

MEMORANDUM

DATE: March 1, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0173-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 28, 2019. 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.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(925-929 Milford Mill Road)

3rd Election District

2nd Council District

Chadlyn, LLC

Legal Owner

Petitioner

*

BEFORE THE OFFICE

*

OF ADMINISTRATIVE

*

HEARINGS FOR

*

BALTIMORE COUNTY

*

CASE NO. 2019-0173-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Chadlyn, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Sections 1B01.2.C.1.b and 303.1 of the Baltimore County Zoning Regulations (“BCZR”): (1) to permit a 25' front yard setback from a public street right of way on a minor arterial road in lieu of the required 40' front yard setback for Lots 1, 2 & 3; and (2) to permit a 10' side building face to tract boundary setback in lieu of the required 15' for Lot 3 only. A site plan was marked as Petitioner’s Exhibit 1.

Landscape architect Matt Bishop appeared in support of the petition. Timothy M. Kotroco, Esquire represented Petitioner. Two neighbors attended the hearing to obtain additional information regarding the requests. The Petition was advertised and posted as required by the BCZR. A substantive Zoning Advisory Committee (“ZAC”) comment was received from the Bureau of Development Plans Review (“DPR”). That agency did not oppose the requests.

The site is approximately 3.2 acres in size and is zoned DR 5.5. The property is unimproved and contains a large wetlands area. Petitioner proposes to construct a duplex and a single-family dwelling (i.e., a total of 3 dwelling units) on the northern portion of the lot adjacent to Milford Mill Road. To do so requires variance relief.

ORDER RECEIVED FOR FILING

Date 1-29-19

By Ben

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

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

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

The property has irregular dimensions and the site is constrained by environmental features. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be unable to construct the proposed homes. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of County and/or community opposition.

THEREFORE, IT IS ORDERED, this 29th day of **January, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Sections 1B01.2.C.1.b and 303.1 of the Baltimore County Zoning Regulations ("BCZR"): (1) to permit a 25' front yard setback from a public street right of way on a minor arterial road in lieu of the required 40' front yard setback for Lots 1, 2 & 3; and (2) to permit a 10' side building face to tract boundary setback in lieu of the required 15' for Lot 3 only, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.

ORDER RECEIVED FOR FILING

Date

1-29-19

By

Sen

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:sln

ORDER RECEIVED FOR FILING

Date 1-29-19

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: 925-929 Milford Mill Road which is presently zoned D.R. 5.5
Deed References: L 19646 F 297 10 Digit Tax Account # 0311067841
Property Owner(s) Printed Name(s) Chadlyn, 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)
- See attachment

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 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 _____
Date 1-29-19
By Den
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Chadlyn, LLC
Name #1 - Type or Print _____ Name #2 - Type or Print _____
Signature #1 Chadlyn LLC Signature #2 President
1963 Polaris Road, Finksburg, Maryland
Mailing Address _____ City _____ State _____
21048-2070 (410) 876-9593
Zip Code _____ Telephone # _____ Email Address _____

Attorney for Petitioner:

Timothy Kotroco
Name- Type or Print _____
Signature Timothy Kotroco
305 Washington Ave Ste 502 Towson MD
Mailing Address _____ City _____ State _____
21204 (410) 229-2743 TKotroco@gmail.com
Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Matt Bishop
Name - Type or Print _____
Signature Matt Bishop
2835 Smith Avenue, Suite G, Baltimore, Maryland
Mailing Address _____ City _____ State _____
21209 (410) 653-3838 mbishop@cmrengineers.com
Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2019-0173-A Filing Date 11/28/18 Do Not Schedule Dates: _____ Reviewer JF

ATTACHMENT TO PETITION FOR VARIANCE

925-929 Milford Mill Road
2nd Councilmanic District
3rd Election District

Variance Relief:

1. From section 1B01.2.C.1.b. and section 303.1 of the Baltimore County Zoning Regulations to permit a 25 foot front yard setback from a public street right of way on a minor arterial road in lieu of the required 40 foot front yard average setback for lots 1,2, & 3.
2. From section 1B01.2.C.1.b of the Baltimore County Zoning Regulations to permit a 10 foot side building face to tract boundary setback in lieu of the required 15 feet for lot 3 only.

ZONING DESCRIPTION
925-929 Milford Mill Road
Baltimore, Maryland

Beginning at a point on the South side of Milford Mill Road (variable R/W width) at a distance of 231' +/- West from the center of Cloudyfold Drive (50' R/W), and thence running with the southerly right-of-way line of Milford Mill Road, the following courses;

1. 53.57 feet along the arc of a curve to the left; said curve having a radius of 724.49 feet, and a chord bearing North 82 degrees 57 minutes 06 seconds East, 53.56 feet; thence,
2. South 84 degrees 43 minutes 04 seconds East 28.50 feet,
3. North 67 degrees 47 minutes 01 seconds East 48.81 feet,
4. 156.75 feet along the arc of a curve to the left; said curve having a radius of 724.49 feet, and a chord bearing North 68 degrees 40 minutes 53 seconds East, 156.44 feet; thence,
5. North 62 degrees 28 minutes 57 seconds East 89.43 feet,
6. 16.15 feet along the arc of a curve to the right; said curve having a radius of 470.00 feet, and a chord bearing North 62 degrees 47 minutes 50 seconds East, 16.15 feet; thence leaving Milford Mill Road,
7. South 20 degrees 29 minutes 47 seconds East 104.17 feet,
8. South 16 degrees 45 minutes 13 seconds West 608.00 feet,
9. North 26 degrees 07 minutes 40 seconds West 499.70 feet,
10. North 04 degrees 02 minutes 34 seconds West 103.41 feet back to the point of beginning.

Containing 3.20 of Acres more or less.

Located in the 3rd Election District and 2nd Councilmanic District. Known as 925-929 Milford Mill Road.



JB 1-28-19
11Am

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Sunday, January 27, 2019 1:57 AM
To: Administrative Hearings; Tim Kotroco; Matthew Bishop
Subject: 2nd Certification Case # 2019-0173-A Milford Mill Rd.
Attachments: 2nd Cert. Milford Mill Rd. .jpeg; photos Milford Mill Rd. .docx

Hi Sherry,

I have attached the Second Certification of Case # 2019-0173-A @ 925-929 Milford Mill Road and photos for your records.

Have a nice Day,

Linda

Linda O'Keefe
523 Penny Lane
Hunt Valley MD 21030
Phone # 410-666-5366
Cell# 443-604-6431
Fax# 410-666-0929
luckylinda1954@yahoo.com

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 1/26/2019

Case Number: 2019-0173-A

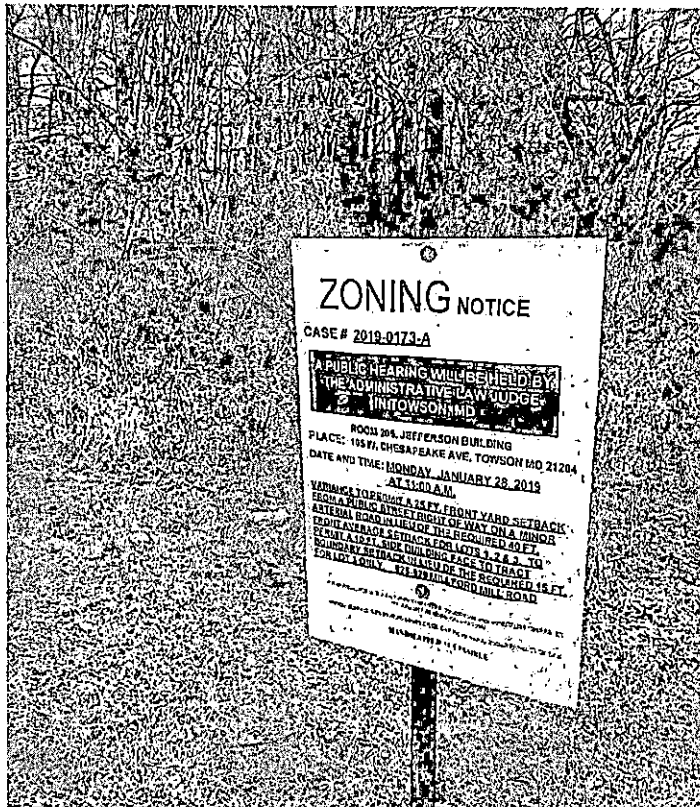
Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ CHADLYN, LLC~
MATT BISHOP

Date of Hearing: JANUARY 28, 2019

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
925-929 MILFORD MILL ROAD

The sign(s) were posted on: JANUARY 6, 2019

The sign(s) were re-photographed on: JANUARY 26, 2019



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



2nd Sign Re-Photographed @ 925-929 Milford Mill Rd. 1/26/2019

SECOND CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 1/26/2019

Case Number: 2019-0173-A

Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ CHADLYN, LLC~
MATT BISHOP

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(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

2nd Sign Re-Photographed @ 925-929 Milford Mill Rd. 1/26/2019



CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 1/6/2019

Case Number: 2019-0173-A

Petitioner / Developer: TIMOTHY KOTROCO, ESQ. ~ CHADLYN, LLC ~ MATT BISHOP

Date of Hearing: JANUARY 28, 2019

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:
925-929 MILFORD MILL ROAD

The sign(s) were posted on: JANUARY 6, 2019

ZONING NOTICE

CASE # 2019-0173-A

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

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

**DATE AND TIME: MONDAY, JANUARY 28, 2019
AT 11:00 A.M.**

**VARIANCE TO PERMIT A 25 FT. FRONT YARD SETBACK
FROM A PUBLIC STREET RIGHT OF WAY ON A MINOR
ARTERIAL ROAD IN LIEU OF THE REQUIRED 40 FT.
FRONT AVERAGE SETBACK FOR LOTS 1, 2 & 3, TO
PERMIT A 10 FT. SIDE BUILDING FACE TO TRACT
BOUNDARY SETBACK IN LIEU OF THE REQUIRED 15 FT.
FOR LOT 3 ONLY. 925-929 MILFORD MILL ROAD**

INSTRUCTIONS TO BE FOLLOWED BY USER OF OFFICE CONDITIONS ARE SOON TO BE RELEASED
TO THE PUBLIC HEARING CALL 800-333-3333

DO NOT REMOVE THIS SIGN AND POST IT ON THE DAY OF THE HEARING LATER REVENUE OF FINE
HANDICAPPED ACCESSIBLE

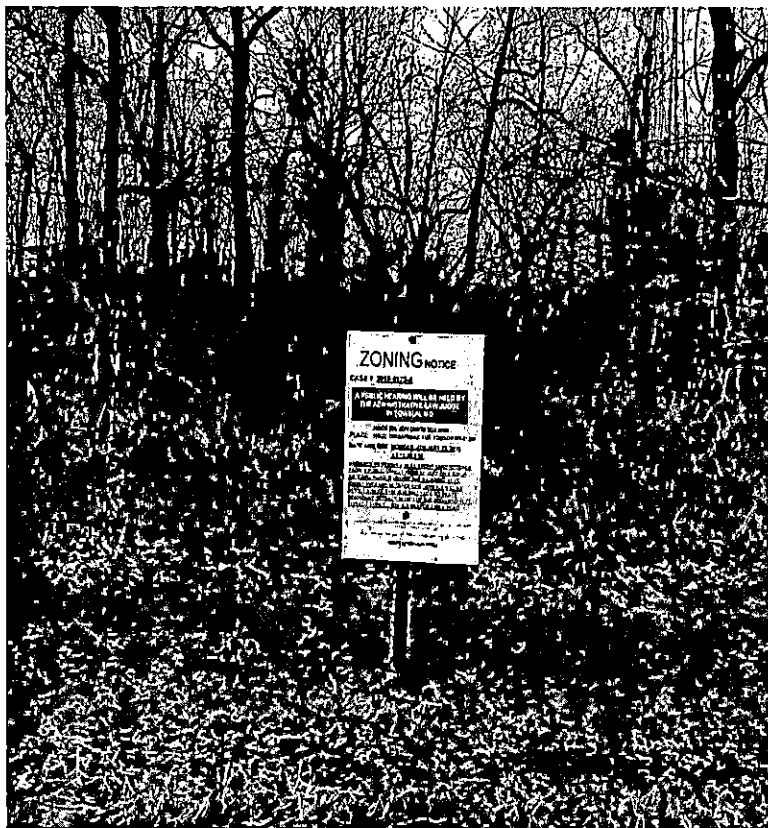
Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)



Background photo 1st Sign posted @ 925-929 Milford Mill Rd. ~ 1/6/2019



Background Photo 2nd Sign posted @ 925-929 Milford Mill Rd. ~ 1/6/2019
CASE # 2019-0173-A

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:

1/8/2019

Order #: 11670065
Case #: 2019-0173-A
Description:

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-



Darlene Miller, Public Notice Coordinator
(Representative Signature)

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: 2019-0173-A

925-929 Milford Mill Road

S/s Milford Mill Road at a distance of 231 ft. from centerline of Cloudyfold Drive

3rd Election District- 2nd Councilmanic District

Legal Owners: Chadlyn, LLC

Variance to permit a 25 ft. front yard setback from a public street right of way on a minor arterial road in lieu of the required 40 ft. front average setback for lots 1, 2 & 3. To permit a 10 ft. side building face to tract boundary setback in lieu of the required 15 ft. for lot 3 only.

Hearing: Monday, January 28, 2019 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.

JaB



JOHN A. OLSZEWSKI, JR.
County Executive

DIRECTOR
*Department of Permits,
Approvals & Inspections*

December 10, 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: 2019-0173-A

925-929 Milford Mill Road

S/s Milford Mill Road at a distance of 231 ft. from centerline of Cloudyfold Drive

3rd Election District – 2nd Councilmanic District

Legal Owners: Chadlyn, LLC

Variance to permit a 25 ft. front yard setback from a public street right of way on a minor arterial road in lieu of the required 40 ft. front average setback for lots 1, 2 & 3. To permit a 10 ft. side building face to tract boundary setback in lieu of the required 15 ft. for lot 3 only.

Hearing: Monday, January 28, 2019 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: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson, 21204
Chadlyn, LLC, 1963 Polaris Road, Finksburg 21048
Matt Bishop, 2835 Smith Avenue, Ste. G, Baltimore 21209

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 8, 2019.**
- (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, January 8, 2019 - Issue

Please forward billing to:

Matthew Bishop
Colbert, Matz & Rosenfelt
2835 Smith Avenue, Ste. G
Baltimore, MD 21209

410-653-3838

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: 2019-0173-A

925-929 Milford Mill Road

S/s Milford Mill Road at a distance of 231 ft. from centerline of Cloudyfold Drive

3rd Election District – 2nd Councilmanic District

Legal Owners: Chadlyn, LLC

Variance to permit a 25 ft. front yard setback from a public street right of way on a minor arterial road in lieu of the required 40 ft. front average setback for lots 1, 2 & 3. To permit a 10 ft. side building face to tract boundary setback in lieu of the required 15 ft. for lot 3 only.

Hearing: Monday, January 28, 2019 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

925-929 Milford Mill Road; S/S of Milford
Mill Road @ 231' W from Cloudyfold Drive
3rd Election & 2nd Councilmanic Districts
Legal Owner(s): Chadlyn, LLC
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2019-173-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

RECEIVED

DEC 06 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of December, 2018, a copy of the foregoing Entry of Appearance was mailed to Matt Bishop, 2835 Smith Avenue, Suite G, Baltimore, Maryland 21209 and Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0173-A
Property Address: 925-929 Milford Mill Road
Property Description: 3.2 Acres of land Southwest of Leafdale Terrace

Legal Owners (Petitioners): Chadlyn, LLC
Contract Purchaser/Lessee: —

PLEASE FORWARD ADVERTISING BILL TO:

Name: Matthew Bishop
Company/Firm (if applicable): Colbert Matz Rosenfelt
Address: 2835 Smith Avenue, Suite G
Baltimore, MD 21209

Telephone Number: 410-653-3838

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

No. **177198**

Date: **11/20/18**

PAY RECEIPT

INVOICE # ACTUAL TIME DRW

11/20/2018 11/27/2018 14:59:43

WALSH LJR

RECEIPT 021921 11/27/2018 DFLR

523 ZONING VERIFICATION

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	0000		6150				225.00

Total: **225.00**

Rec

From: **Wilson, Thomas Inc. Colbert Matz Resonfelt, LLC**

For:

Rel-ly for Variance

Milford Mill Rd for Lot 1, 2 & 3

CODE # 2809-0073-1

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL MOHLER, *Director*
Department of Permits,
Approvals & Inspections

January 24, 2019

Timothy Kotroco
305 Washington Avenue, Ste. 502
Towson, MD 21204

RE: Case Number: 2019-0173-A, Address: 925-929 Milford Mill Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 28, 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, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
Chadlyn, LLC, 1963 Polaris Road, Finksburg 21048
Matt Bishop, 2835 Smith Avenue, Ste. G., Baltimore 21209

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 12/6/18

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. 2019-0173-A

*Variance
Chadlyn, LLC
925-929 Millford Mill Road*

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

Sincerely,


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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Mohler, Acting Director
Department of Permits, Approvals
And Inspections

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 10, 2018
Item No. 2019-0173-A

DATE: January 10, 2019

The Bureau of Development Plans Review has reviewed the subject zoning items and we have the following comments.

Developer/Owner needs to address Recreational Greenway Reservation.

Owner shall be aware that this project will require an approved Minor-Subdivision Plan.

* * * *

VKD: cen
cc: file

1-28-19

BALTIMORE COUNTY, MARYLAND INTER-OFFICE MEMORANDUM

TO: Director of Permits, Approvals and Inspections

DATE: 12/27/2018

FROM: Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-173

INFORMATION:

Property Address: 925 – 929 Milford Mill Road

Petitioner: Chadlyn, LLC

Zoning: DR 5.5

Requested Action: Variance



The Department of Planning has reviewed petition variance to permit a 25 foot front yard setback from a public street right of way on a minor arterial road and a 10 foot side building face to tract boundary setback in lieu of the required 40 feet and 15 feet respectively.

A site visit was conducted on December 12, 2018. Staff observed that the site has substantial forest and riparian features. Baltimore County Villa Nova Park and Milford Mill Trail bound the property to the west. The Gwynns Falls Master Plan designated recreational greenway runs through said Villa Nova Park.

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

Please be advised that a greenway reservation based on the greater of the 100-year flood plain or forest buffer must be dedicated to Baltimore County pursuant to the Master Plan 2020 (MP 2020) and the Baltimore County 2017 Land Preservation, Parks and Recreation Plan (LPPRP) made a part of the MP2020. This greenway reservation must be shown on any future plan of development submitted to Baltimore County for review. On December 18, 2018, the Department met with a representative of the petitioner who agreed that such a reservation dedication would be beneficial to all parties.

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

Prepared by:

A blue ink signature of Lloyd T. Moxley, consisting of a large, stylized 'L' and 'M'.

Lloyd T. Moxley

Division Chief:

A purple ink signature of Jennifer G. Nugent, featuring a large, flowing 'J' and 'N'.

Jennifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Matt Bishop, Colbert Matz Rosenfelt Engineers

Office of the Administrative Hearings

People's Counsel for Baltimore County

1-28

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: December 27, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0173-A *corrected*
Address 925-929 Milford Mill Road
(Chadlyn, LLC Property)

Zoning Advisory Committee Meeting of **December 24, 2018.**

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

Reviewer: Steve Ford

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: December 7, 2018

SUBJECT: DEPS Comment for Zoning Item # 2019-0173-A
Address 925-929 Milford Mill Rd
(Chadlyn, LLC Property)

Zoning Advisory Committee Meeting of **December 10, 2018.**

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

- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).
- X Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Reviewer: Libby Errickson

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Director of Permits, Approvals and Inspections

DATE: 12/27/2018

FROM: Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-173

INFORMATION:

Property Address: 925 – 929 Milford Mill Road

Petitioner: Chadlyn, LLC

Zoning: DR 5.5

Requested Action: Variance

The Department of Planning has reviewed petition variance to permit a 25 foot front yard setback from a public street right of way on a minor arterial road and a 10 foot side building face to tract boundary setback in lieu of the required 40 feet and 15 feet respectively.

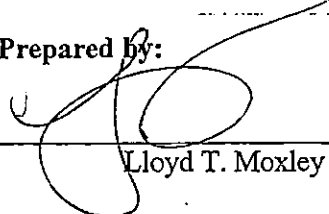
A site visit was conducted on December 12, 2018. Staff observed that the site has substantial forest and riparian features. Baltimore County Villa Nova Park and Milford Mill Trail bound the property to the west. The Gwynns Falls Master Plan designated recreational greenway runs through said Villa Nova Park.

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

Please be advised that a greenway reservation based on the greater of the 100-year flood plain or forest buffer must be dedicated to Baltimore County pursuant to the Master Plan 2020 (MP 2020) and the Baltimore County 2017 Land Preservation, Parks and Recreation Plan (LPPRP) made a part of the MP2020. This greenway reservation must be shown on any future plan of development submitted to Baltimore County for review. On December 18, 2018, the Department met with a representative of the petitioner who agreed that such a reservation dedication would be beneficial to all parties.

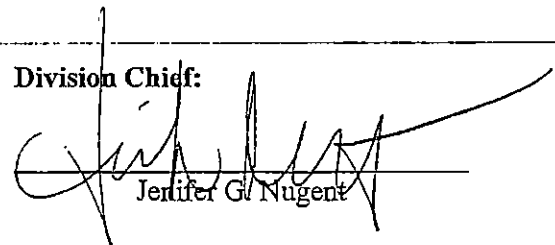
For further information concerning the matters stated herein, please contact Pat McDougall at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jennifer G. Nugent

AVA/JGN/LTM/

c: Pat McDougall

James Hermann, R.L.A., Department of Permits, Approvals and Inspections

Matt Bishop, Colbert Matz Rosenfelt Engineers

Office of the Administrative Hearings

People's Counsel for Baltimore County

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

11/10/19

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

Comment

12/27/18

DEPS
(if not received, date e-mail sent _____)NO
COMMENT

12/27/18

FIRE DEPARTMENT
PLANNING
(if not received, date e-mail sent _____)NO
Objection

12/6/18

STATE HIGHWAY ADMINISTRATION
TRAFFIC ENGINEERINGNO
Objection

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 1/8/19

SIGN POSTING (1st) Date: 1/6/19

by O'Keefe

SIGN POSTING (2nd) Date: 1/26/19

by O'Keefe

PEOPLE'S COUNSEL APPEARANCE Yes ☒ No ☐PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 03 Account Number - 0311067841			
Owner Information					
Owner Name:		CHADLYN LLC		Use:	
Mailing Address:		1963 POLARIS RD FINKSBURG MD 21048-2070		Principal Residence: Deed Reference:	
				RESIDENTIAL NO /19846/ 00297	
Location & Structure Information					
Premises Address:		MILFORD MILL RD 0-0000		Legal Description:	
				3.052 AC SS MILFORD MILL RD 670 W PRINCE GEORGE RD	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
0078	0013	0584		0000	
Assessment Year:		Plat No:		Plat Ref:	
2017					
Special Tax Areas:		Town:		NONE	
		Ad Valorem:			
		Tax Class:			
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
				Property Land Area 3.0500 AC	
County Use				04	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
Last Major Renovation					
Value Information					
Base Value		Value		Phase-In Assessments	
		As of		As of	
		01/01/2017		07/01/2018	
Land:	76,400	76,400			
Improvements	0	0			
Total:	76,400	76,400		76,400	
Preferential Land:	0			76,400	
Transfer Information					
Seller: KOENIG JOHN LEROY, JR		Date: 02/24/2004		Price: \$125,000	
Type: ARMS LENGTH VACANT		Deed1: /19646/ 00297		Deed2:	
Seller: KOENIG JOHN LEROY, JR		Date: 03/12/1985		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /06881/ 00250		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		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 NAME 2019-173-A
CASE NUMBER _____
DATE 1/28/2019
ET _____

CASE NAME 2019-173-A
CASE NUMBER _____
DATE 1/28/2019
FET _____

[illegible]

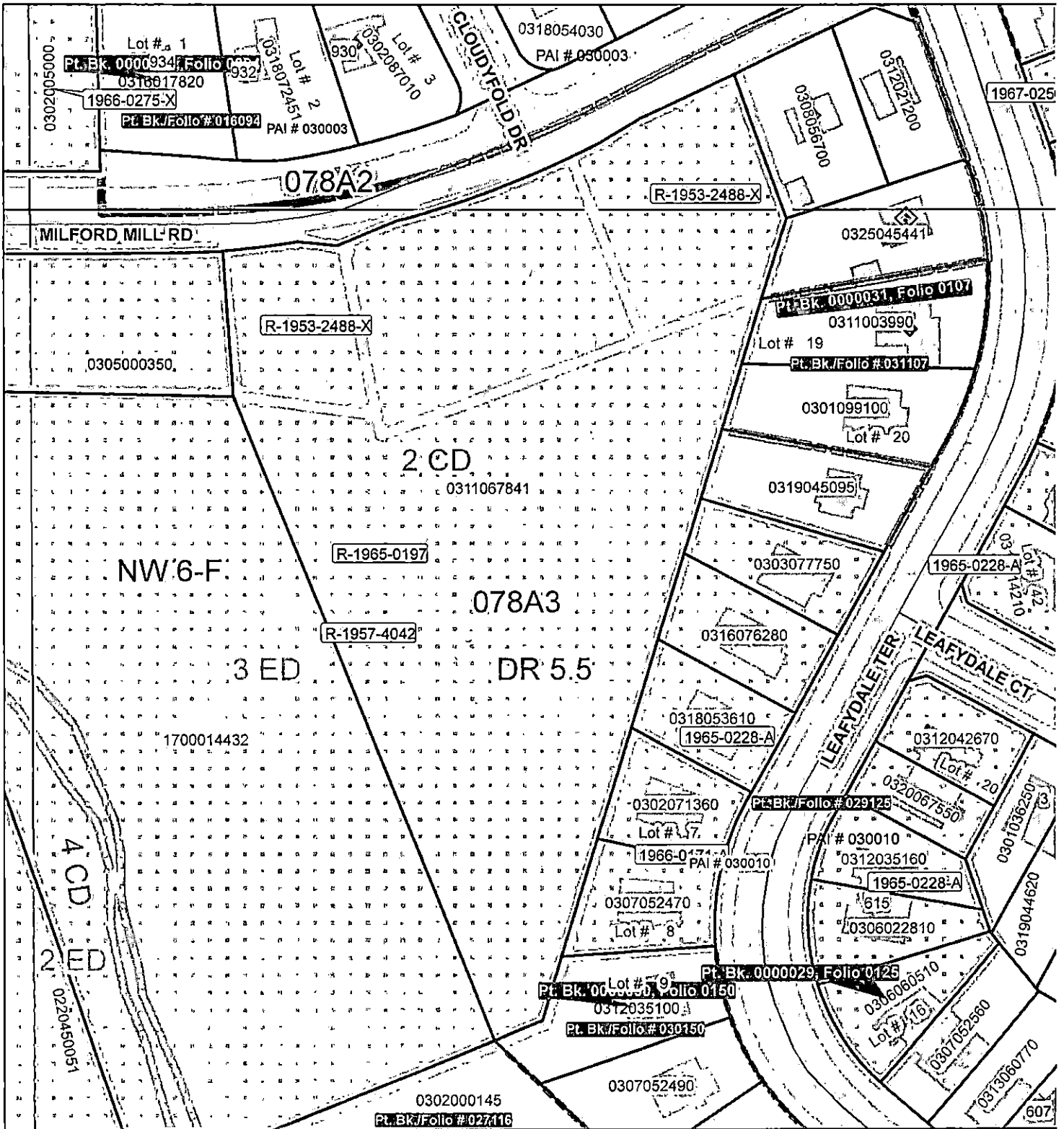
CASE NAME _____
CASE NUMBER 2019-173-A
DATE 1/28/2019

[illegible]



PET. 4

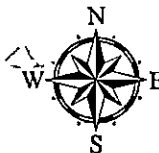
Milford Manor Terrace, Tax #03-44-067-841



Publication Date: 11/20/2018

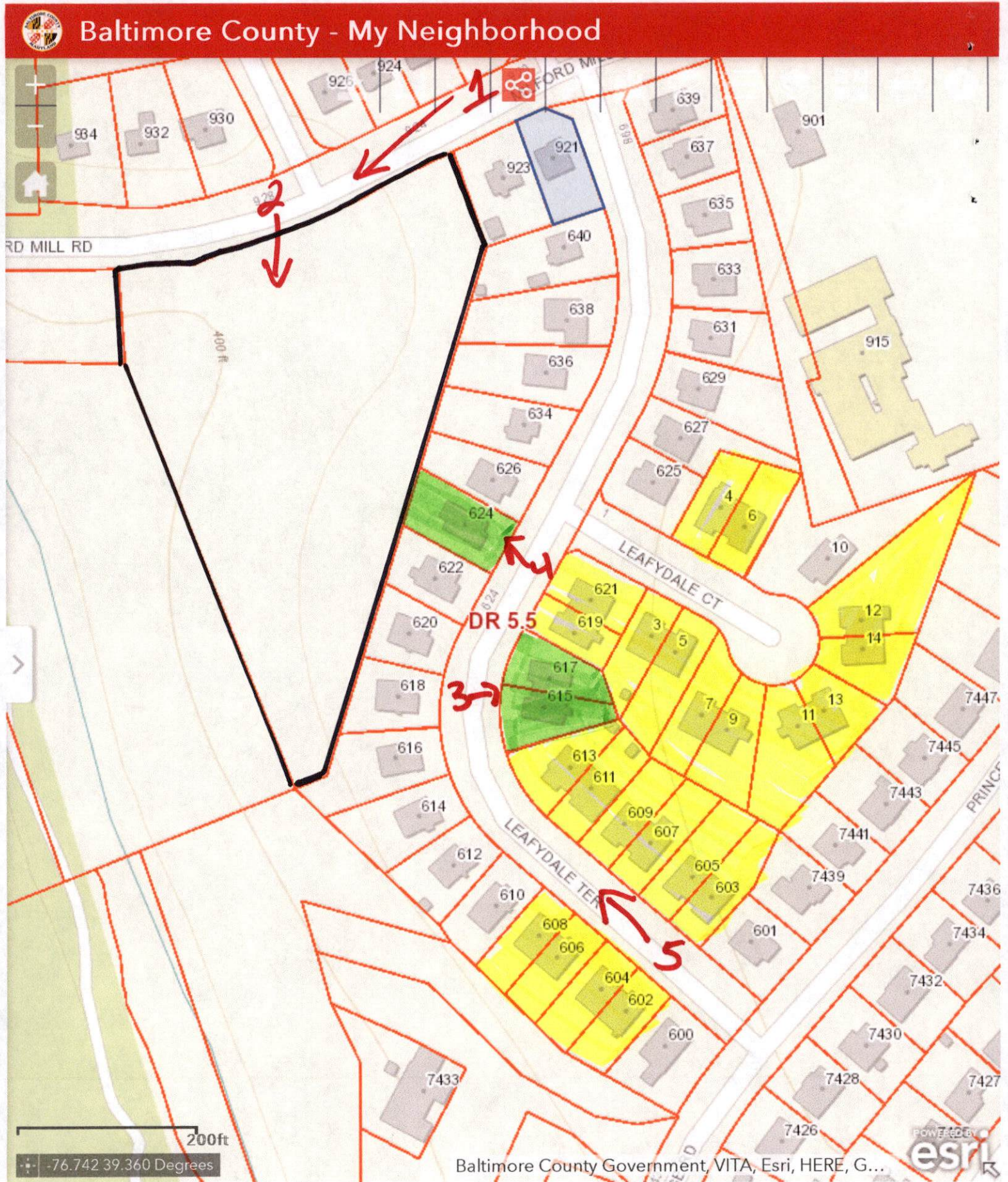


Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 25 50 100 150 200 Feet

1 inch = 100 feet



PET. 3



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2



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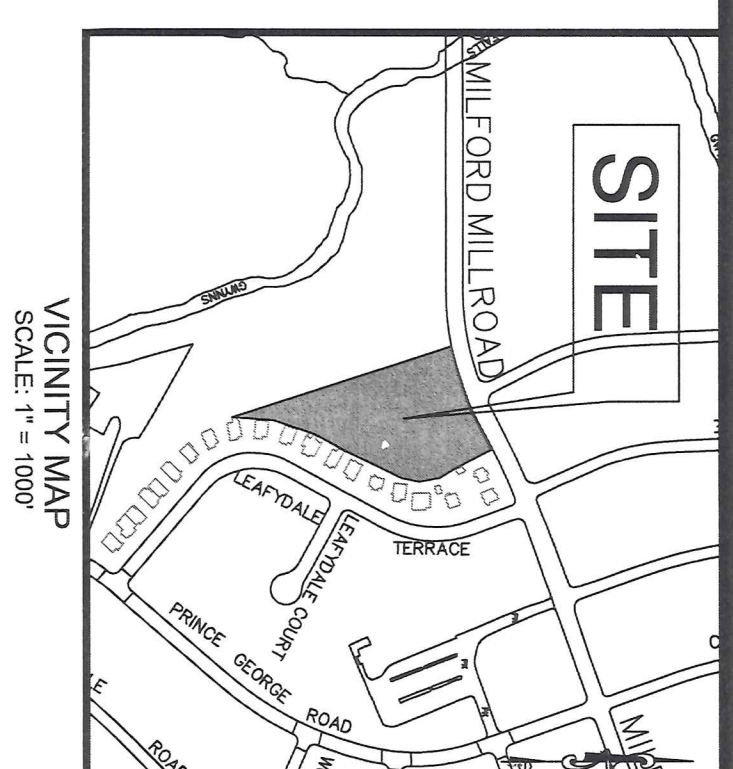


4



5





GENERAL NOTES

1. OWNER: JAMES H. ROSE, CHADLER, LLC
PHONE NO.: 410-978-8881
FAX NO.: 410-978-8882
DEED REFERENCE: 19-0407
DEED BOOK: 184
2. AGENCY: SHERIFF'S INFORMATION
3. ELECTION DISTRICT: 3
4. DISTRICT: 10
5. 2000 CENSUS TRACT: 40104
6. 2000 CENSUS BLOCK: 4010402
7. LAND MANAGEMENT AREA: COMMUNITY CONSERVATION AREA
8. WATERSHED: 310
9. WATERSHED CANNYON FALLS 310
10. WATERSHED CANNYON FALLS 310
11. TRANSFORMATION CODE: 008
12. AREA OF TRACT: NE1-38.55S 50.47E (0.2 AC.)
GROSS= 0.9023 AC. (0.4 AC.)
13. 200 SCALE PLANNING MAP: 07-03
14. DEEDLY CALCULATION: 55.71-18.16=37.55
15. THE SUBJECT SITE IS NOT ASSOCIATED WITH THE ARMY AND HISTORICAL SOCIETY OR ANY LANDMARKS.
16. THE SUBJECT SITE DOES NOT LIE WITHIN THE CHEAPWATER WYCK OFFICIAL AREA.
17. THERE ARE NO OTHER COMMENTS TO BE MADE.
18. THE SUBJECT SITE DOES NOT LIE WITHIN A BAY OR FLOODPLAIN.
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ZONING NOTES

1. ZONING CLASSIFICATION D.E. 5.5
2. ZONING DISTRICT 2003
3. DEFINITION FOR RECLASSIFICATION FROM AN "R" RESIDENCE ZONE TO AN "R" COMMERCIAL ZONE AND SPECIAL PERMIT FOR GROUND SERVICE STATION - DENIED
4. CASE NO. 18-0402
5. DATE OF DECISION 11/15/2018
6. RECLASSIFICATION FROM AN "R" ZONE TO AN "R" ZONE - PETITION WITHDRAWN
7. CASE NO. 18-06197
8. RECLASSIFICATION FROM AN "R" & "R" ZONE TO AN "R" ZONE - PETITION WITHDRAWN
9. RECLASSIFICATION FROM AN "R" ZONE TO AN "R" ZONE - PETITION WITHDRAWN
10. REQUIRED CASH AMOUNT FOR SIGN AND/OR POSTAGE = 2 PER DWELLING UNIT
11. DWELLING UNITS REQUIRED 2 X SPACES EACH = 6 SPACES REQUIRED
12. PROVIDED 6 PARKING SPACES

SINGLE-FAMILY DETACHED DWELLING

SETBACK TYPE - DR. 5% - SECTION 1 (B.U.1 C.1.4.)	SETBACK
FRONT BUILDING FACE TO PUBLIC HWY OR PROPERTY LINE	25
FRONT BUILDING FACE TO EDGE OF PAV. OR PAV. ROAD	25
SIDE BUILDING FACE TO SIDE BUILDING FACE	20
SIDE BUILDING FACE TO PUBLIC STREET RIGHT OF WAY	15
SIDE BUILDING FACE TO TRACT BOUNDARY	15
SIDE BUILDING FACE TO EDGE OF PAV. OR PAV. ROAD	25
REAR BUILDING FACE TO REAR PROPERTY LINE	30*
REAR BUILDING FACE TO PUBLIC STREET RIGHT OF WAY	30

* SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY 20 FEET.

FRONT YARD AVERAGING (BCZR SECTION 303.1)

EXISTING #923 MILL FORD MILL ROAD	= 35+
EXISTING #921 MILL FORD MILL ROAD	= 35+
PROPOSED #925 MILL FORD MILL ROAD	= 25'-20" = 45'
PROPOSED #927 MILL FORD MILL ROAD	= 25'-20" = 45'
PROPOSED #929 MILL FORD MILL ROAD	= 25'-20" = 45'
AVERAGE	= 35' + 45' = 80' / 2 = 45'

$$= 35^{\circ} + 45^{\circ} = 80^{\circ} / 2 = 40^{\circ}$$

2019-0173-A

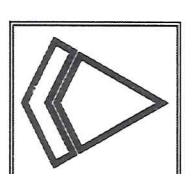
925-929 MILFORD MILL ROAD
BALTIMORE COUNTY, MARYLAND 21208

3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

STATE OF MARYLAND

Engineers • Surveyors • Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209

Telephone: (410) 653-3836
Facsimile: (410) 653-7955



SCALE: 1" = 30'				
DATE:	5/19/18			
DRAWN BY:	W.D.			
DESIGNED BY:	W.D.			
CHECKED BY:	MMB			
TITLE:	20' x 30' 0" 10' 0" 10' 0"			
NUMBER:	20-1			
NO.	DATE	REVISIONS:	BY	SHEET 1 OF 1



VICINITY MAP
SCALE: 1" = 100'

GENERAL NOTES

1. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE BALTIMORE CITY ZONING DISTRICT 15. THE ZONING DISTRICT 15 IS A RESIDENTIAL ZONE. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING.
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ZONING NOTES

1. ZONING CLASSIFICATION: DR 15
2. ZONING HISTORY: THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING.
3. PARKING CALCULATIONS: THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING. THE PROPOSED DEVELOPMENT IS A SINGLE-FAMILY DETACHED DWELLING.

SINGLE-FAMILY DETACHED DWELLING

SETBACK TYPE	DR 15 - SECTION 11.01.1.2.C.1.b	SETBACK
FRONT YARD	25'	25'
REAR YARD	25'	25'
SIDE YARD	25'	25'
FRONT BLDG FACE TO PUBLIC RIGHT OF WAY	25'	25'
FRONT BLDG FACE TO EDGE OF PAV. OF PRIV. ROAD	25'	25'
FRONT BLDG FACE TO SIDE BUILDING FACE	25'	25'
FRONT BLDG FACE TO PUBLIC STREET RIGHT OF WAY	25'	25'
FRONT BLDG FACE TO TRACT BOUNDARY	25'	25'
FRONT BLDG FACE TO EDGE OF PAV. OF PRIV. ROAD	25'	25'
FRONT BLDG FACE TO REAR PROPERTY LINE	25'	25'
FRONT BLDG FACE TO PUBLIC STREET RIGHT OF WAY	25'	25'
FRONT BLDG FACE TO ADJACENT TO ARTERIAL	25'	25'

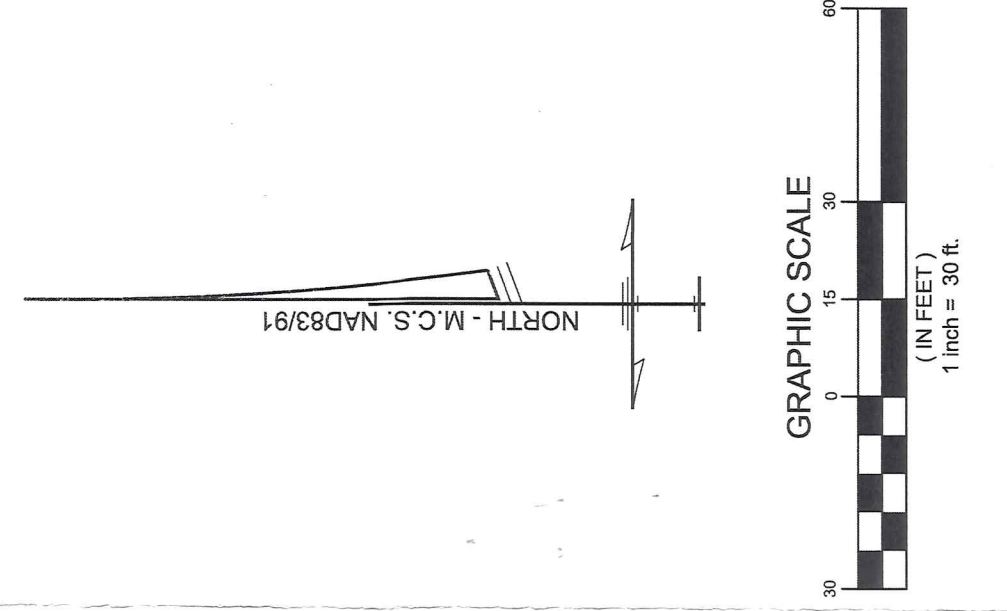
CASE NO. 2019-0173-A

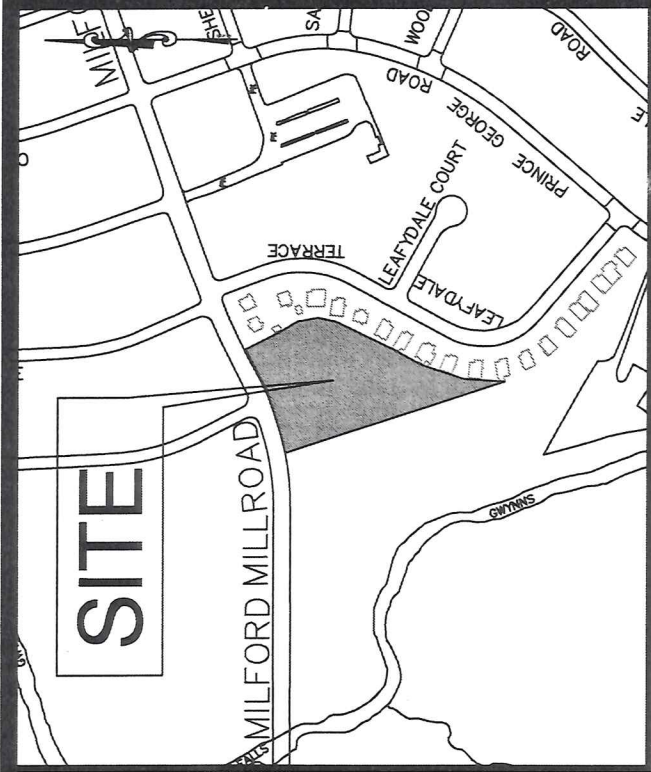
PLAN TO ACCOMPANY
VARIANCE PETITION
925-929 MILFORD MILL ROAD
BALTIMORE COUNTY, MARYLAND 21208

3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Colbert Matz Rosenfelt
Engineers - Surveyors - Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

NO.	DATE	REVISIONS	BY	SHEET	OF
1				1	1





VICINITY MAP
SCALE: 1" = 100'

GENERAL NOTES

- OWNER/DEVELOPER: CHADVA, LLC
180 PLAZA RD, FINGERSBURG, MD 21048-2070
TAX MAP NO. 01100824
TAX MAP NO. 01100824
TAX MAP NO. 01100824
TAX MAP NO. 01100824
- ADDITIONAL PROPERTY INFORMATION:
COUNCILMANIC DISTRICT 2
2000 CENSUS BLOCK GROUP 0401002
LOCAL ANNUAL INCOME PROPERTY TAXATION
REGIONAL PLANNING DISTRICT 19
WATERSESSOR: 00000000000000000000
TRANSPORTATION ZONE: 0638
- AREA OF TRACT: NET 138,596 SQ. FT. (3.1 AC.)
SUBJECT TO 10% RESERVATION FOR FUTURE DEVELOPMENT
- 200 SCALE ZONING MAP: 00000000000000000000
- DESIGN CALCULATIONS:
LOTS PERMITTED 3.4 X 5.6-10.7 UNITS PROPOSED LOTS 3
- THE SUBJECT SITE IS NOT ASSOCIATED WITH THE MARYLAND HISTORICAL SOCIETY OR ANY LANDMARKS.
- THE SUBJECT SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN UNDERGROUND (FUEL) STORAGE TANKS ON OR WITHIN 100 FEET OF THE SITE.
- PUBLIC UTILITIES AND SERVICES ARE AVAILABLE.
- THERE ARE NO WELLS ON SEPTIC SYSTEMS ON THE SUBJECT SITE.
- THE SITE IS NOT LOCATED WITHIN ANY FAULTED BASIN SERVICES AREAS.
- THE SITE IS NOT LOCATED WITHIN ANY FAULTED BASIN SERVICES AREAS.
- DESIGN STANDARDS, SCREENING, AND LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH THE MARYLAND DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DENR) REGULATIONS.
- EXISTING USE: VACANT
- PROPOSED USE: ONE DETACHED SINGLE FAMILY DWELLING AND TWO SEMI-DETACHED SINGLE FAMILY DWELLINGS.
- THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THE TOPOGRAPHIC SURVEY AND BOUNDARY SHOWN HEREON WAS PERFORMED BY COLBERT MATZ ROSENFEIT, INC. MARCH 2024.
- THIS SURVEY IS BASED ON THE HORIZONTAL DATUM NAD83 AND VERTICAL DATUM NAVD83.

ZONING NOTES

- ZONING CLASSIFICATION: D.R. 5.5
- ZONING HISTORY:
CASE NO. R-185-2485-X
APPLICANT: CHADVA, LLC
AND SPECIAL PERMIT FOR GASOLINE SERVICE STATION - DENIED
CASE NO. R-187-2482
APPLICANT: CHADVA, LLC
PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO AN "R-4" ZONE - PETITION DENIED
CASE NO. R-188-2487
APPLICANT: CHADVA, LLC
PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO AN "R-4" ZONE - PETITION DENIED
CASE NO. R-189-2488
APPLICANT: CHADVA, LLC
PETITION FOR RECLASSIFICATION FROM AN "R-6" ZONE TO AN "R-4" ZONE - PETITION DENIED
- PARKING CALCULATIONS (400.6 A.1):
REQUIRED: SINGLE FAMILY DETACHED OR SEMI-DETACHED HOUSE = 2 PER DWELLING UNIT
3 DWELLING UNITS PROPOSED X 2 SPACES EACH = 6 SPACES REQUIRED
PROVIDED 6 PARKING SPACES

SINGLE-FAMILY DETACHED DWELLING

SETBACK TYPE OR S.F. SECTION (D.R. 5.5)	SETBACK
FRONT BLDG FACE TO PUBLIC HWY OR PROPERTY LINE	25'
FRONT BLDG FACE TO EDGE OF PAV. OF PRIV. ROAD	25'
SIDE BUILDING FACE TO SIDE BUILDING FACE	20'
SIDE BLDG FACE TO PUBLIC STREET RIGHT OF WAY	15'
SIDE BUILDING FACE TO TRACT BOUNDARY	15'
SIDE BLDG FACE TO EDGE OF PAV. OF PRIV. ROAD	25'
REAR BUILDING FACE TO REAR PROPERTY LINE	30'
REAR BLDG FACE TO PUBLIC STREET RIGHT OF WAY	30'

* SETBACKS FOR BUILDINGS LOCATED ADJACENT TO ARTERIAL ROADWAYS SHALL BE INCREASED BY 20 FEET

FRONT YARD AVERAGING (602R SECTION 353.1)

PROPOSED 80' MILFORD MILL ROAD = 25'-00" = 40'
PROPOSED 80' MILFORD MILL ROAD = 25'-00" = 40'
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PROPOSED 80' MILFORD MILL ROAD = 25'-00" = 40'
AVERAGE = 35' + 45' + 107' / 2 = 40'

2019-0173-A

PLAN TO ACCOMPANY
VARIANCE PETITION

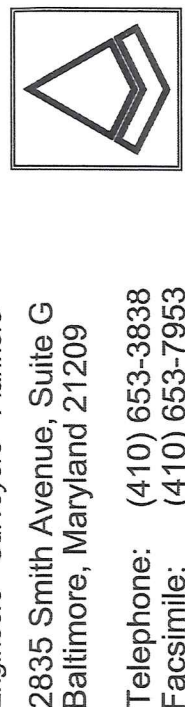
925-929 MILFORD MILL ROAD
BALTIMORE COUNTY, MARYLAND 21208

3rd ELECTION DISTRICT

2nd COUNCILMANIC DISTRICT

Colbert Matz Rosenfelt

Engineers - Surveyors - Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7553



DATE: 11/16/18	SCALE: 1" = 30'
APP NO.: 2004-009	
DESIGNED: MAB	
CHECKED: MAB	
FILE: 27-000000-000	
DRAWING NUMBER: ZP-1	
NO.	DATE
REVISIONS:	BY
SHEET 1	OF 1



GRAPHIC SCALE
(IN FEET)
1" = 50'

