

MEMORANDUM

DATE: October 12, 2018
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0003-A – Appeal Period Expired

The appeal period for the above-referenced case expired on October 11, 2018. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(926 Ellendale Dr.)
9th Election District
3rd Council District
CR of Maryland, LLC
Legal Owner

Petitioner

*

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0003-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County as a Petition for Variance filed by CR of Maryland, LLC, legal owner of the subject property ("Petitioner"). Petitioner is requesting variance relief pursuant to Sections 1B02.3.C.1 and 303.1 of the Baltimore County Zoning Regulations ("BCZR") as follows: (1) to permit a proposed dwelling with an 8 ft. side yard setback in lieu of the required 15 ft. side yard setback; (2) to permit a front street setback of 40 ft. in lieu of the averaged front street setback of 46 ft.; and (3) to permit a minimum sum of side yard widths (setbacks) of 33 ft. in lieu of the required 40 ft. A site plan was marked as Petitioner's Exhibit 1.

Alexander Cruz and surveyor Bruce Doak appeared in support of the petition. Howard L. Alderman, Jr., Esq. represented Petitioner. Two neighbors attended the hearing and opposed the requests. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (ZAC) comments were received from any of the reviewing county agencies.

The site is approximately 22,500 sq. ft. in size and zoned DR 2. The site was previously improved with a single-family dwelling constructed in the 1950s, although that structure was razed earlier this year. Petitioner proposes to construct a replacement dwelling in essentially the same location as the previous home, although zoning relief is required to do so.

ORDER RECEIVED FOR FILING

Date 9/11/18

By Sen

A variance request involves a two-step process, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity must necessitate variance relief; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Cromwell v. Ward, 102 Md. App. 691 (1995).

The property's shape and size is similar to that of many of the other homes in the Glen Ellen subdivision, which was recorded in 1947. Petitioner's Exhibit 6. Bruce Doak, a surveyor accepted as an expert, testified that the property is served by private well and septic, which he opined was a unique condition for a DR-zoned property inside the Urban Rural Demarcation Line ("URDL"). While it is unusual for homes inside the URDL to be served by private water and sewer, it appears based on the testimony that the properties adjoining the subject property (and presumably most or all of the other homes in the subdivision) have similar facilities. As such, I do not believe that condition renders the property unique.

Mr. Doak testified (as shown on the site plan) the well for the property was previously located inside of the original dwelling, and he opined this factor made the property unique. He indicated the County wanted the well to remain in its original location, which caused Petitioner to shift the location of the proposed home on the lot and generated the need for variance relief. A similar argument was made by the owner in *Stillman v. Zoning Board of Appeals*, 596 A.2d 1 (Conn. 1991). In that case, the appellate court held the zoning board properly granted a setback variance when the location of the well and septic systems prevented the applicant from constructing an addition to her dwelling anywhere except within the setback.

But in 2015 the Supreme Court of Connecticut expressly overruled *Stillman*, and in doing so admonished that "the power to grant variances must be exercised sparingly." *E and F Assoc.*,

ORDER RECEIVED FOR FILING

Date 9/11/18

By sen

LLC v. Zoning Board of Appeals, 127 A.3d 986 (Conn. 2015). Of course, the court in *Cromwell* also held that variances should be granted “sparingly” since it is “an authorization for [that] ...which is prohibited by a zoning ordinance.” *Cromwell*, 102 Md. App. at 699.

THEREFORE, IT IS ORDERED, this 11th day of **September, 2018**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to Sections 1B02.3.C.1 and 303.1 of the BCZR: (1) to permit a proposed dwelling with an 8 ft. side yard setback in lieu of the required 15 ft. side yard setback; (2) to permit a front street setback of 40 ft. in lieu of the averaged front street setback of 46 ft.; and (3) to permit a minimum sum of side yard widths (setbacks) of 33 ft. in lieu of the required 40 ft., be and is hereby DENIED.

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

9/11/18

By

sln



PETITION FOR ZONING HEARING(S)

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

To the Office of Administrative Law of Baltimore County for the property located at:

Address 926 ELLENDALE DRIVE which is presently zoned DR 2
Deed References: JLE 39023/364 10 Digit Tax Account # 0913750381
Property Owner(s) Printed Name(s) CR OF MARYLAND, LLC

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

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

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. X a **Variance** from Section(s)

VARIANCE ADDED

SEE ATTACHED SHEET

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT THE HEARING

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

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

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

CR OF MARYLAND, LLC

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 ALEXANDER CROVE Signature #2

2345 YORK ROAD SUITE 302 LUTHERVILLE MD

Mailing Address City State

Zip Code Telephone # Email Address

21093 410-616-0223

ASHLEY@CRQMARYLAND.COM

Representative to be contacted:

BRUCE E. DOAK

BRUCE E. DOAK CONSULTING, LLC

Name - Type or Print

Signature

3891 BAKER SCHOOLHOUSE ROAD FREELAND MD

Mailing Address City State

Zip Code Telephone # Email Address

21053 410-919-9906

BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0603-A Filing Date 7/3/2018 Do Not Schedule Dates: Reviewer JNP

926 Ellendale Drive

Case# 2019-0003-A

Partitions Requested

To permit a proposed dwelling
Per Section 1B02.3.C.1 (chart) BCZR

Variance to permit a 8 foot side yard setback in lieu of the required 15 foot side yard setback.

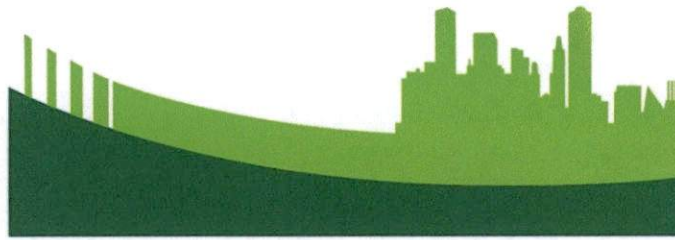
PER SECTION 303.1 BCZR

VARIANCE TO PERMIT A FRONT STREET SETBACK OF 40 FEET IN LIEU OF THE AVERAGED FRONT STREET SETBACK OF 46 FEET.

PER SECTION 1B02.3.C.1 (CHART) BCZR

✓ VARIANCE TO PERMIT A MINIMUM SUM OF SIDE YARD WIDTHS (SETBACKS) OF 33 FEET IN LIEU OF THE REQUIRED 40 FEET.

2019-0003-A



Zoning Description

926 Ellendale Drive
Ninth Election District Third Councilmanic District
Baltimore County, Maryland

Beginning at a point on the east side of Ellendale Drive, said point being approximately 2,055 feet northerly along the east side of Ellendale Drive from the centerline of Providence Road.

Being Lot 64 as shown on the plat entitled "Plat No. 2 Glen Ellen", dated June 20, 1947 and recorded in the land records of Baltimore County in Plat Book 14, page 25.

Containing 22,500 square feet of land, more or less.

This description is part of a zoning petition and is not intended for any conveyance purposes.



Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

The Daily Record

11 East Saratoga Street
Baltimore, MD 21202-2199
(443) 524-8100
<http://www.thedailyrecord.com>

PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

8/21/2018

Order #: 11604451
Case #: 2019-0003-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0003-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0003-A

926 Ellendale Drive

6/s Ellendale Drive, 2055 N. N. of Providence Road

9th Election District - 3rd Councilmanic District

Legal Owners: CR of Maryland, LLC

Variance to permit a proposed dwelling with an 8 ft. side yard setback in lieu of the required 15 ft. side yard setback; to permit a front street setback of 40 ft. in lieu of the averaged front street setback of 46 ft.

Hearing: Monday, September 10, 2018 at 11:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Arnold Jablon

Director of Permits, Approvals and Inspections for Baltimore County

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE, FOR SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

au21

As a result, the

[illegible]

14

1. The first step is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

1. *Phragmites australis* (Cav.) Trin. ex Steud.
 2. *Scirpus americanus* (L.) Link.
 3. *Scirpus setaceus* (L.) Link.
 4. *Scirpus tabernaemontani* (Cav.) Trin. ex Steud.
 5. *Scirpus torreyana* (Cav.) Trin. ex Steud.
 6. *Scirpus yagara* (Cav.) Trin. ex Steud.
 7. *Scirpus yagara* (Cav.) Trin. ex Steud.
 8. *Scirpus yagara* (Cav.) Trin. ex Steud.
 9. *Scirpus yagara* (Cav.) Trin. ex Steud.
 10. *Scirpus yagara* (Cav.) Trin. ex Steud.

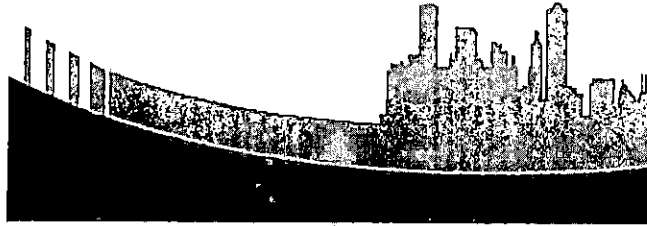
[illegible]

Sherry Nuffer

From: Bruce Doak <doakfarm@gmail.com>
Sent: Friday, September 07, 2018 3:54 PM
To: Sherry Nuffer
Cc: Howard Alderman
Subject: Case 2019-0003-A
Attachments: Posting cert 9 07 18.pdf; ATT00001.htm

Additional posting cert enclosed.





CERTIFICATE OF POSTING

August 17, 2018 (amended September 7, 2018)

Re:
Zoning Case No. 2019-0003-A
Legal Owner: CR of Maryland, LLC
Hearing date: September 10, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

Ladies and Gentlemen,

This letter is to certify under the penalties of perjury that the two necessary signs required by law were posted conspicuously on the property located at **926 Ellendale Drive**.

The signs were posted on **August 17, 2018**.

The signs were inspected again on **September 07, 2018**.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

ZONING NOTICE

CASE NO. 2019-0003-A

926 Ellendale Drive

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Monday September 10, 2018 11:00 AM

**VARIANCES: 1) TO PERMIT A PROPOSED DWELLING WITH AN 8 FOOT
SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15 FOOT SIDE YARD
SETBACK; 2) TO PERMIT A FRONT STREET SETBACK OF 40 FEET IN
LIEU OF THE AVERAGED FRONT STREET SETBACK OF 46 FEET.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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

ZONING NOTICE

CASE NO. 2019-0003-A

926 Ellendale Drive

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
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21204**

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SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15 FOOT SIDE YARD
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LIEU OF THE AVERAGED FRONT STREET SETBACK OF 46 FEET.**

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NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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PENALTY OF LAW.
THE HEARING IS HANDICAPPED ACCESSIBLE**



CERTIFICATE OF POSTING

August 17, 2018 (amended _____)

Re:

Zoning Case No. 2019-0003-A

Legal Owner: CR of Maryland, LLC

Hearing date: September 10, 2018

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

Attention: Kristen Lewis

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The signs were posted on **August 17, 2018**.

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)

Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906 cell / 443-900-5535 office
bdoak@bruceedoakconsulting.com

SIGN 1

ZONING NOTICE

CASE NO. 2019-0003-A

926 Ellendale Drive

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Monday September 10, 2018 11:00 AM

**VARIANCES 1) TO PERMIT A PROPOSED DWELLING WITH AN 8 FOOT
SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15 FOOT SIDE YARD
SETBACK; 2) TO PERMIT A FRONT STREET SETBACK OF 40 FEET IN
LIEU OF THE AVERAGED FRONT STREET SETBACK OF 46 FEET.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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



SIGN 1

ZONING NOTICE

CASE NO. 2019-0003-A

926 Ellendale Drive

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Monday September 10, 2018 11:00 AM

**VARIANCES: 1) TO PERMIT A PROPOSED DWELLING WITH AN 8 FOOT
SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15 FOOT SDC YARD
SETBACK; 2) TO PERMIT A FRONT STREET SETBACK OF 40 FEET IN
LIEU OF THE AVERAGED FRONT STREET SETBACK OF 46 FEET.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM THE HEARING CALL 410-687-2391.**

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

SIGN 2

ZONING NOTICE

CASE NO. 2019-0003-A

926 Ellendale Drive

**A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND**

**PLACE: Room 205 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204**

DATE & TIME: Monday September 10, 2018 11:00 AM

**VARIANCES 1) TO PERMIT A PROPOSED DWELLING WITH AN 8 FOOT
SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15 FOOT SIDE YARD
SETBACK; 2) TO PERMIT A FRONT STREET SETBACK OF 40 FEET IN
LIEU OF THE AVERAGED FRONT STREET SETBACK OF 46 FEET.**

**POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY. TO CONFIRM THE HEARING CALL 410-887-3391.**

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

SIGN 2
ZONING NOTICE

CASE NO. 2019-0003-A
926 Ellendale Drive

A PUBLIC HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE
IN TOWSON MARYLAND

PLACE: Room 305 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE TOWSON, MD
21204

DATE & TIME: Monday September 16, 2019 11:00 AM

VARIANCES: 1) TO PERMIT A PROPOSED DWELLING WITH AN 8 FOOT
SIDE YARD SETBACK IN LIEU OF THE REQUIRED 15 FOOT SIDE YARD
SETBACK; 2) TO PERMIT A FRONT STREET SETBACK OF 40 FEET IN
LIEU OF THE REQUIRED FRONT STREET SETBACK OF 45 FEET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONSIDER THE HEARING CALL 410-587-3307.

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



DONALD I. MOHLER III
County Executive

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

August 9, 2018

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0003-A

926 Ellendale Drive
E/s Ellendale Drive, 2055 ft. NE of Providence Road
9th Election District – 3rd Councilmanic District
Legal Owners: CR of Maryland, LLC

Variance to permit a proposed dwelling with an 8 ft. side yard setback in lieu of the required 15 ft. side yard setback; to permit a front street setback of 40 ft. in lieu of the averaged front street setback of 46 ft.

Hearing: Monday, September 10, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Howard Alderman, Jr., 502 Washington Avenue, 8th Fl., Towson 21204
Alexander Cruz, 2345 York Road, Ste. 302, Lutherville 21093
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, AUGUST 21, 2018.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: THE DAILY RECORD
Tuesday, August 21, 2018 Issue

Please forward billing to:
Ashley Fitzhugh
CR of Maryland, LLC
2345 York Road, Ste. 302
Lutherville, MD 21093

410-616-0223

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0003-A

926 Ellendale Drive
E/s Ellendale Drive, 2055 ft. NE of Providence Road
9th Election District – 3rd Councilmanic District
Legal Owners: CR of Maryland, LLC

Variance to permit a proposed dwelling with an 8 ft. side yard setback in lieu of the required 15 ft. side yard setback; to permit a front street setback of 40 ft. in lieu of the averaged front street setback of 46 ft.

Hearing: Monday, September 10, 2018 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

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

RE: PETITION FOR VARIANCE
926 Ellendale Drive; E/S Ellendale Drive,
2055' NE of Providence Road
9th Election & 5th Councilmanic Districts
Legal Owner(s): CR of Maryland, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-003-A

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of July, 2018, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053, Representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED

JUL 16 2018

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

No. **171772**

Date: **7/3/2018**

PAID RECEIPT

BUSINESS ACTUAL TIME DRN
 7/03/2018 7/03/2018 10:46:17 1

MS01 WALKIN LTR
 RECEIPT # 792507 7/03/2018 OPEN

5 528 ZENITH VERIFICATION
 ID: 171772

Receipt for \$75.00
 \$75.00 CA \$1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount	Dep
001	806	0000		6150					75.00	

Total: **75.00**

Rec From: **Bruce E. Poak Consulting**

For: **Vavigne - 925 Ellendale Drive**
2019-0003, A (CR of Maryland, LLC)

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

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

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

For Newspaper Advertising:

Case Number: 299-0003-A
Property Address: 926 ELLENDALE DRIVE
Property Description: LOT 64 GLEN ELLI

Legal Owners (Petitioners): CR OF MARYLAND, LLC
Contract Purchaser/Lessee: /

PLEASE FORWARD ADVERTISING BILL TO:

Name: ASHLEY FITZHUUGH
Company/Firm (if applicable): CR OF MARYLAND LLC
Address: 2345 YORK ROAD SUITE 302
LUTHERVILLE MO 21093

Telephone Number: 410-616-0223

Revised 5/20/2014



LEVIN & GANN, P.A.
ATTORNEYS AT LAW

Howard L. Alderman, Jr., Esquire | Principal
D: 410.321.4640 | halderman@levingann.com

July 18, 2018

Kristen Lewis, Docket Clerk
Baltimore County Department of Permits
Approvals and Inspections
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: Entry of Appearance
CR of Maryland, LLC, Petitioner
926 Ellendale Drive, Property
Case No. 2019-0003-A

Dear Ms. Lewis:

Please accept for filing the enclosed Entry of Appearance in the above-referenced matter. Should you need any additional information in support of this request, please do not hesitate to contact me.

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk
c (w/encl.): CR of Maryland, LLC

BEFORE THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY

RE: PETITION FOR VARIANCE

(926 Ellendale Drive)

3rd Councilmanic District

9th Election District

CR of Maryland, LLC

Legal Owner

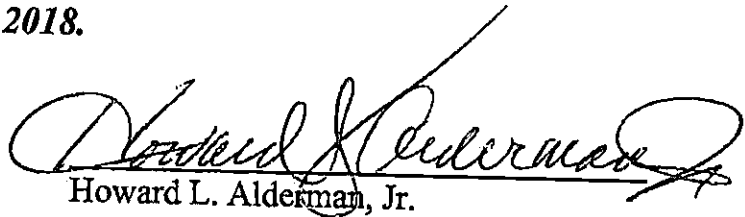
Petitioner

Case No. 2019-003-A

ENTRY OF APPEARANCE

Please enter the appearance of the undersigned and Levin & Gann, P.A., as legal counsel for CR of Maryland, LLC, Petitioner in this case. Please forward copies of all future notices and correspondence to the undersigned at the address listed.

Also, please note that the undersigned is unavailable for hearings between August 15, 2018 and August 28, 2018.



Howard L. Alderman, Jr.

Levin & Gann, P.A.

8th Floor, Nottingham Centre

502 Washington Avenue

Towson, Maryland 21204

410.321.0600 [voice]

410.296.2801 [fax]

halderman@LevinGann.com [e-mail]



LEVIN & GANN, P.A.
ATTORNEYS AT LAW

Howard L. Alderman, Jr., Esquire | Principal
D: 410.321.4640 | halderman@levingann.com

July 18, 2018

Kristen Lewis, Docket Clerk
Baltimore County Department of Permits
Approvals and Inspections
111 West Chesapeake Avenue, Suite 109
Towson, Maryland 21204

RE: Entry of Appearance
CR of Maryland, LLC, Petitioner
926 Ellendale Drive, Property
Case No. 2019-0003-A

Dear Ms. Lewis:

Please accept for filing the enclosed Entry of Appearance in the above-referenced matter. Should you need any additional information in support of this request, please do not hesitate to contact me.

Very truly yours,

Howard L. Alderman, Jr.

HLA/gk
c (w/encl.): CR of Maryland, LLC



DONALD I. MOHLER III
County Executive

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

September 5, 2018

CR of Maryland LLC
Alexander Cruz
2345 York Road
Suite 302
Lutherville MD 21093

RE: Case Number: 2019-0003 A, Address: 926 Ellendale Road

Dear Mr. Cruz:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on July 3, 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
Bruce E Doak Consulting LLC, 3801 Baker Schoolhouse Road, Freeland MD 21053

Date: 7/16/18

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. 2019-0003-A

Variance
CR of Maryland LLC, Alexander Cruz
926 E Houndale Drive

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

INTER-OFFICE MEMORANDUM

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

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-003



INFORMATION:

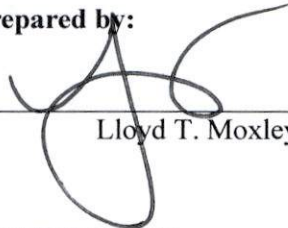
Property Address: 926 Ellendale Drive
Petitioner: CR of Maryland, LLC
Zoning: DR 2
Requested Action: Variance

The Department of Planning has reviewed the petition for a variance to permit a proposed single family dwelling to have an 8' side yard setback and a front street setback of 40 feet in lieu of the required 15' side yard setback and averaged front street setback of 46'.

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

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

Prepared by:



Lloyd T. Moxley

AVA/JGN/LTM/

Division Chief:



Jenifer G. Nugent

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0003-A
Address 926 Ellendale Drive
(CR of Maryland, LLC Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 16, 2018

FROM: ^{MOL} Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For August 06, 2018
Item No. 2019-0003-A (VARIANCE ADDED), 0021-A, 0024-A, 0027-A and
0028-A

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

*

*

*

*

*

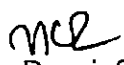
VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals

DATE: August 10, 2018

FROM: 
Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2018
Item No. 2018-0345-SPHA, 2019-0001-A, 0002-SPHA, 0003-A, 0004-A,
0005-SPHA, 0008-A, 0009-A and 0010-A

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

*

*

*

*

*

VKD: cen
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-003

INFORMATION:

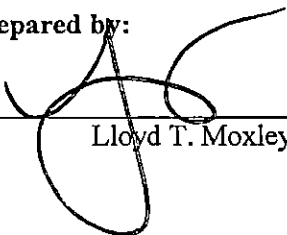
Property Address: 926 Ellendale Drive
Petitioner: CR of Maryland, LLC
Zoning: DR 2
Requested Action: Variance

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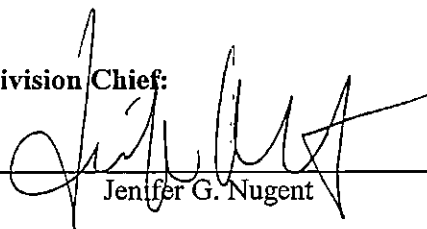
For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County

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: July 18, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0003-A
Address 926 Ellendale Drive
(CR of Maryland, LLC Property)

Zoning Advisory Committee Meeting of **July 23, 2018**.

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

Reviewer: Steve Ford

BEFORE THE ADMINISTRATIVE LAW JUDGE FOR BALTIMORE COUNTY

RE: PETITION FOR VARIANCE

(926 Ellendale Drive)

3rd Councilmanic District

9th Election District

CR of Maryland, LLC

Legal Owner

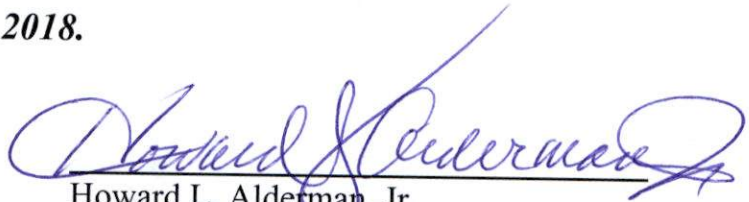
Petitioner

Case No. **2019-003-A**

ENTRY OF APPEARANCE

Please enter the appearance of the undersigned and Levin & Gann, P.A., as legal counsel for CR of Maryland, LLC, Petitioner in this case. Please forward copies of all future notices and correspondence to the undersigned at the address listed.

Also, please note that the undersigned is unavailable for hearings between August 15, 2018 and August 28, 2018.



Howard L. Alderman, Jr.

Levin & Gann, P.A.

8th Floor, Nottingham Centre

502 Washington Avenue

Towson, Maryland 21204

410.321.0600 [voice]

410.296.2801 [fax]

halderman@LevinGann.com [e-mail]

PLEASE PRINT CLEARLY

CASE NAME CR OF MARYLAND
CASE NUMBER 2019-0003-A
DATE 9/10/18

PETITIONER'S SIGN-IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

Bruce E. Doak

3801 Baker Schoolhouse Road Freeburg Mo 21053

Bruce E. Doak Consulting

BDOAK@BRUCEEDOAKCONSULTING.COM

Alexander Cruz

2345 York Rd, Ste 302, Lutherville

Timonium MD 21093

alexander@crofmaryland.com

Howard L Alderman Jr Esq

Levin & Gann ⁵⁰² St E 800 Washington Ave

Towson MD 21204

halderman@levingann.

[illegible][illegible][illegible]

PLEASE PRINT CLEARLY

CASE NAME CR OF MAGNIANO
CASE NUMBER 2019-0003-A
DATE 9/10/18

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

[illegible]

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

8/1/18

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

NO Comment

7/1/18

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

NO COMMENT

FIRE DEPARTMENT

8/24

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

NO Obj

7/1/18

STATE HIGHWAY ADMINISTRATION

NO Obj

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

8/21/18

SIGN POSTING (1st)

Date:

8/17/18

by

Dack

SIGN POSTING (2nd)

Date:

9/7/18

by

Dack

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				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 09 Account Number - 0913750381								
Owner Information										
Owner Name:		CR OF MARYLAND LLC				Use:		RESIDENTIAL		
						Principal Residence:		NO		
Mailing Address:		STE 302 2345 YORK RD LUTH-TIMONIUM MD 21093-				Deed Reference:		/39023/ 00364		
Location & Structure Information										
Premises Address:		926 ELLENDALE DR BALTIMORE 21286-1510				Legal Description:		GLEN ELLEN		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	2
0061	0017	0222		0000			64	2017	Plat Ref:	0014/0025
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
						22,500 SF		04		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
			Base Value	Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:			115,100	115,100						
Improvements			0	0						
Total:			115,100	115,100		115,100		115,100		
Preferential Land:			0					0		
Transfer Information										
Seller: FRENCH SCOTT A				Date: 06/02/2017				Price: \$250,000		
Type: ARMS LENGTH IMPROVED				Deed1: /39023/ 00364				Deed2:		
Seller: PASSARO EDWARD J				Date: 03/29/2017				Price: \$115,000		
Type: ARMS LENGTH IMPROVED				Deed1: /38783/ 00340				Deed2:		
Seller: PASSARO EDWARD J				Date: 03/19/1990				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /08430/ 00203				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
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:

Case No.:

2019-0003-A

Exhibit Sheet

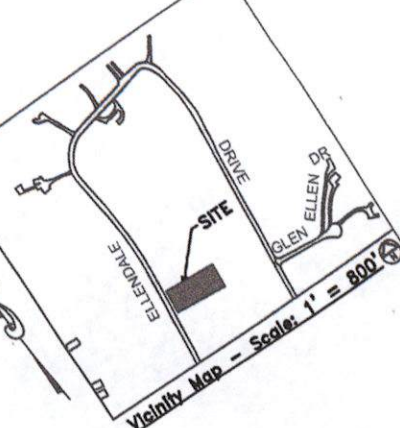
Petitioner/Developer

10-12-18
DW

Protestants

Sen
9-11-18

No. 1	Site plan	
No. 2	Aerial photo/map	
No. 3	DOP ZAC	
No. 4	Photos A-D	
No. 5	Photo Key Map	
No. 6	Plat of Glen Ellen	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



#924 ELLENDALE DRIVE
JENIFER T. GRACIE
JAMES E. GRACIE
#09-14-000970
(RESIDENCE)

#917 DUNELLEN DRIVE
JENNIFER L. SMITH
THOMAS R. SMITH, JR.
#09-08-550050
(RESIDENCE)

#928 ELLENDALE DRIVE
SCOTT A. FRENCH
LINDA S. FRENCH
#08-01-020320
(RESIDENCE)



Bruce E. Dook Consulting, LLC
Land Use Expert and Surveyor
3801 Lake Shore Drive
Pawcatuck, CT 06259
P: 860-438-5555 F: 860-438-5556
info@brucedookconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR
#926 ELLENDALE DRIVE
BALTIMORE COUNTY, MARYLAND
3RD COUNCILLMANIC DISTRICT
9th ELECTION DISTRICT
Date: 7/2/2018
Scale: 1"=40'

CASE # 2019-0003-A

PET-NO.

PROPOSED 8' SETBACK
EX. SEPTIC TANK 15'
MBSL

SEPTIC RESERVE
AREA
(5,200± SF)
(PER COUNTY
RECORDS)
MBSL

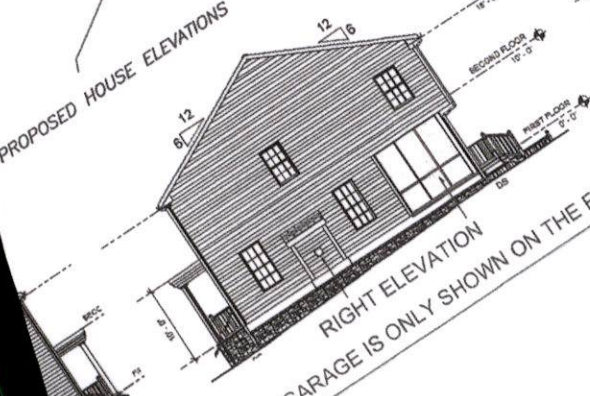
PREVIOUS
DWELLING
FOOTPRINT
MBSL

EXISTING WELL - A VARIANCE FOR THE
LOCATION AND SETBACK WAS GRANTED
(5' FROM HOUSE FOUNDATION)

ING WELL
(NO TAG)

POINT
BINNING

PROPOSED HOUSE ELEVATIONS



NOTE: THE PROPOSED GARAGE IS ONLY SHOWN ON THE FRONT ELEVATION

- Parcel / Tax account #: 61 / 222 / 09-13-750381
 Lot 64 "Glen Ellen" PB 14/25
- Election District: 9 Councilmanic District: 3
 ADC Map: 4579K2 GIS & Zoning Title: 061C2
 Position sheet: 48NE10
 Census tract: 490100 Census block: 240054901002001
 Schools: Hampton ES Ridgely MS Loch Raven HS
 Growth Tier: 1 (served by public sewer and inside URDL)
 - The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 061 C2 and the information provided by Baltimore County on the internet.
 - Improvements: Vacant The existing well & septic system will remain.

OFFICE OF ZONING

Zoning: DR 2 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
 Parking spaces provided on site: 2

DR 2 Setbacks for Dwellings (per Sect. 1B02.3.C.1 (chart) BCZR)

Front: 40 feet from the street right of way
 Side: 15 feet min. / 40 feet total from the property line
 Rear: 40 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The new dwelling will be served by private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

Regional Planning District: Towson District Code: 315

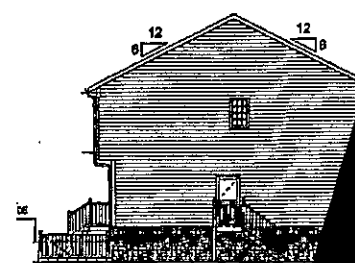
- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

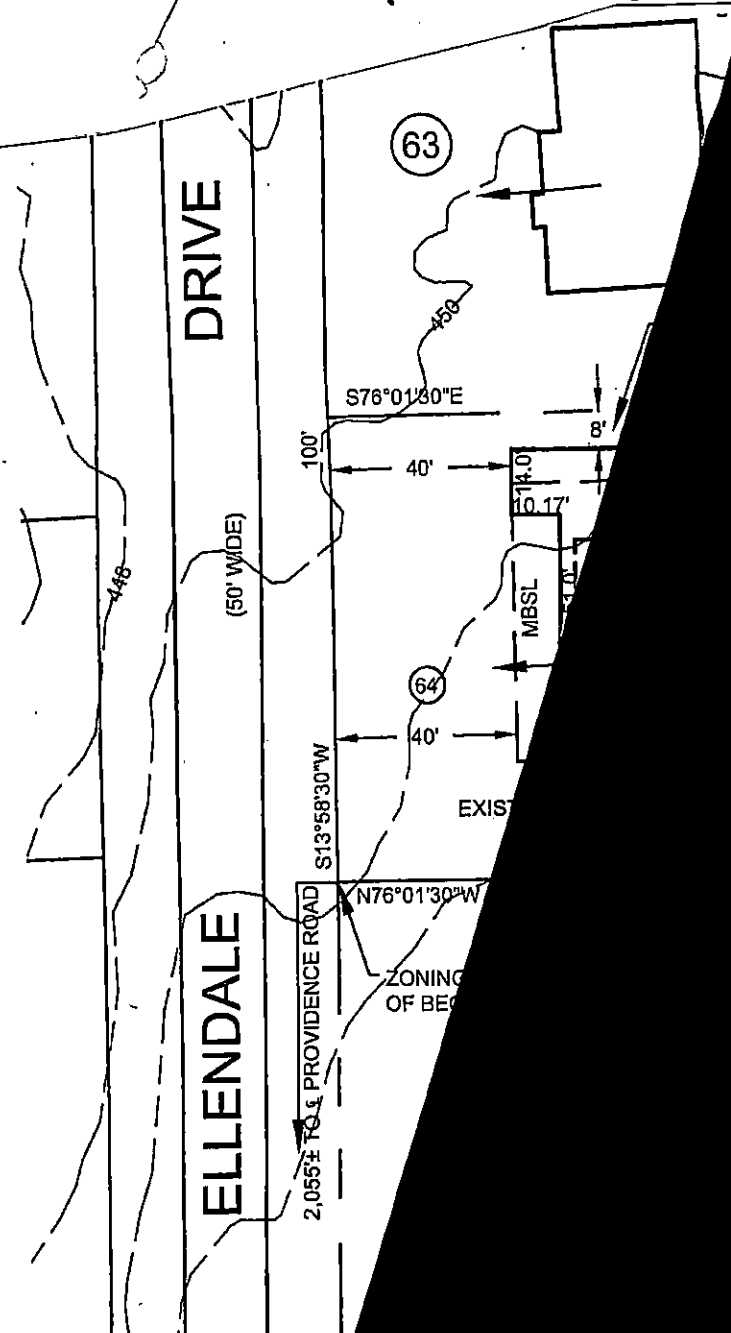
To construct a new single family dwelling



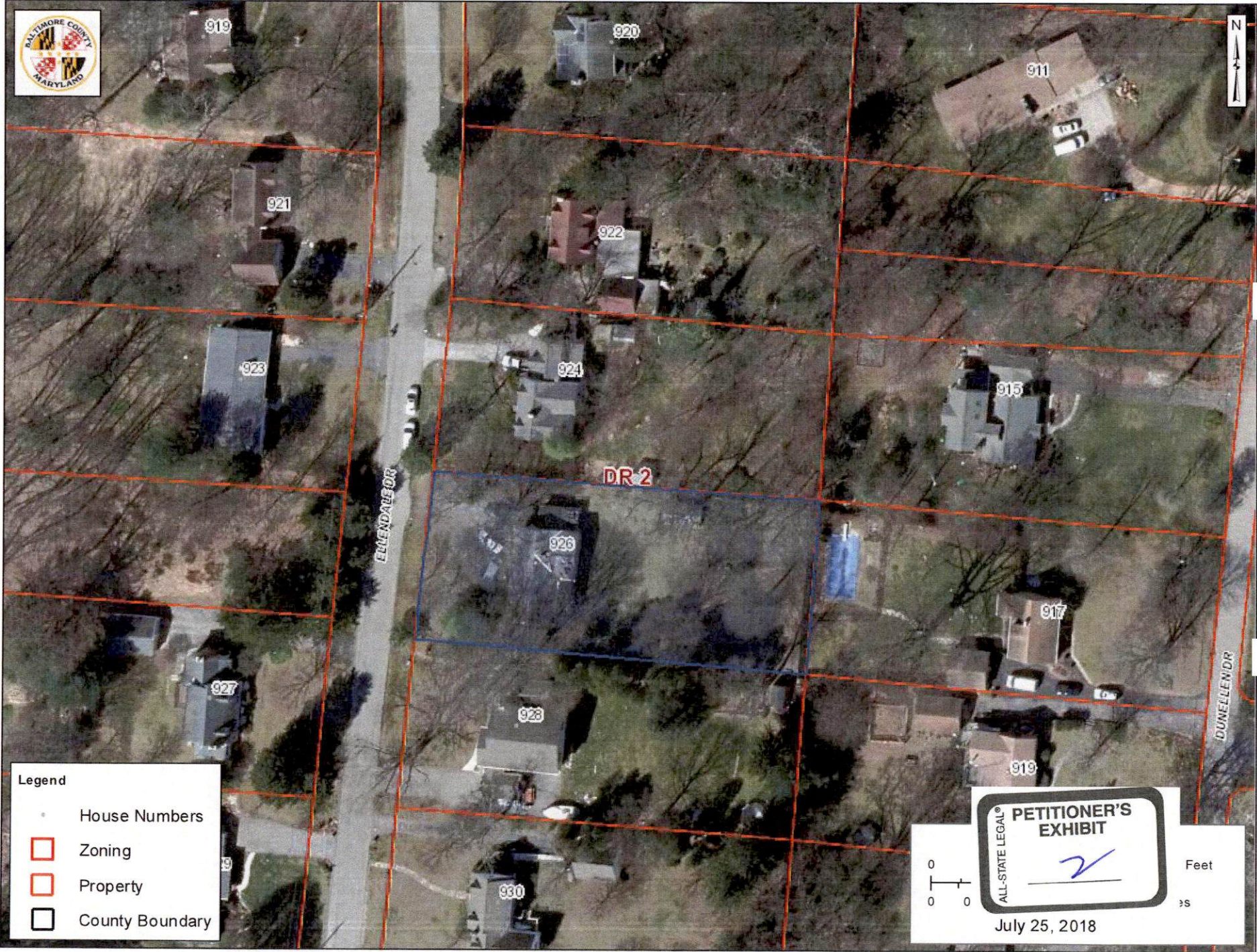
FRONT ELEVATION



LEFT ELEVATION



926 Ellendale Drive



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 8/24/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 18-003

INFORMATION:

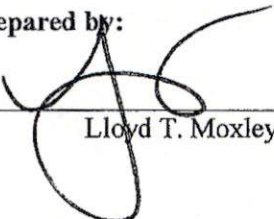
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Petitioner: CR of Maryland, LLC
Zoning: DR 2
Requested Action: Variance

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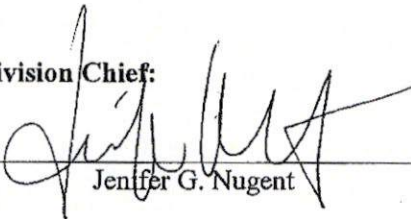
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For further information concerning the matters stated herein, please contact Joseph Wiley at 410-887-3480.

Prepared by:

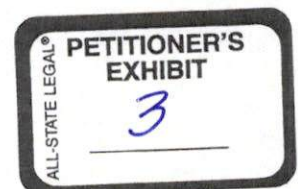

Lloyd T. Moxley

Division Chief:


Jennifer G. Nugent

AVA/JGN/LTM/

c: Joseph Wiley
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Office of the Administrative Hearings
People's Counsel for Baltimore County



A



PETITIONER'S

EXHIBIT NO. PHOTO 5A-0
4



9





③













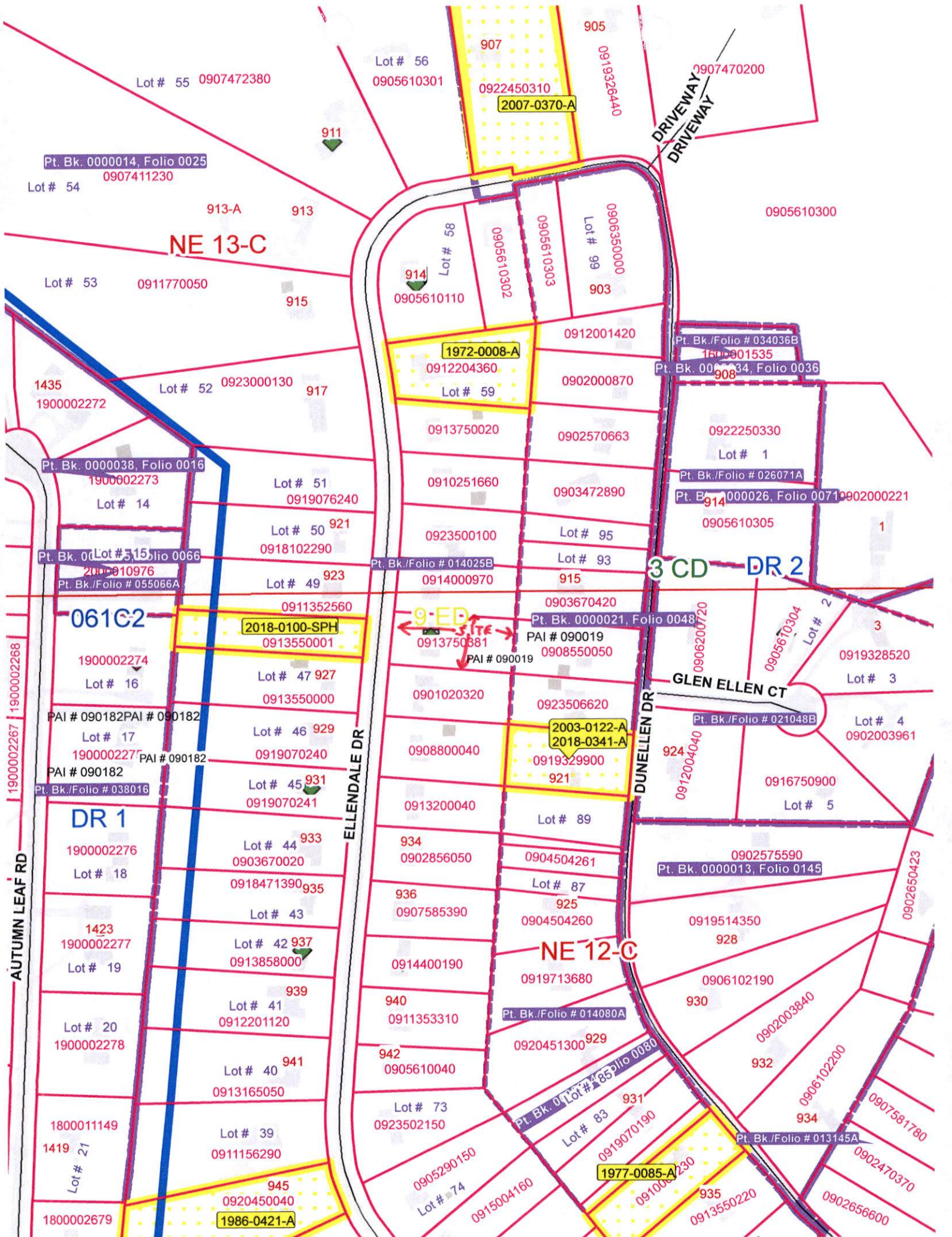












Lot # 55 0907472380

Lot # 56 0905610301

0922450310
2007-0370-A

0913326440

0907470200

DRIVEWAY
DRIVEWAY

Pt. Bk. 0000014, Folio 0025

Lot # 54 0907411230

913-A

913

NE 13-C

Lot # 53 0911770050

915

Lot # 58

914
0905610110

0905610302

0905610303

Lot # 99

903

0905610300

Lot # 52 0923000130

917

1435
1900002272

1972-0008-A
0912204360

Lot # 59

0912001420

0902000870

Pt. Bk./Folio # 034036B
190001535

Pt. Bk. 0000034, Folio 0036

0922250330

Lot # 1

Pt. Bk./Folio # 026071A

Pt. Bk. 0000026, Folio 0071902000221

0905610305

Pt. Bk. 0000038, Folio 0016

1900002273

Lot # 14

Lot # 51 0919076240

Lot # 50 921

0918102290

0910251660

0903472890

Lot # 95

Lot # 93

915

0923500100

0914000970

0903670420

Pt. Bk. 0000021, Folio 0048

PAI # 090019

0908550050

PAI # 090019

9-ED SITE
0913750381

0901020320

0923506620

0908800040

0913200040

934
0902856050

936
0907585390

0914400190

940
0911353310

942
0905610040

Lot # 73 0923502150

0905290150

Lot # 74

0915004160

NE 12-C

Pt. Bk./Folio # 014080A

0920451300

Pt. Bk. 0000025, Folio 0080

Lot # 83

0919070190

1977-0085-A

0910000230

0913550220

Pt. Bk./Folio # 013145A

0902470370

0902656600

0907581780

0906102200

GLEN ELLEN CT

DUNELLEN DR

ELLENDAL DR

061C2

2018-0100-SPH
0913550001

DR 1

1900002276

Lot # 18

1423
1900002277

Lot # 19

Lot # 20 1900002278

1800011149

1419

Lot # 21

1800002679

1986-0421-A
0920450040

0911156290

Lot # 39

Lot # 40 941

Lot # 41 0912201120

Lot # 42 937

Lot # 43 935

Lot # 44 933

Lot # 45 931

Lot # 46 929

Lot # 47 927

Lot # 49 923

Lot # 50 921

Lot # 51 0919076240

Lot # 52 0923000130

Lot # 53 0911770050

Lot # 54 0907411230

Lot # 55 0907472380

Lot # 56 0905610301

Lot # 57 0905610110

Lot # 58 0905610302

Lot # 59 0905610303

Lot # 60 0905610300

Lot # 61 0905610305

Lot # 62 0905610301

Lot # 63 0905610302

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Lot # 94 0905610303

Lot # 95 0905610300

Lot # 96 0905610305

Lot # 97 0905610301

Lot # 98 0905610302

Lot # 99 0905610303

Lot # 100 0905610300

Lot # 101 0905610305

Lot # 102 0905610301

Lot # 103 0905610302

Lot # 104 0905610303

Lot # 105 0905610300

Lot # 106 0905610305

Lot # 107 0905610301

Lot # 108 0905610302

Lot # 109 0905610303

Lot # 110 0905610300

Lot # 111 0905610305

Lot # 112 0905610301

Lot # 113 0905610302

Lot # 114 0905610303

Lot # 115 0905610300

Lot # 116 0905610305

Lot # 117 0905610301

Lot # 118 0905610302

Lot # 119 0905610303

Lot # 120 0905610300

Lot # 121 0905610305

Lot # 122 0905610301

Lot # 123 0905610302

Lot # 124 0905610303

Lot # 125 0905610300

Lot # 126 0905610305

Lot # 127 0905610301

Lot # 128 0905610302

Lot # 129 0905610303

Lot # 130 0905610300

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Lot # 134 0905610303

Lot # 135 0905610300

Lot # 136 0905610305

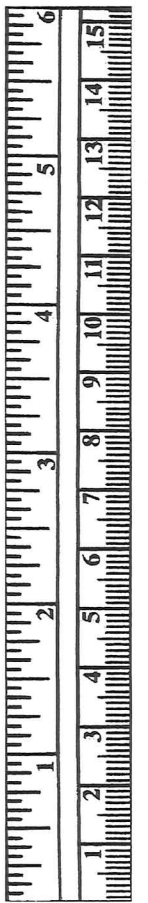
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Lot # 139 0905610303

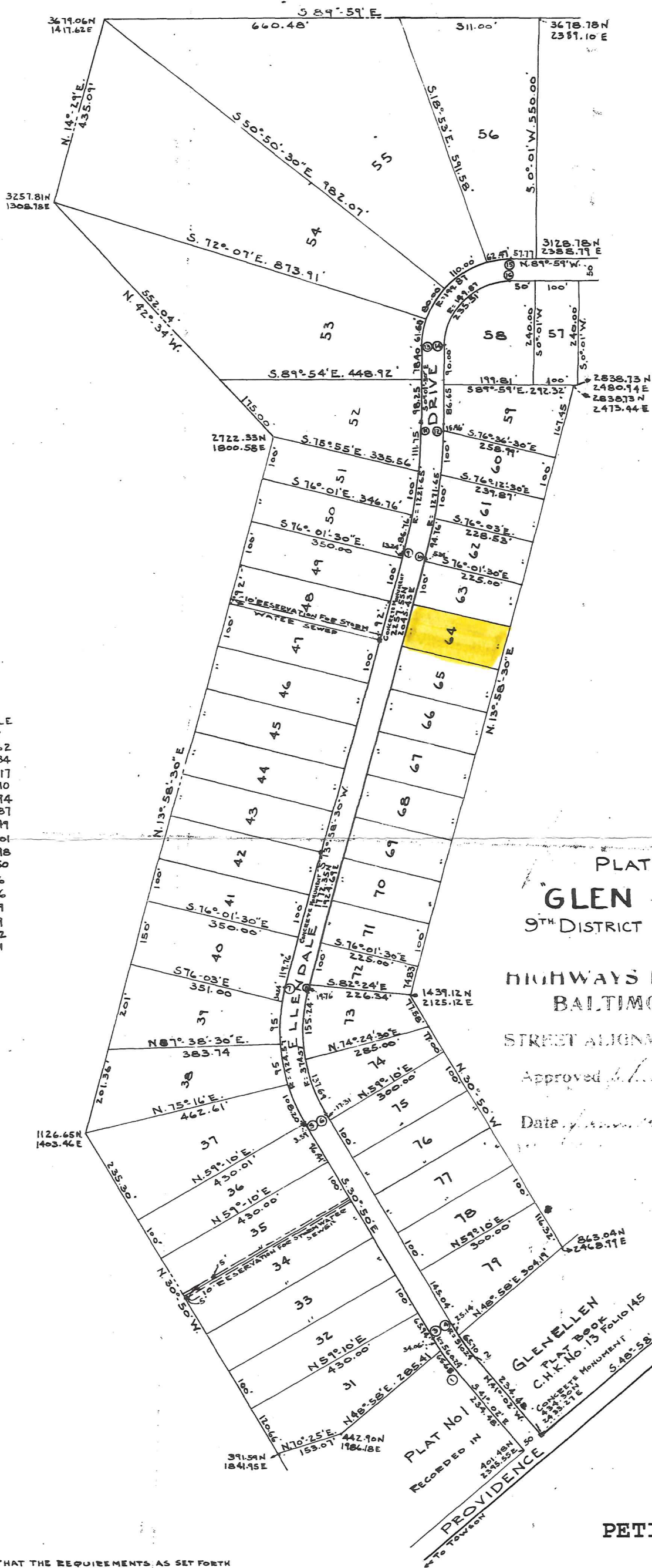
Lot # 140 0905610300

MAGNETIC MERIDIAN OF 1946



COORDINATE TABLE

	NORTH	EAST
1	578.35	2241.62
2	611.18	2279.34
3	659.00	2183.17
4	684.63	2226.10
5	1141.87	1894.94
6	1167.50	1937.87
7	1461.96	1897.99
8	1449.88	1896.01
9	2456.62	2094.98
10	2444.55	2143.50
11	2752.18	2131.16
12	2752.17	2181.16
13	2928.83	2131.09
14	2928.85	2181.09
15	3128.77	2331.02
16	3078.77	2331.01



PLAT NO. 2
"GLEN ELLEN"
9TH DISTRICT BALTO. CO. MD.

HIGHWAYS DEPARTMENT OF
BALTIMORE COUNTY.

STREET ALIGNMENT AND LOCATION.

Approved *[Signature]*
ROADS ENGINEER.

Date *[Signature]*

GLEN ELLEN
PLAT NO. 13 FOLIO 145
C.H.K. NO. 13
CONCRETE MONUMENT
S. 48° 58' E. 304.11'
CONCRETE MONUMENT
S. 47° 58' W. 412.00' 2892.71 E

PLAT NO. 1
RECORDED IN
PROVIDENCE
TO TOWSON

PETITIONER'S

EXHIBIT NO. 6

I HEREBY CERTIFY THAT THE REQUIREMENTS AS SET FORTH
IN SECTIONS 12A, 12B, 12C & 12D OF ARTICLE 17 OF THE
ANNOTATED CODE OF MARYLAND (1939 EDITION) TITLE
CLERKS OF COURTS AS FAR AS IT CONCERNS THE
MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH

SIGNED *[Signature]*
OWNER

NOTE THE COORDINATES SHOWN HEREON ARE ASSUMED

SCALE: 1"=200' JUNE 20, 1947
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
DUNCAN BLDG - TOWSON, MD.
SIGNED *[Signature]*
REGISTERED PROFESSIONAL ENGINEER
AND LAND SURVEYOR

GENERAL SITE INFORMATION

- Ownership: CR of Maryland, LLC
Suite 302 2345 York Road Lutherville, MD 21093
- Address: 926 Ellendale Drive Baltimore, MD 21286
- Deed references: JLE 39023 / 364
- Area: 22,500 sq. ft. / 0.517 acre (per SDAT)
- Tax Map / Parcel / Tax account #: 61 / 222 / 09-13-750381
Lot 64 "Glen Ellen" PB 14/25
- Election District: 9 Councilmanic District: 3
ADC Map: 4579K2 GIS & Zoning Tile: 061C2
Position sheet: 48NE10
Census tract: 490100 Census block: 240054901002001
Schools: Hampton ES Ridgely MS Loch Raven HS
Growth Tier: 1 (served by public sewer and inside URDL)
- The boundary shown hereon is from the deed recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS title 061 C2 and the information provided by Baltimore County on the internet.
- Improvements: Vacant The existing well & septic system will remain.

OFFICE OF ZONING

Zoning: DR 2 There are no previous zoning cases on the subject parcels.

Parking Calculations

Required parking spaces: 2
Parking spaces provided on site: 2

DR 2 Setbacks for Dwellings (per Sect. 1B02.3.C.1 (chart) BCZR)

Front: 40 feet from the street right of way
Side: 15 feet min. / 40 feet total from the property line
Rear: 40 feet from the property line

ENVIRONMENTAL IMPACT

Watershed: Loch Raven Reservoir URDL land type: 1

- The new dwelling will be served by private well and septic system.
- There are no underground storage tanks on the subject property.
- The subject property is not in the Chesapeake Bay Critical Area.
- The subject property is not located within a 100 year flood plain.

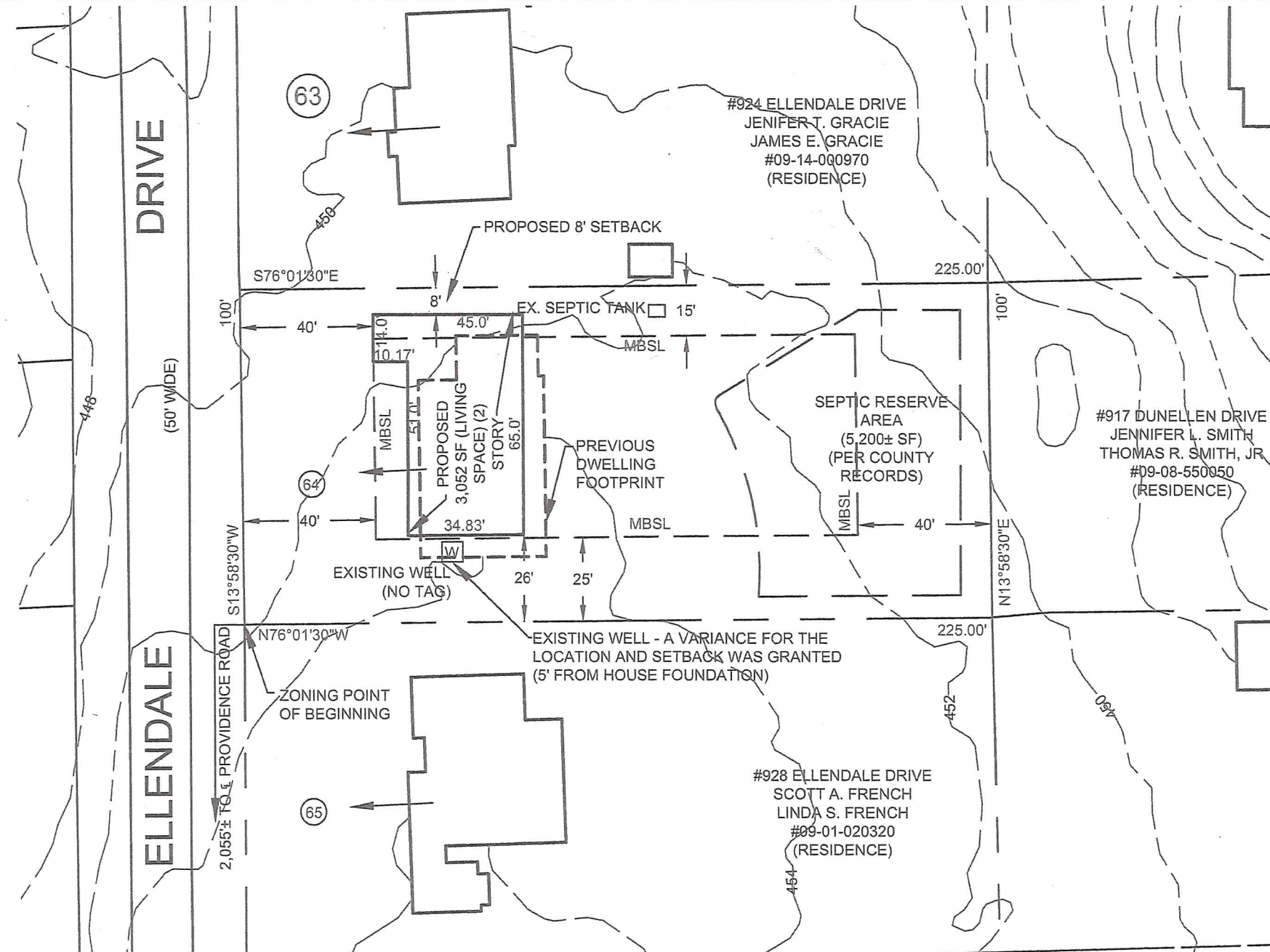
OFFICE OF PLANNING

Regional Planning District: Towson District Code: 315

- The subject dwelling is not historic. The subject property is not in a historic district.

PROPOSED DEVELOPMENT

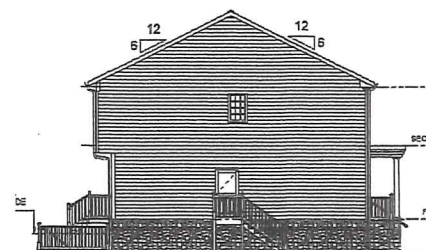
To construct a new single family dwelling



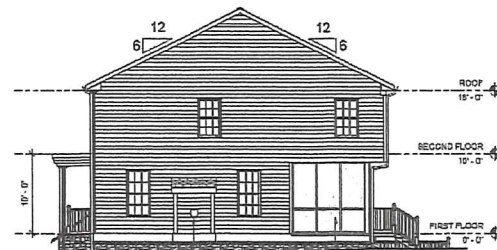
PROPOSED HOUSE ELEVATIONS



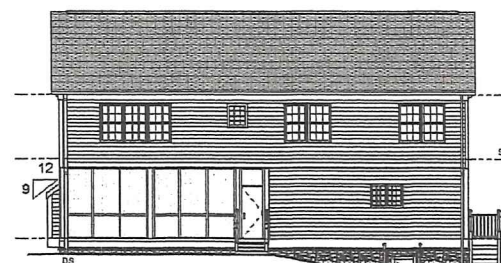
FRONT ELEVATION



LEFT ELEVATION

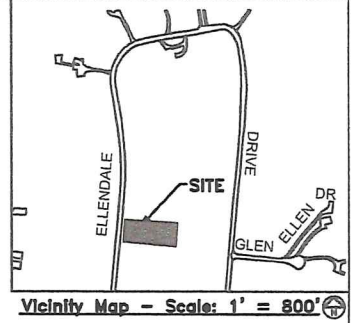


RIGHT ELEVATION



REAR ELEVATION

NOTE: THE PROPOSED GARAGE IS ONLY SHOWN ON THE FRONT ELEVATION



Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Pikesville, MD 21083
410-419-4306
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR
#926 ELLENDALE DRIVE

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
Date: 7/2/2018
Scale: 1"=40'

CASE # 2019-0003-A

PET-No.1

GENERAL SITE INFORMATION

- Ownership: CR of Maryland, LLC
Suite 302 2345 York Road Lutherville, MD 21093
- Address: 926 Ellendale Drive Baltimore, MD 21286
- Deed references: JLE 39023 / 364
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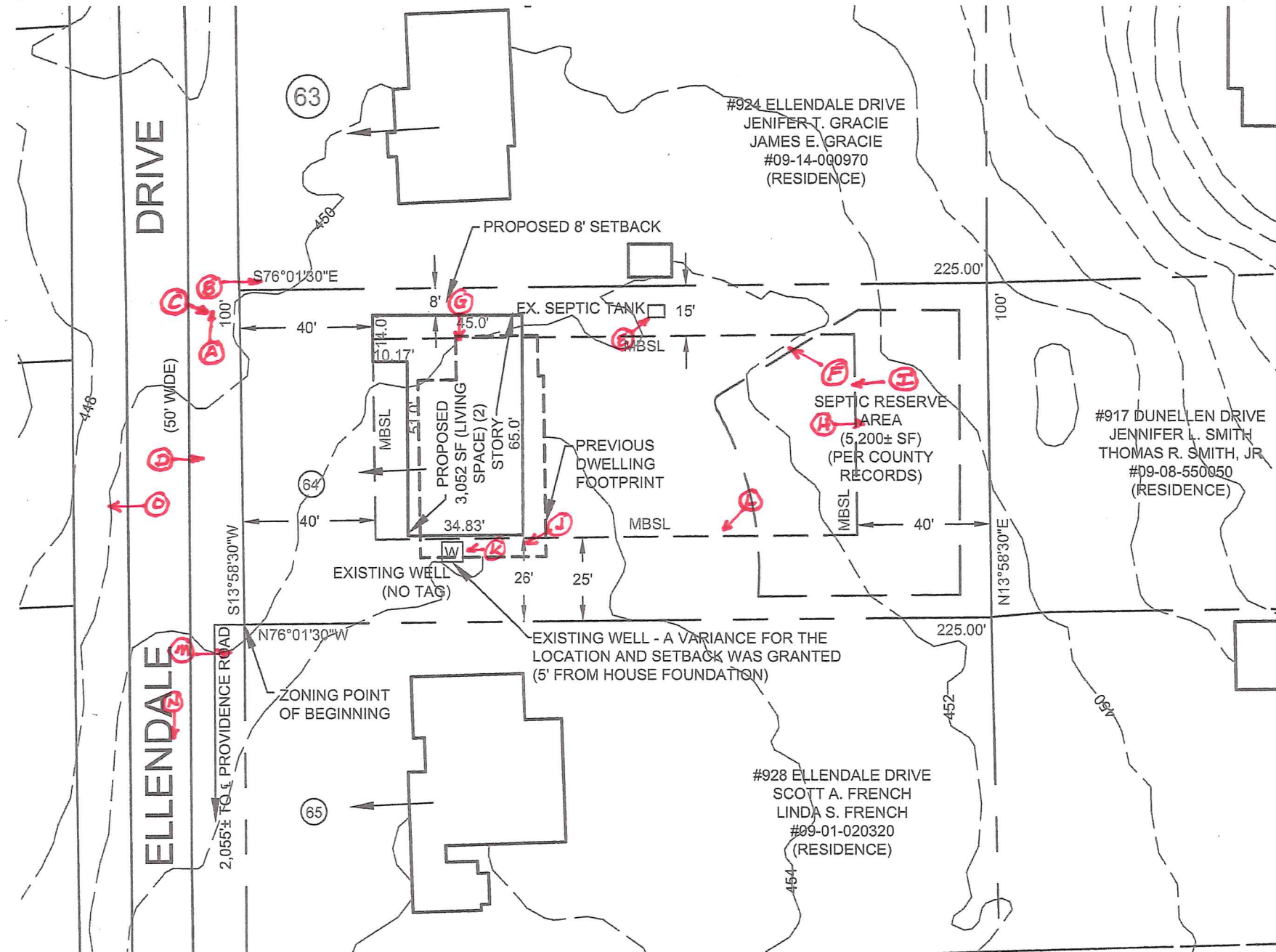
OFFICE OF PLANNING

Regional Planning District: Towson District Code: 315

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PROPOSED DEVELOPMENT

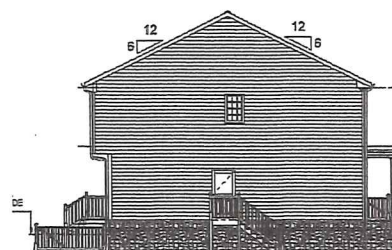
To construct a new single family dwelling



PROPOSED HOUSE ELEVATIONS



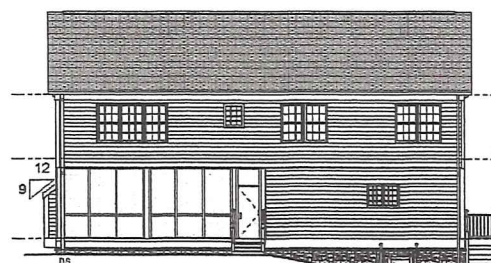
FRONT ELEVATION



LEFT ELEVATION

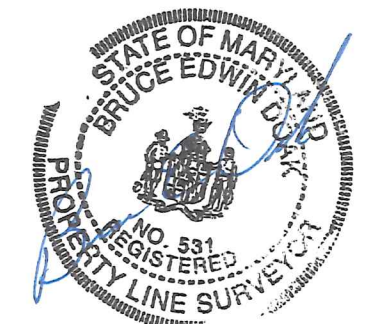
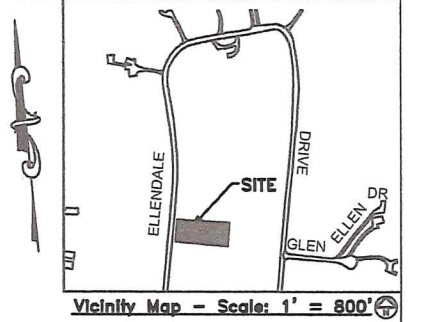


RIGHT ELEVATION



REAR ELEVATION

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Frostland, MD 21058
p 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR
#926 ELLENDALE DRIVE

BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
Date: 7/2/2018
Scale: 1"=40'

PLAN TO ACCOMPANY
PHOTOGRAPHS

PETITIONER'S
EXHIBIT NO. 5

GENERAL SITE INFORMATION

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Suite 302 2345 York Road Lutherville, MD 21093
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- Deed references: JLE 39023 / 364
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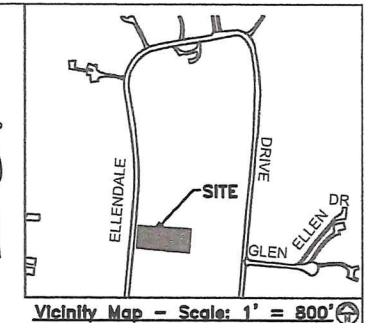
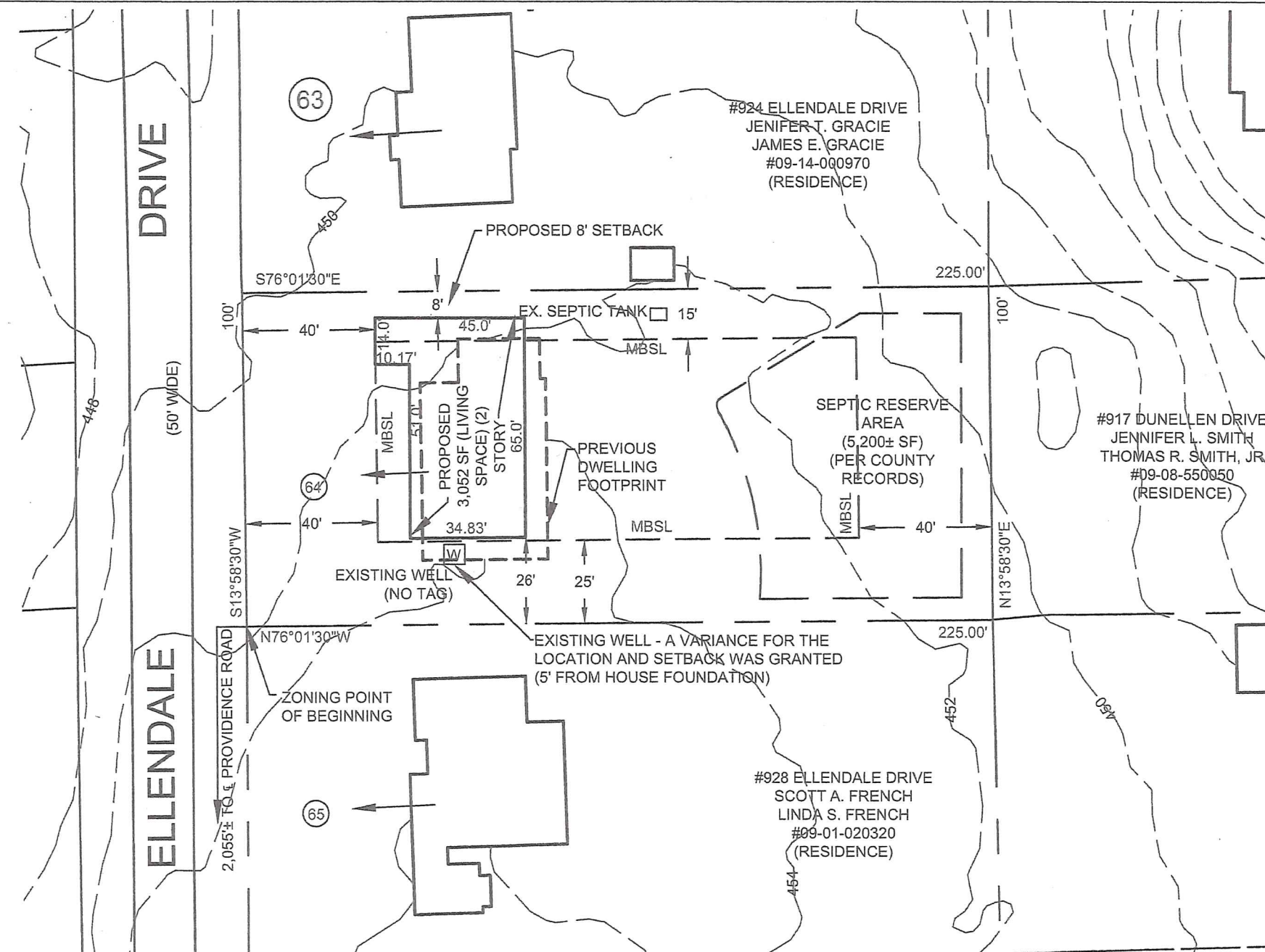
OFFICE OF PLANNING

Regional Planning District: Towson District Code: 315

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PROPOSED DEVELOPMENT

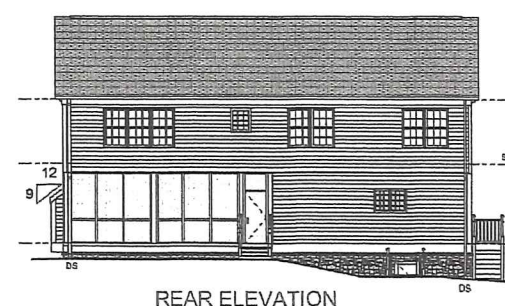
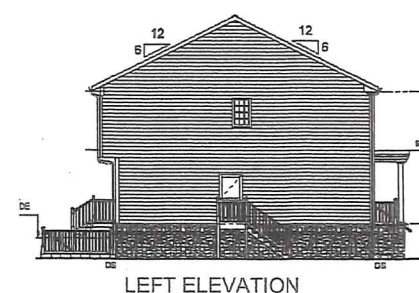
To construct a new single family dwelling



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PLAN TO ACCOMPANY A ZONING PETITION
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BALTIMORE COUNTY, MARYLAND
9th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
Date: 7/2/2018
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CASE # 2019-0003-A