTH, DAY, YEAR)

SINCERELY,

4/29/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

SIGN #1
BY
DRIVEWAY

4/29/18

CERTIFICATE OF POSTING

1

CASE NO. 2018-0276-A

PETITIONER/DEVELOPER

RIPLEY FAMILY TRUST

DATE OF HEARING/CLOSING

5/14/18

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE

ATTENTION :

LADIES AND GENTLEMAN :

THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE NECESSARY SIGN(S) EQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

7343 BRIGHTSIDE ROAD SIGN #1
2ND SET OF PICTURES

THIS SIGN(S) POSTED ON 4/28/18 5/9/18
(MONTH, DAY, YEAR)

SINCERELY,

Martin Ogle 5/9/18
SIGNATURE OF SIGN POSTER

MARTIN OGLE
9912 MAIDBROOK ROAD
PARKVILLE, MD. 21234
443-629-3411

SIGN #1
BY
DRIVEWAY

5/9/18

BALTIMORE COUNTY I[illegible]TMENT OF PERMITS, APPR[illegible] AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2018- 0276 - A Address 7343 Brightside Avenue

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

Filing Date: 04/16/2018 **Posting Date:** 04/29/18 **Closing Date:** 05/14/18

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- 0276 -A Address 7343 Brightside Avenue

Petitioner's Name: Ripley Family Trust Telephone : 410-917-4030 (Sarah Schweizer)

Posting Date: 04/29/18 **Closing Date:** 05/14/2018

Wording for Sign: To permit a proposed enclosed addition to the rear of the dwelling with a rear yard setback of 40 feet in lieu of the required 50 feet.

KEVIN KAMENETZ
County Executive

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

May 16, 2018

Christopher Ripley
7343 Brightside Road
Baltimore MD 21212

RE: Case Number: 2018-0276 A, Address: 7343 Brightside Road

Dear Mr. Riley:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 16, 2018. 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Sarah Schweizer, 30 Tullycross Court, Lutherville MD 21093

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

Date: 4/23/18

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. 2018-0276-A
Administrative Variance
Christopher Ripley
7343 Brightside 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,

Richard A Zeller

for 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

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: April 30, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0276-A
Address 7343 Brightside Road
(Ripley Property)

Zoning Advisory Committee Meeting of **April 30, 2018**.

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

Reviewer: Steve Ford

(AV) 5-14-18

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED
APR 30 2018
OFFICE OF
ADMINISTRATIVE HEARINGS

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: April 30, 2018

SUBJECT: DEPS Comment for Zoning Item # 2018-0276-A
Address 7343 Brightside Road
(Ripley Property)

Zoning Advisory Committee Meeting of **April 30, 2018**.

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

Reviewer: Steve Ford

C:\Users\dwiley\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.Outlook\DXWB6LKP\ZAC 18-0276-A 7343 Brightside Road.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 18, 2018

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 30, 2018
Item No. 2018-0276-A, 0277-A, 0278-SPHA, 0279-A, 0280-A, 0281-A, 0282-A and 0283-SPH

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

* * * * *

VKD: cen
cc: file

Real Property Data Search (w2)

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District -** 09 **Account Number -** 2500007493

Owner Information

Owner Name:	THE RIPLEY FAMILY TRUST DATED SEPTEMBER 14 2009	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	7343 BRIGHTSIDE AVE BALTIMORE MD 21212-	**Deed Reference:**	/35845/ 00174

Location & Structure Information

Premises Address:	7343 BRIGHTSIDE AVE BALTIMORE 21212-	**Legal Description:**	.918AC 7343 BRIGHTSIDE AVE 1750FT SW BELLONA AVE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0069	0022	0948		0000			1	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
2013	5,375 SF	1800 SF	40,005 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	BRICK	6 full/ 2 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2017	Phase-in Assessments As of 07/01/2018
Land:	524,000	524,000		
Improvements	1,088,200	1,057,200		
Total:	1,612,200	1,581,200	1,581,200	1,581,200
Preferential Land:	0			0

Transfer Information

Seller: RIPLEY CHRISTOPHER S	**Date:** 02/12/2015	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /35845/ 00174	**Deed2:**
Seller: GOODIER ROBERT C JR	**Date:** 07/21/2014	**Price:** $2,375,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /35177/ 00160	**Deed2:**
Seller: GOODIER ROBERT C,JR/ISABEL S	**Date:** 08/20/2010	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /29794/ 00112	**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: Denied

2018-0276-A

A-2020-0102

4/29 - 5/14/18

0035845 '90

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☑ County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only–All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

INF FD SURE 40.00
RECORDING FEE 20.00
TOTAL 60.00
Rec# BA03 Rcpt # 26739
JLE BC Blk # 1066
Feb 12, 2015 10:54 am

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

X Deed / Deed of Trust	☐ Mortgage / Lease	☐ Other	☐ Other

2 Conveyance Type Check Box

☐ Improved Sale Arms-Length *[1]*	☐ Unimproved Sale Arms-Length *[2]*	☐ Multiple Accounts Arms-Length *[3]*	☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	Transfer into Trust
State Transfer	Transfer into Trust
County Transfer	Transfer into Trust

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( ) % =	$
Less Exemption Amount –	$ EXEMPT
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$ EXEMPT
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 40.00	$
State Recordation Tax	$	$
State Transfer Tax	$	$
County Transfer Tax	$	$
Other	$	$
Other	$	$

Agent:
Tax Bill:
C.B. Credit:
Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
09	2500007493	35177/160			(5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2): 7343 Brightside Avenue, Baltimore, MD 21212

Other Property Identifiers (if applicable): | Water Meter Account No.:

Residential ☑ or Non-Residential ☐ | Fee Simple ☑ or Ground Rent ☐ Amount:

Partial Conveyance? ☐ Yes ☑ No | Description/Amt. of SqFt/Acreage Transferred:

If Partial Conveyance, List Improvements Conveyed:

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
Christopher S. Ripley and Christine Kim Ripley	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
The Ripley Family Trust dated September 14, 2009	

New Owner's (Grantee) Mailing Address: Same as above

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Melanie Denk
Firm Access Title Company, LLC
Address: 800 Red Brook Blvd., Suite 300, Owings Mills, MD 21117
Phone: (410) 363-8785

☑ Return to Contact Person
☐ Hold for Pickup
☐ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

☑ Yes ☐ No Will the property being conveyed be the grantee's principal residence?
☐ Yes ☑ No Does transfer include personal property? If yes, identify:
☐ Yes ☑ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification
Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

	20	20
Year		
Land		
Buildings		
Total		

Geo.	Map	Sub	Block
Zoning	Grid	Plat	Lot
Use	Parcel	Section	Occ. Cd.
Town Cd.	Ex.		

TAX NOTICE REQUIRED
Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND

REMARKS:

☐ COUNTY TRANSFER TAX ART 11 TITLES
Per SUBTITLE 2, 11-3-202
☐ RECORDATION TAX T.P. ART 12-108
Per AM
Date 2-12-15

Distribution: White – Clerk's Office; Pink – Office of Finance; Canary – SDAT; Goldenrod – Preparer

AOC-CC-300 (5/2007)

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 35845, p. 0180, MSA_CE62_35701. Date available 02/19/2015. Printed 03/26/2018.

2018-0276-A

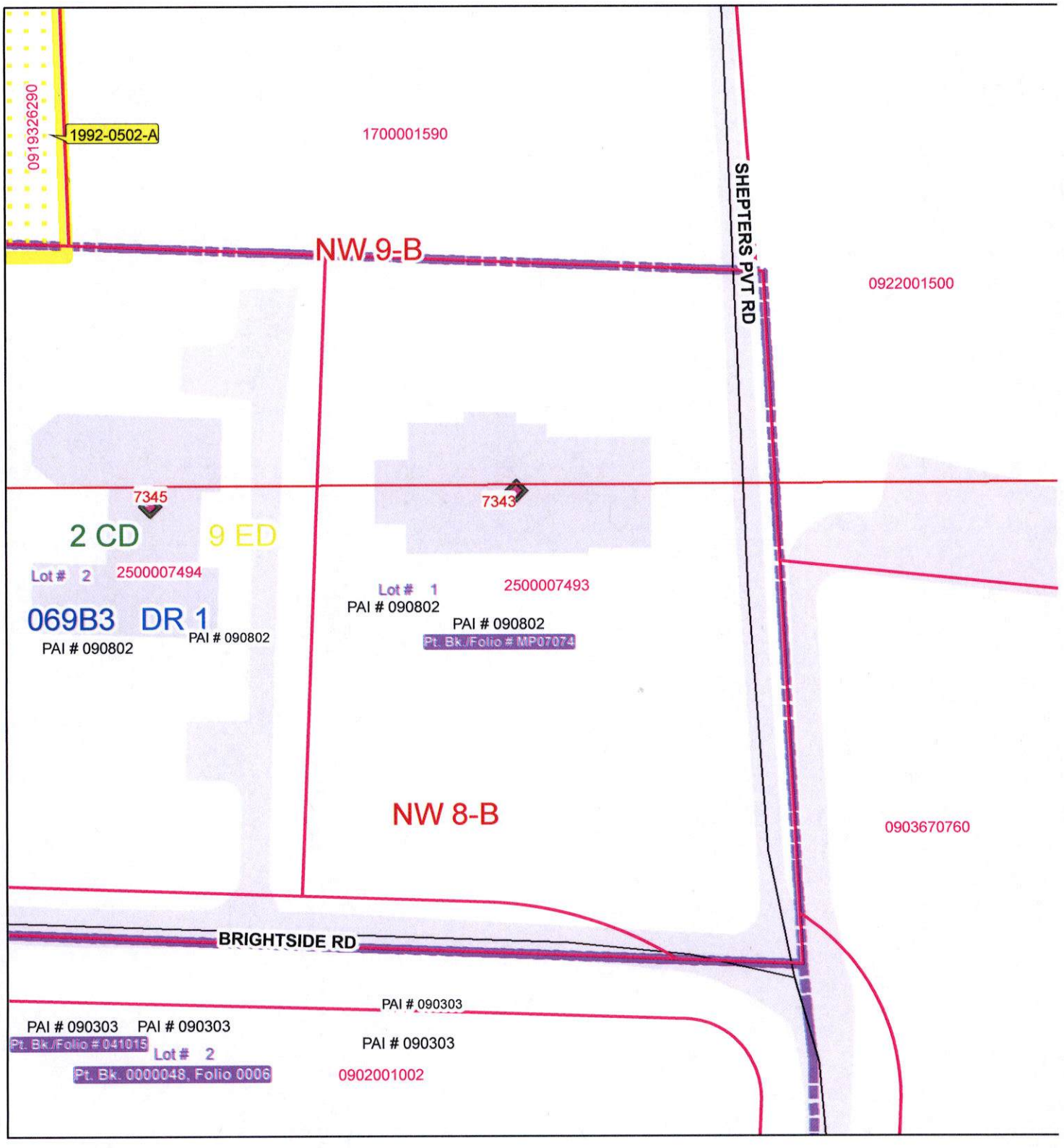
2018-0276-A

2018-0276-A

2018-0276-A

2018-0276-A

7343 Brightside Road



Publication Date: 4/16/2018

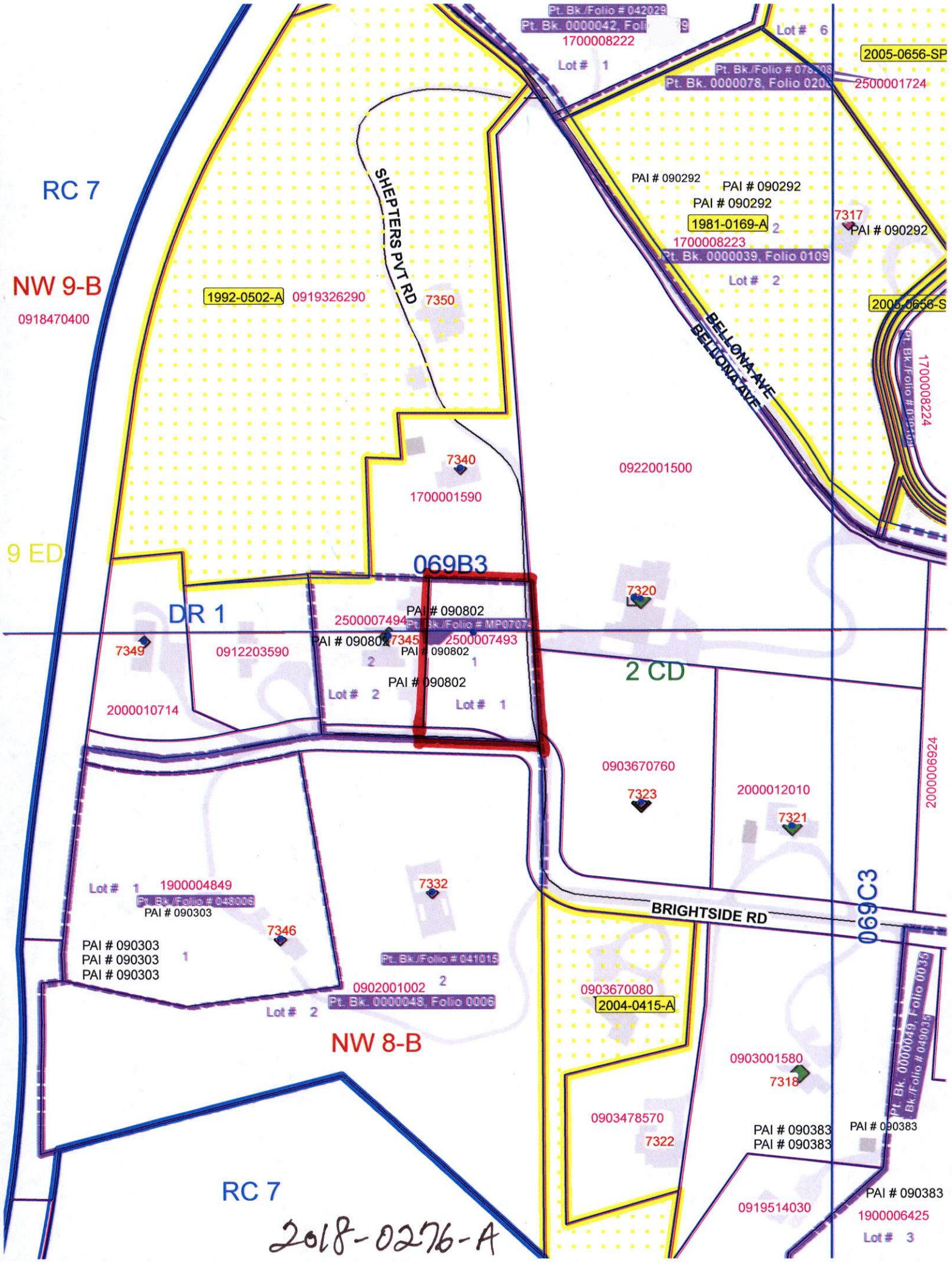
Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

N W E S

0 12.525 50 75 100 Feet

1 inch = 50 feet

2018-0276-A


RC 7
NW 9-B
0918470400
9 ED
DR 1
069B3
2 CD
069C3
NW 8-B
RC 7
SHEPTERS PVT RD
BELLONA AVE
BELLONA AVE
BRIGHTSIDE RD
Pt. Bk./Folio # 042029
Pt. Bk. 0000042, Folio 0009
1700008222
Lot # 1
Lot # 6
2005-0656-SP
Pt. Bk./Folio # 078208
Pt. Bk. 0000078, Folio 0208
2500001724
PAI # 090292
PAI # 090292
PAI # 090292
1981-0169-A
7317
PAI # 090292
1700008223
Pt. Bk. 0000039, Folio 0109
Lot # 2
1992-0502-A
0919326290
7350
2005-0656-S
1700008224
7340
1700001590
0922001500
7320
PAI # 090802
2500007494
Pt. Bk./Folio # MP07074
PAI # 090802
7345
2500007493
PAI # 090802
7349
0912203590
PAI # 090802
Lot # 2
Lot # 1
2000010714
0903670760
7323
2000012010
7321
2000006924
Lot # 1
1900004849
Pt. Bk./Folio # 048006
PAI # 090303
7332
7346
PAI # 090303
PAI # 090303
PAI # 090303
Pt. Bk./Folio # 041015
0902001002
Pt. Bk. 0000048, Folio 0006
Lot # 2
0903670080
2004-0415-A
0903001580
7318
0903478570
7322
PAI # 090383
PAI # 090383
PAI # 090383
0919514030
1900006425
Lot # 3
Pt. Bk. 0000049, Folio 0033
Bk./Folio # 049033

2018-0276-A

Google Maps 7343 Brightside Rd

Imagery ©2018 Google, Map data ©2018 Google 20 ft

2018-0276-A

AV 5/14

CASE NO. 2018- 0276-A

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent)	
4-30	DEPS (if not received, date e-mail sent)	NC
	FIRE DEPARTMENT	
	PLANNING (if not received, date e-mail sent)	
4/23/18	STATE HIGHWAY ADMINISTRATION	no obj
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No.)

PRIOR ZONING (Case No.)

NEWSPAPER ADVERTISEMENT Date:

SIGN POSTING (1st) Date: 4/29/18 by Ogle

SIGN POSTING (2nd) Date: 5/9/18 by Ogle

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** - 09 **Account Number** - 2500007493

Owner Information

Owner Name:	THE RIPLEY FAMILY TRUST DATED SEPTEMBER 14 2009	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	7343 BRIGHTSIDE AVE BALTIMORE MD 21212-	**Deed Reference:**	/35845/ 00174

Location & Structure Information

Premises Address:	7343 BRIGHTSIDE AVE BALTIMORE 21212-	**Legal Description:**	.918AC 7343 BRIGHTSIDE AVE 1750FT SW BELLONA AVE

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS
0069	0022	0948		0000			1	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
2013	5,375 SF	1800 SF	40,005 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	BRICK	6 full/ 2 half	1 Attached	

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2017	Phase-in Assessments As of 07/01/2018
Land:	524,000	524,000		
Improvements	1,088,200	1,057,200		
Total:	1,612,200	1,581,200	1,581,200	1,581,200
Preferential Land:	0			0

Transfer Information

Seller: RIPLEY CHRISTOPHER S	**Date:** 02/12/2015	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /35845/ 00174	**Deed2:**
Seller: GOODIER ROBERT C JR	**Date:** 07/21/2014	**Price:** $2,375,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /35177/ 00160	**Deed2:**
Seller: GOODIER ROBERT C,JR/ISABEL S	**Date:** 08/20/2010	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /29794/ 00112	**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:

Exempt Class:

Special Tax Recapture: NONE

Homestead Application Information

Homestead Application Status: Denied

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

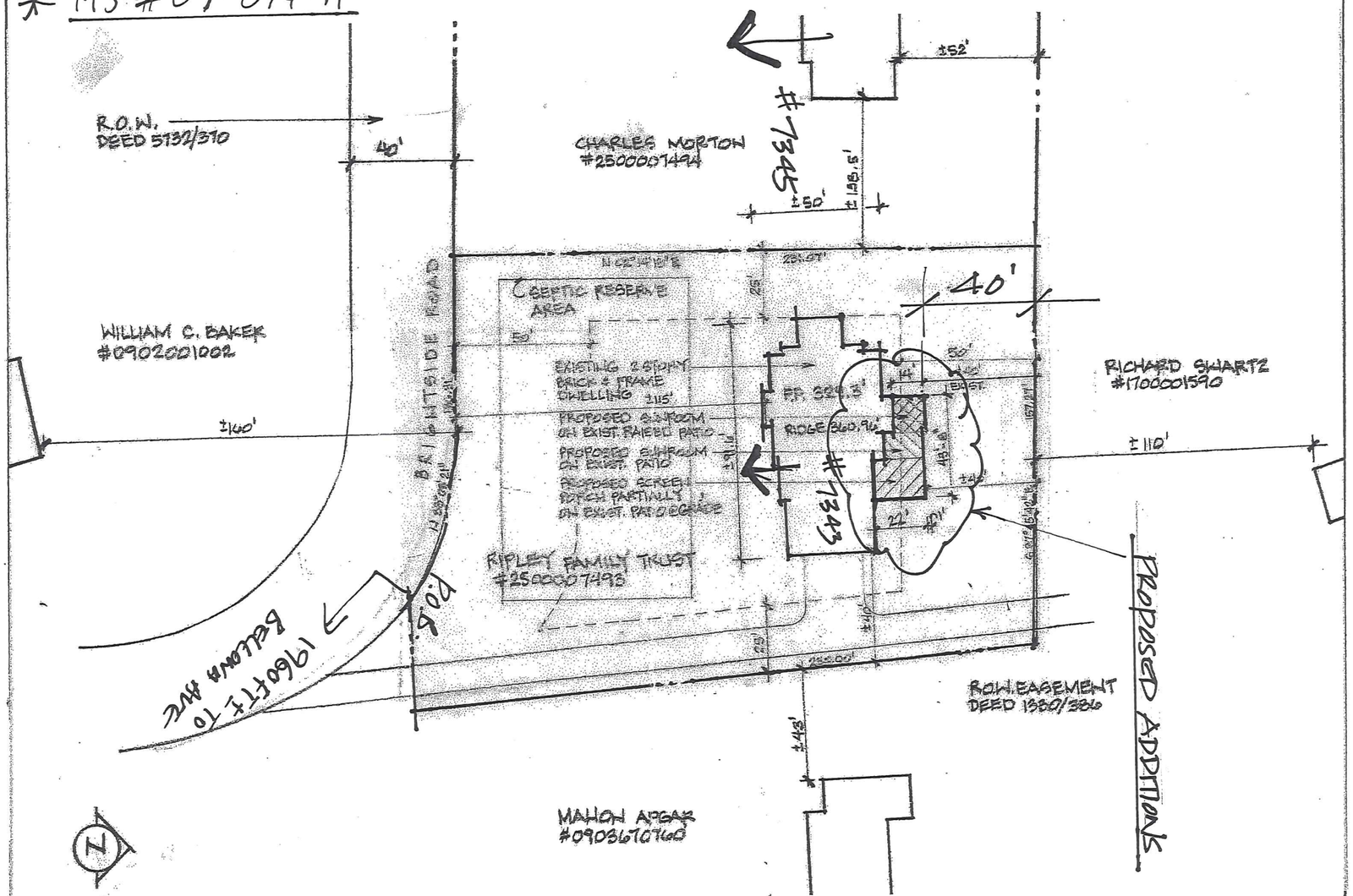
ZONING HEARING PLAN FOR VARIANCE ✓ FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7343 BRIGHTSIDE RD OWNER(S) NAME(S) RIPLEY FAMILY TRUST

SUBDIVISION NAME J MURKLAND PROPERTY LOT # 1 BLOCK # — SECTION # —

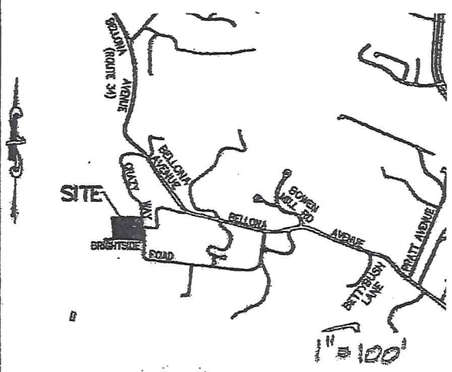
PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 2500007493 DEED REF. # 35845/00174

* MS #07-074-M



PLAN DRAWN BY SARAH SCHWEIZER DATE 4.3.18 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



ZONING MAP # 069B3

SITE ZONED DR 1

ELECTION DISTRICT 9

COUNCIL DISTRICT 2ND

LOT AREA ACREAGE 0.9 AC

OR SQUARE FEET 40,000.5 ±

HISTORIC ? NO

IN CBCA ? NO

IN FLOOD PLAIN ? NO

UTILITIES ? MARK WITH X

WATER IS:

PUBLIC X PRIVATE ____

SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2018-0276-A

Petitioners Ex 1

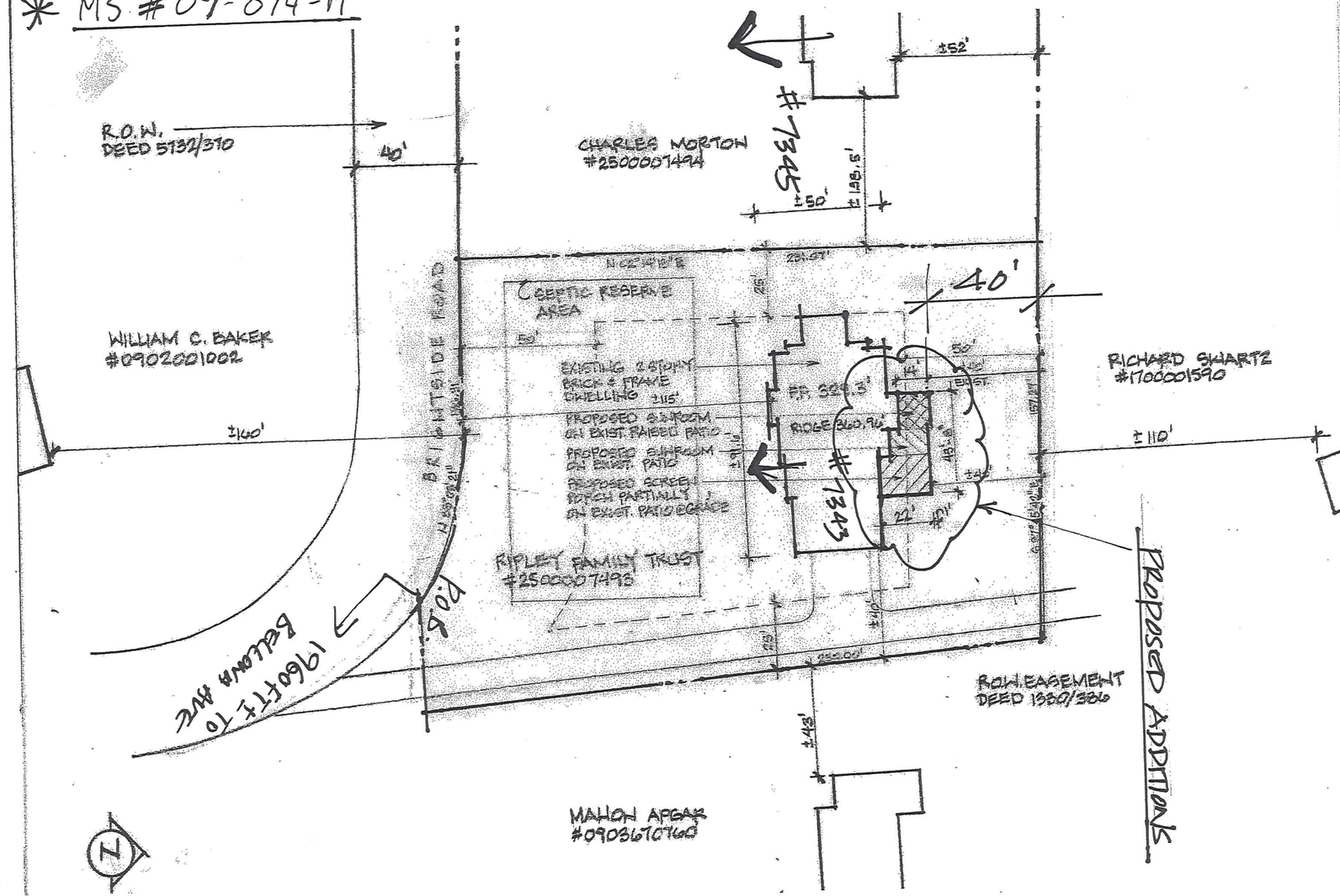
ZONING HEARING PLAN FOR VARIANCE ✓ FOR SPECIAL HEARING ____ (MARK TYPE REQUESTED WITH X)

ADDRESS 7343 BRIGHTSIDE RD OWNER(S) NAME(S) RIPLEY FAMILY TRUST

SUBDIVISION NAME J MURKLAND PROPERTY LOT # 1 BLOCK # — SECTION # —

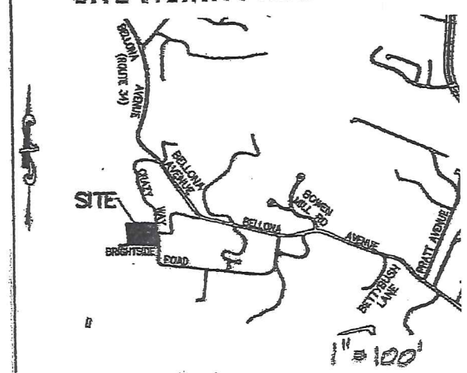
PLAT BOOK # — FOLIO # — 10 DIGIT TAX # 2500007493 DEED REF. # 35845/00174

* MS #07-074-M



PLAN DRAWN BY SARAH SCHWEIZER DATE 4.3.18 SCALE: 1 INCH = 50 FEET

SITE VICINITY MAP



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SEWER IS:

PUBLIC ____ PRIVATE X

PRIOR HEARING ? NO

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

NO

VIOLATION CASE INFO:

NO

2018-0276-A

GENERAL NOTES

1. ALL LOTS SHOWN HEREON ARE FOR SINGLE FAMILY USE ONLY.
2. EXISTING LAND IS VACANT.
3. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
4. BALTIMORE COUNTY MAKES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN HEREON TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INGRESS, EGRESS, REGRESS OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID PRIVATE RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS, BUT NOT LIMITED TO, WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TELEVISION.
5. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM BALTIMORE COUNTY GIS DATUM 69B3.
6. SOILS SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NUMBER 34.
7. LOTS SHOWN HEREON SHALL OPERATE ON SEPTIC SYSTEMS AND PUBLIC WATER.
8. TOTAL AVERAGE DAILY TRIPS: LOTS 2 X 12.4= 24 ADT'S.
9. THERE ARE NO KNOWN EXISTING UNDERGROUND FUEL TANKS ON THIS SITE.
10. MITIGATING MEASURES FOR SOILS WITH LIMITATIONS DUE TO STEEP SLOPES:
    A. WHEREVER POSSIBLE, GRADING OR DISTURBING OF STEEP SLOPES SHALL BE AVOIDED.
    B. ALL LOTS AND ROADS SHALL BE GRADED SO AS TO DIRECT ANY CONCENTRATED STORM WATER FLOWS AWAY FROM AREAS OF STEEP SLOPES.
    C. IF DISTURBED, ALL AREAS OF STEEP SLOPES SHALL BE PROPERLY VEGETATED TO ASSURE STABILITY AND PREVENT EROSION.
11. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS, OR SEPTIC RESERVE AREAS ONSITE, OR WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN.
12. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND/OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
13. THE AREA BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
14. NO SIGNAGE WILL BE USED TO DENOTE THE SUBDIVISION NAME.
15. MAXIMUM BUILDING HEIGHT IN DR 1 ZONE IS 50 FEET.
16. THERE ARE NO KNOWN PRIOR ZONING HEARINGS FOR THIS PROPERTY.
17. BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING HAS CONFIRMED THAT THE SUBJECT SITE IS NOT WITHIN A TRAFFIC DEFICIENT AREA.
18. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT SINCE AT LEAST 10/5/51. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
19. LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
20. THIS SITE IS NOT LOCATED IN A CHESAPEAKE BAY CRITICAL AREA.
21. THERE ARE NO ZONING LINES WITHIN 200 FEET OF THIS PROPERTY UNLESS OTHERWISE SHOWN.
22. THE DEVELOPER MUST PROVIDE NECESSARY DRAINAGE FACILITIES (TEMPORARY OR PERMANENT) TO PREVENT CREATING ANY NUISANCE OR DAMAGES TO ADJACENT PROPERTIES, ESPECIALLY BY THE CONCENTRATION OF SURFACE WATERS. CORRECTION OF ANY PROBLEM WHICH MAY RESULT, DUE TO IMPROPER GRADING OR IMPROPER INSTALLATION OF DRAINAGE FACILITIES, WOULD BE THE FULL RESPONSIBILITY OF THE DEVELOPER.
23. THIS PROPERTY IS NOT HISTORIC AND NOT LOCATED WITHIN A HISTORIC DISTRICT.
24. PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15, DATED 1977 "FOR TYPICAL DRIVEWAY ENTRANCE FROM ROAD WITHOUT CURB & GUTTER".
25. MASTER PLAN SERVICE AREA DESIGNATION: SEWER = S-3, WATER = W-1.
26. THE FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET BY PURCHASING 1.2 ACRES OF FOREST OFFSITE IN LIEU OF RETAINING FOREST ONSITE.
27. THERE ARE NO STREAMS OR WETLANDS FOUND ON THE SUBJECT SITE.
28. PROPOSED BUILDINGS SHALL BE DESIGNED & CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE.
29. AN INTERIM AGREEMENT FOR PUBLIC SEWER FACILITIES WILL BE COMPLETED AND RECORED IN LAND RECORDS PRIOR TO APPROVAL OF MINOR SUBDIVISION.
30. PROPERTY IS LOCATED WITHIN RUXTON-RIDERWOOD-LAKE ROLAND DESIGN REVIEW AREA. THE APPLICANT MAY ELECT TO HAVE THE PROPOSAL REVIEWED BY THE DPR PRIOR TO MINOR SUBDIVISION APPROVAL.
31. PRIVATE EJECTOR PUMPS ARE REQUIRED TO PROVIDE SEWER SERVICE TO THE LOWEST LEVELS AT LOTS 1 AND 2.
32. THE WATER HOUSE CONNECTIONS (WHC) LINES FOR LOTS 1 AND 2 MUST BE SLEEVED DUE TO THE CLOSE PROXIMITY OF THE SEPTIC RESERVE AREAS
33. ALL SPECIMAN TREES SHOWN HEREON ARE TO REMAIN UNLESS REMOVAL IS NECESSARY FOR SAFETY REASONS, OR FOR THE INSTALLATION THE SEPTIC SYSTEMS.
34. THERE ARE NO DEDICATIONS TO BALTIMORE COUNTY FOR THIS PROJECT.

STORM WATER MANAGEMENT NOTES:

STORM WATER MANAGEMENT REQUIREMENTS HAVE BEEN MET THROUGH THE USE OF ROOF TOP AND NON-ROOF TOP DISCONNECTION CREDITS, AND BY THE PAYMENT OF A FEE-IN-LIEU OF PROVIDING ON SITE STRUCTURAL STORM WATER MANAGEMENT FACILITES. THE APPROVED STORM WATER MANAGEMENT PLAN IS ON FILE WITH BALTIMORE COUNTY D.E.P.R.M.

FOREST CONSERVATION DATA

I. BASIC SITE DATA

GROSS SITE AREA:	1.9 AC.±
AREA WITHIN 100 YEAR FLOOD PLAIN:	0
AREA WITHIN AGRICULTURAL USE OR PRESERVATION PARCEL (IF APPLICABLE):	0
AREA IN OVERHEAD TRANSMISSION LINE EASEMENTS (IF APPLICABLE):	0
NET TRACT AREA:	1.9 AC.±
LAND USE CATEGORY (SEE P. 31 OF MANUAL OR BALTO. CO. CODE, SECTION 14-4108B):	DR-1

II. INFORMATION FOR CALCULATIONS

A. NET TRACT AREA:	1.9 AC.±
B. FOREST CONSERVATION THRESHOLD (25% x A):	0.5
C. AFFORESTION THRESHOLD (20% x A):	0.4
D. EX. FOREST ON NET TRACT AREA:	1.2
E. EX. FOREST ABOVE FOREST CONSERVATION THRESHOLD:	0.7
F. BREAK EVEN POINT:	0.6
G. FOREST TO BE CLEARED:	1.2
H. FOREST TO BE RETAINED: (ON NET TRACT)	0

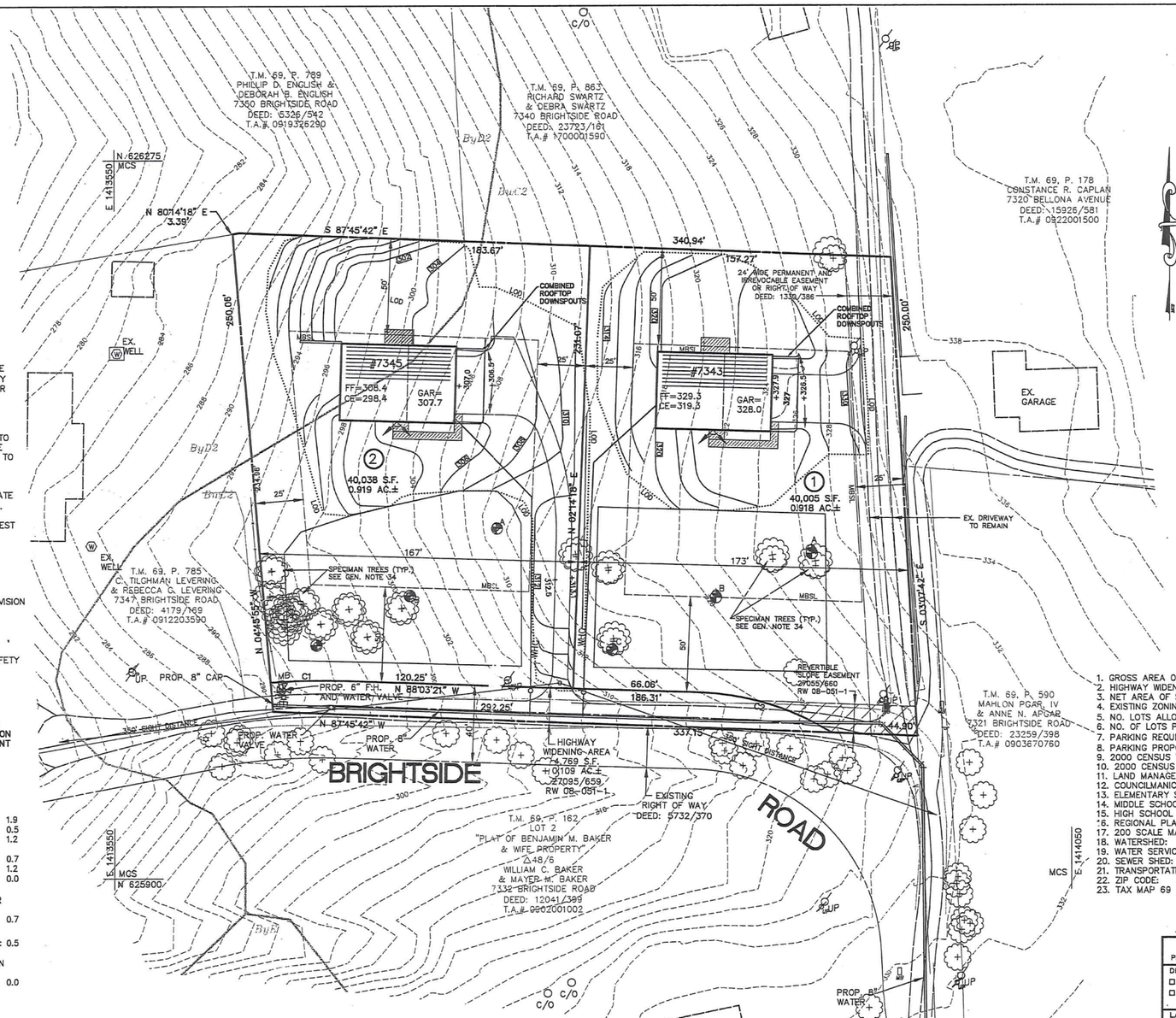
V. REFORESTATION CALCULATIONS

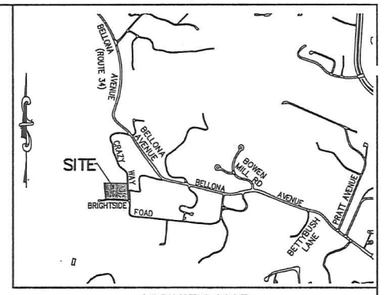
A. NET TRACT AREA:	1.9
B. FOREST CONSERVATION THRESHOLD (25% x A):	0.5
D. EX. FOREST ON NET TRACT AREA:	1.2
E. EX. FOREST ABOVE FOREST CONSERVATION THRESHOLD:	0.7
G. FOREST AREA TO BE CLEARED:	1.2
H. FOREST AREAS TO BE RETAINED:	0.0
I. FOREST AREAS CLEARED ABOVE FOREST CONSERVATION THRESHOLD (IF H EQUALS OR IS GREATER THAN B, ALTERNATE 1) (IF H IS LESS THAN B, ALTERNATE 2)	0.7
J. FOREST AREAS CLEARED BELOW FOREST CONSERVATION THRESHOLD (B-H, IF APPLICABLE):	0.5
K. FOREST AREAS RETAINED ABOVE FOREST CONSERVATION THRESHOLD (H-B, RETENTION THRESHOLD (H-B, RETENTION CREDIT, IF APPLICABLE):	0.0

CLEARING BELOW THE FOREST CONSERVATION THRESHOLD

IF FOREST AREAS TO BE RETAINED ARE BELOW THE FOREST CONSERVATION THRESHOLD (IF H IS LESS THAN B), THE FOLLOWING CALCULATIONS APPLY:

REFORESTATION FOR CLEARING ABOVE THRESHOLD (I x 1/4):	0.2
REFORESTATION FOR CLEARING BELOW THRESHOLD (J x 2):	1.0
TOTAL REFORESTATION REQUIRED (I x 1/4) + (J x 2):	1.2





VICINITY MAP

SCALE: 1" = 1000'

LEGEND

EX. CONTOURS
PROP. CONTOURS
WELL — EXISTING — PROPOSED
PERC TEST — PASSED — FAILED — NOT DUG
PROP. SEPTIC AREA
SOIL TYPES
PROP. HOUSE SITE w/ DIRECTION ARROW
LIMIT OF DISTURBANCE
SPECIMAN TREE

RUXTON-RIVERWOOD-LAKE ROLAND DESIGN REVIEW AREA NOTE:

THE PROPOSED MINOR SUBDIVISION PLAN IS WITHIN THE RUXTON-RIVERWOOD-LAKE ROLAND COMMUNITY PLAN AREA. AS PER BILL 56-04 THE SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REVIEW, COMMENTS AND APPROVAL OF THE DESIGN REVIEW PANEL. CONTACT THE OFFICER OF PLANNING (410-887-3480) TO DISCUSS DPR SCHEDULING, REQUIREMENTS, PROCESS AND SUBMISSION. PROPOSED HOUSE PLANS, ELEVATIONS AND MATERIALS AND LANDSCAPE PLANS SHALL BE REVIEWED AND APPROVED BY THE DPR PRIOR TO ISSUANCE OF A BUILDING PERMIT. FINDINGS OF THE DPR AREA BINDING.

SITE DATA

1. GROSS AREA OF SITE=	1.947 AC.± (84,812 Sq. Ft.)
2. HIGHWAY WIDENING=	0.109 AC.± (4,769 Sq. Ft.)
3. NET AREA OF SITE=	1.838 AC.± (80,043 Sq. Ft.)
4. EXISTING ZONING=	DR 1
5. NO. LOTS ALLOWED (1 PER 40,000 FT.^{2})=	2 LOTS
6. NO. OF LOTS PROPOSED=	2 LOTS
7. PARKING REQUIRED=(2 SPACES PER LOT)=	4
8. PARKING PROPOSED=(2 PLUS SPACES PER LOT)=	4
9. 2000 CENSUS TRACT:	490500
10. 2000 CENSUS BLOCK GROUP:	240054905003
11. LAND MANAGEMENT AREA:	COMMUNITY CONSERVATION AREA
12. COUNCILMANIC DISTRICT:	2ND
13. ELEMENTARY SCHOOL DISTRICT:	RODGERS FORGE ES
14. MIDDLE SCHOOL DISTRICT:	DUMBARTON MS
15. HIGH SCHOOL DISTRICT:	TOWSON HS
*6. REGIONAL PLANNING DISTRICT:	314
17. 200 SCALE MAP REFERENCE:	069B3
18. WATERSHED:	JONES FALLS
19. WATER SERVICE AREA:	EASTERN THIRD ZONE
20. SEWER SHED:	55
21. TRANSPORTATION ZONE:	0551
22. ZIP CODE:	21212
23. TAX MAP 69 GRID 22 PARCEL 948	

PDM # 09-802

BALTIMORE COUNTY MINOR SUBDIVISION

PROJECT No. 07-074-M

DEVELOPMENT REGULATIONS:
☐ Exempt from Article 32, Title 4, Subtitle 2, BCC
☐ Panhandle exempt from Sections 32-4-211 through 32-4-217 and Sections 32-4-226 and 32-4-227, BCC

LACQ CLEARANCE: INT.: SSK DATE 5/5/10

PDM CERTIFICATION: ☑ Approved ☐ Disapproved
BY: JAC DATE 5.11.10

APPROVED, DEPRM:
BY: DATE 5/11/10

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	360.00'	6°04'31"	38.17'	19.10'	S88°54'23"W	38.15'
C2	140.00'	29°48'44"	72.84'	37.27'	N73°08'59"W	72.03'

SOILS LIMITATION CHART

MAP SYMBOL	SOIL SERIES	HOMESITES LIMITATIONS	SEPTIC SYSTEMS LIMITATIONS	HYDRIC 'K' VALUE		CAPABILITY UNIT
BwC2	BRANDYWINE	MODERATE	MODERATE	NO	0.24	IIIe-10
ByD2	BRANDYWINE	SEVERE	SEVERE	NO	0.20	IVe-10

DATE	REASON FOR REVISION
12/3/07	1ST REVIEW COMMENTS, FCW
5/20/08	2ND REVIEW COMMENTS
12/8/08	REVISED PER DPR COMMENTS

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION PLAN COMMENTS DATED 6/12/07 AND HAVE PREPARED WITH DUE DILIGENCE THIS MINOR SUBDIVISION PLAN PURSUANT TO THOSE COMMENTS.

GEOFFREY C. SCHULTZ
MARYLAND REG. NO. 21154
4/20/2010 Date

McKEE & ASSOCIATES, INC.
Engineering – Land Planning – Land Surveying
Natural Resource Planning – Real Estate Development
5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

OWNER INFO
ROBERT C. GOODIER &
ISABEL S. GOODIER
7 BRIERLEIGH CT
TIMONIUM, MD 21093
DEED REF.: 25731/158
TAX ACT. NO.: 0913857790
PH.: (410) 997-7501
TAX MAP 69 GRID 22 PARCEL 948

MINOR SUBDIVISION PLAN
JEANNETTE MURKLAND PROPERTY

9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
2ND COUNCILMANIC DISTRICT
SCALE: 1" = 30' DATE: MAY 1, 2007

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL – NAD 83/91
VERTICAL – NAVD 88

2018-0276-A