

M E M O R A N D U M

DATE: August 1, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0341-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 31, 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: DEVELOPMENT PLAN HEARING &	*	BEFORE THE OFFICE OF
PETITION FOR VARIANCE		
(11022 & 11026 Philadelphia Road)	*	ADMINISTRATIVE HEARINGS
11 th Election District		
6 th Council District	*	FOR
(WILLIAMS FIELDS AT PERRY HALL		
1 st Material Amendment)	*	BALTIMORE COUNTY
William J. Williams, 3 rd and		
Barbara Anne Williams, <i>Legal Owners</i>	*	HOH Case No. 11-0876 &
William Grove Investments, LLC,		Zoning Case 2019-0341-A
<i>Developer/Applicant</i>	*	

* * * * *

**ADMINISTRATIVE LAW JUDGE'S COMBINED
DEVELOPMENT PLAN AND ZONING OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("BCC"). David K. Gildea, Esquire, with Smith, Gildea & Schmidt, LLC, on behalf of William James Williams, 3rd and Barbara Anne Williams, *Legal Owners*, and William Grove Investments, LLC, *Developer/Applicant* (hereinafter "the Developer"), submitted for approval a ten-sheet redlined Development Plan ("Plan") prepared by Morris & Ritchie Associates, Inc., known as "Williams Fields at Perry Hall – 1st Material Amendment".

The Developer is proposing to further subdivide Lot 53 (as shown on the development plan for Phase I of the project) to construct 23 single-family dwellings for a total of 78 single-family dwellings on 48.14 net acres of DR 2H zoned land. Phase I has been constructed and homes are occupied. A stream system, associated forest and steep slopes run parallel to I-95 to the north, and along the western property boundary. Another tributary divides the property in an east/west direction.

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Date 7-1-19

By ESJ

In addition, the Developer filed an amended Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") as follows: from § 259.9.B.3 to allow a 75 ft. lot width in lieu of the required 85 ft. in the DR-2-H zone for Lot 61; from § 259.9.B.4.b to allow a 30 ft. front yard setback in lieu of the required 40 ft. in the DR-2-H zone for Lots 56, 57, and 58; and for such other and further relief as may be deemed necessary by the Administrative Law Judge ("ALJ") for Baltimore County, and to amend the previously approved Final Development Plan ("FDP") of Williams Fields at Perry Hall.

The development and zoning cases were considered at a combined hearing as permitted by Baltimore County Code ("BCC") § 32-4-230. Details of the proposed development are more fully depicted on the redlined ten-sheet Development Plan that was marked and accepted into evidence as Developer's Exhibit 1. The property was posted with the Notice of Hearing Officer's Hearing ("HOH") on May 29, 2019 and Zoning Notice on June 7, 2019 in compliance with the regulations. The undersigned conducted a public hearing on June 27, 2019, in Room 205 of the Jefferson Building, 105 West Chesapeake Avenue, Towson, Maryland.

In attendance at the HOH in support of the Plan on behalf of the Developer was William and Barbara Williams, Robert B. Munson, and Mickey Cornelius. Also in attendance was Joshua T. Sharon, a professional engineer with Morris & Ritchie Associates, Inc., the firm that prepared the site plan. David K. Gildea, Esquire and Zack Wilkins, Esq. represented the Developer. Several neighbors attended the hearing and expressed concerns about various aspects of the project.

Numerous representatives of the various Baltimore County agencies who reviewed the Plan also attended the hearing, including the following individuals from the Department of Permits, Approvals and Inspections ("PAI"): Jerry Chen, Project Manager, Vishnu Desai, Michael Viscarra and Jim Hermann (Development Plans Review ["DPR"]), Brad Knatz, Real Estate Compliance,

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Date 7-1-19

By DW

and Jeffrey Perlow (Office of Zoning Review). Also appearing on behalf of the County were Steve Ford from the Department of Environmental Protection and Sustainability ("DEPS"), and Lloyd T. Moxley from the Department of Planning ("DOP").

Each County representative indicated the Plan addressed all comments submitted by their agency, and they each recommended approval of the Plan. Mr. Moxley indicated that although Chapel Elementary School is "overcrowded," sufficient capacity for 64 students exists at the adjacent Honeygo Elementary School. A school impact analysis was submitted as Baltimore County Exhibit 2. Mr. Hermann confirmed his agency approved a schematic landscape plan (Baltimore County Exhibit 1) and that the Developer will provide 13,975 sq. ft. of open space on site, as well as private amenities, to satisfy the Local Open Space ("LOS") regulations.

DEVELOPER'S CASE

In the "formal" portion of the case, the Developer presented one witness: Joshua T. Sharon, professional engineer with Morris & Ritchie Associates, Inc. Mr. Sharon was accepted as an expert and explained in detail the development proposal. He described the layout of the site and also explained and identified which of the proposed lots were included within the variance requests. In concluding his testimony, Mr. Sharon opined that the redlined Development Plan (Developer's Exhibit 1) satisfied all requirements set forth in the development and zoning regulations. In addition, with respect to the zoning requests Mr. Sharon testified granting the petition would not have a detrimental impact upon the health, safety and welfare of the community.

PROTESTANTS' CASE

As noted above, several members of the community opposed this project. Community members provided testimony highlighting their concerns, which generally speaking focused upon the congested and unsafe traffic conditions along Philadelphia Road. Residents also expressed

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Date 4-1-19

By [Signature]

concern with the three (3) houses proposed along Md. Rt. 7 (i.e., Lot Nos. 56-58). Specifically, they are concerned reducing the front yard setback for these three (3) houses would cause a traffic safety issue, and several community members (and Mr. Sharon) described the steady stream of traffic along Philadelphia Road during morning and afternoon peak periods.

The BCC provides that the "Hearing Officer shall grant approval of a development plan that complies with these development regulations and applicable policies, rules and regulations." BCC § 32-4-229. After considering the testimony and evidence presented by the Developer, the exhibits offered at the hearing, and confirmation from the various County agencies that the Plan satisfies those agencies' requirements, I find that the Developer has satisfied its burden of proof and, therefore, is entitled to approval of the Development Plan. As counsel noted, the Developer worked cooperatively with the DOP and was able to eliminate most of the variance requests contained in the original petition.

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).

I find based on Mr. Sharon's testimony that the property is unique in a zoning sense due to the environmental features, significant grade changes and existing improvements. As such, the variance pertaining to the width of Lot 61 will be granted.

I share the community's concern with the three (3) single-family dwellings proposed along Philadelphia Road. Residents focused mostly upon the proposed 30 ft. setback from Rt. 7, for which variance relief was sought. As to that issue, I am convinced by Mr. Sharon's testimony that

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Date 7-1-19

By [Signature]

the 30 ft. setback (in lieu of the 40 ft. required) would be sufficient. The reality is the State Highway Administration ("SHA") has taken a 40 ft. wide right-of-way at the front of Developer's property. What that means, as Mr. Sharon testified, is that the houses would be situated approximately 50 ft. from the travelled portion of the roadway. So in reality the front yard setback is 50 ft., even though a variance was needed since the lot would be just 30 ft. from the SHA's expansive right-of-way.

Although no one from the community addressed the precise point, I believe a traffic safety issue would be presented with the Plan as designed. Specifically, each of the three (3) proposed homes would have a driveway for ingress/egress from Philadelphia Road. And these driveways would be close to the new public road into the project, Perkins Circle, which will provide access to 20 new dwellings. Using industry recognized standards these homes would generate approximately 200 vehicle trips a day. Each time a vehicle enters or exits the property is considered a "trip," which means on average perhaps 100 motorists on a daily basis would access Rt. 7 from the new development.

Many residents described how difficult it is for them to exit their homes onto Philadelphia Road, and I believe that would be especially so for the residents of these three (3) proposed homes, who would in a sense be competing for access to the highway at the same time that residents would be exiting Perkins Circle attempting the same maneuver. In addition, I believe the potential for conflict could also exist when the owners of the three (3) homes attempted to exit their driveway and had to contend with vehicles entering the new community via the deceleration lane proposed in that area. As a general rule, both the State of Maryland and Baltimore County prefer to reduce the number of access points off of state highways, and while the SHA did not express a concern

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Date 7-1-19

By ISJ

with the Plan, I believe the proposed location of the three (3) dwellings could interfere with the primary access point for the community at Perkins Circle.

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this 1st day of **July, 2019**, that the redlined Development Plan for **“WILLIAMS FIELDS AT PERRY HALL – 1st Material Amendment”** marked and accepted into evidence as Developer’s Exhibit 1 (with the exception of Lot Nos. 56, 57 and 58 shown thereon, which are not approved), be and is hereby **APPROVED**.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) as follows: from § 259.9.B.3 to allow a 75 ft. lot width in lieu of the required 85 ft. in the DR-2-H zone for Lot 61, and to amend the previously approved Final Development Plan (“FDP”) of Williams Fields at Perry Hall, be and is hereby **GRANTED**.

IT IS FURTHER ORDERED that the Petition for Variance seeking relief pursuant to the BCZR § 259.9.B.4.b to allow a 30 ft. front yard setback in lieu of the required 40 ft. in the DR-2-H zone for Lots 56, 57, and 58, be and is hereby **DENIED**.

IT IS FURTHER ORDERED that the Forest Conservation Variance required to permit removal of Specimen Tree ST-18, be and is hereby **GRANTED**.

IT IS FURTHER ORDERED that within thirty (30) days of the date hereof, Developer shall submit to Baltimore County a revised Development Plan showing the elimination of Lot Nos. 56 – 58.

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Date 7-1-19

By [Signature]

Any appeal of this Order shall be taken in accordance with Baltimore County Code,
§ 32-4-281.



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

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Date 7-1-19

By law



AMENDED 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 11022 Philadelphia Road, White Marsh, MD 21162 which is presently zoned DR 2 H

Deed References: 11313/404 10 Digit Tax Account # 2400002692

Property Owner(s) Printed Name(s) William James Williams, III and Barbara Anne Williams

(SELECT THE HEARING(S) BY MARKING ☒ 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. ☒ 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

Mailing Address

Date

Zip Code

Telephone #

Email Address

Attorney for Petitioner:

David K. Gildea, Smith, Gildea & Schmidt, LLC

Name- Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 dgildea@sgs-law.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

William James Williams, III, Barbara Anne Williams

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

11022 Philadelphia Road White Marsh MD

Mailing Address City State

21162

Zip Code

Telephone #

Email Address

Representative to be contacted:

David K. Gildea, Smith, Gildea & Schmidt, LLC

Name - Type or Print

Signature

600 Washington Avenue, Suite 200 Towson MD

Mailing Address City State

21204 (410) 821-0070 dgildea@sgs-law.com

Zip Code Telephone # Email Address

CASE NUMBER 2019-0341-A Filing Date 5/28/2019

Do Not Schedule Dates:

Reviewer JNP

REV. 10/4/11

REVISED 6/7/2019

AMENDED ZONING RELIEF REQUESTED

Case No: 2019-0341-A

Filing Date: 5/28/2019

William Williams and Barbara Williams (Owner)

11022/11026 Philadelphia Road (Property)

Williams Fields at Perry Hall (Project)

11th Election District

6th Councilmanic District

Variance Relief:

- OSB
6-27-19*
1. From Section 259.9.B.3. of the Baltimore County Zoning Regulations ("BCZR") to allow a 75 ft. lot width in lieu of the required 85 ft. in the DR-2-H Zone for Lots 61, 63, 64, 70, 77 and 78;
 2. From Section 259.9.B.4.e. of the BCZR to allow a 30 ft. rear setback in lieu of the required 40 ft. in the DR-2-H Zone for Lots 65, 66, 67 and 68;
 3. From Section 259.9.B.4.f. of the BCZR to allow a 25 ft. building separation in lieu of the required 30 ft. in the DR-2-H Zone for Lots 63/64 and Lots 60/61;
 4. From Section 259.9.B.4.b. of the BCZR to allow a 30 ft. front yard setback in lieu of the required 40 ft. in the DR-2-H Zone for Lots 56, 57, and 58; and
 2. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County, and to amend the previously approved final development plan of Williams Fields at Perry Hall.

REVISED 6/7/2019

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 56 THRU 58

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 360.01 feet and bearing of S 36° 51' 29" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. S 31° 36' 46" W 304.77'
2. N 48° 20' 07" W 121.06'
3. N 31° 36' 46" E 283.64'
4. S 58° 23' 14" E 119.20', back to the point of beginning, containing 35,069 sf or 0.805 ac. located in the 11th election district and 6th council district.

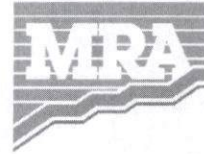
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June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 61

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 729.23' feet and bearing of S 52° 51' 04" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. S 41° 39' 53" W 120.81'
2. N 49° 42' 21" W 68.25'
3. N 33° 28' 28" E 123.71'
4. S 48° 20' 07" E 85.85', back to the point of beginning, containing 9,377 sf or 0.215 ac. located in the 11th election district and 6th council district.

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June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 63

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 627.06' feet and bearing of S 68° 32' 19" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. N 73° 52' 42" W 105.00'
2. N 16° 07' 18" E 85.00'
3. S 73° 52' 42" E 105.00'
4. S 16° 07' 18" W 85.00', back to the point of beginning, containing 8,925 sf or 0.205 ac. located in the 11th election district and 6th council district.

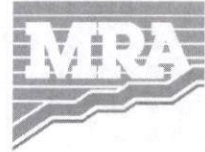
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June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 64

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 569.14' feet and bearing of S 76° 56' 44" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. N 85° 58' 23" W 107.38'
2. N 16° 07' 18" E 11.95'
3. N 36° 28' 55" W 36.49'
4. N 53° 31' 05" W 105.00'
5. S 36° 28' 55" E 51.32'
6. By a curve to the left with a radius of 75.00' and an arc length of 68.86', said curve being subtended by a chord bearing S 10° 10' 49" E 66.47'
7. S 16° 07' 18" W 4.27', back to the point of beginning, containing 9,142 sf or 0.210 ac. located in the 11th election district and 6th council district.

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June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 65

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 595.77' feet and bearing of S 88° 17' 28" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. S 53° 31' 05" W 105.00'
2. N 36° 28' 55" E 12.20'
3. N 71° 03' 34" W 39.63'
4. N 18° 56' 26" W 105.00'
5. S 71° 03' 34" E 48.96'
6. By a curve to the left with a radius of 75.00' and an arc length of 45.26', said curve being subtended by a chord bearing S 53° 46' 15" E 44.58'
7. S 36° 28' 55" W 21.54', back to the point of beginning, containing 8,820 sf or 0.202 ac. located in the 11th election district and 6th council district.

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June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 66

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 691.85' feet and bearing of N 86° 32' 12" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. S 18° 56' 26" W 101.00'
2. N 71° 03' 34" E 9.30'
3. S 48° 15' 18" W 34.29'
4. N 41° 44' 42" W 100.75'
5. N 48° 15' 18" E 49.65'
6. By a curve to the left with a radius of 75.00' and an arc length of 79.44', said curve being subtended by a chord bearing N 78° 35' 52" E 75.78'
7. S 71° 03' 34" E 24.23', back to the point of beginning, containing 10,036 sf or 0.232 ac. located in the 11th election district and 6th council district.

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June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 67

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 824.83' feet and bearing of N 89° 53' 15" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. S 41° 44' 42" W 100.75'
2. S 48° 15' 18" W 45.62'
3. S 74° 20' 07" W 112.21'
4. By a curve to the left with a radius of 75.00' and an arc length of 14.35', said curve being subtended by a chord bearing N 11° 10' 58" E 14.33'
5. N 17° 44' 20" E 62.36'
6. By a curve to the left with a radius of 75.00' and an arc length of 41.35', said curve being subtended by a chord bearing N 32° 27' 32" E 40.83'
7. N 48° 15' 18" E 41.96', back to the point of beginning, containing 10,140 sf or 0.233 ac. located in the 11th election district and 6th council district.

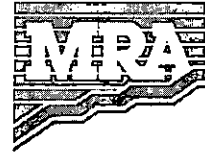
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June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 68

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 909.78' feet and bearing of S 81° 30' 58" W from the centerline of East Joppa Road which is 24' wide, thence the following courses and distances:

1. N 74° 20' 07" E 121.31'
2. S 41° 23' 38" W 20.31'
3. S 16° 07' 18" W 116.83'
4. N 71° 01' 56" W 50.20'
5. By a curve to the left with a radius of 75.00' and an arc length of 100.51', said curve being subtended by a chord bearing N 32° 41' 22" W 93.16', back to the point of beginning, containing 10,140 sf or 0.233 ac. located in the 11th election district and 6th council district.

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ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 70

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 381.52' feet and bearing of S 85° 16' 58" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. S 53° 31' 15" E 150.84'
2. By a curve to the left with a radius of 125.00' and an arc length of 94.46', said curve being subtended by a chord bearing N 13° 37' 57" W 92.23'
3. N 53° 31' 05" E 115.03'
4. S 36° 28' 55" E 85.00', back to the point of beginning, containing 10,753 sf or 0.247 ac. located in the 11th election district and 6th council district.

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ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 77

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 922.16' feet and bearing of S 87° 52' 58" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. By a curve to the left with a radius of 125.00' and an arc length of 13.14', said curve being subtended by a chord bearing S 19° 40' 29" W 13.14'
2. S 17° 44' 25" W 62.27'
3. By a curve to the left with a radius of 125.00' and an arc length of 9.62', said curve being subtended by a chord bearing S 14° 28' 43" W 9.53'
4. N 72° 15' 35" W 121.10'
5. N 15° 48' 05" E 40.20'
6. N 17° 30' 06" E 44.83'
7. S 72° 15' 35" E 122.54', back to the point of beginning, containing 10,343 sf or 0.237 ac. located in the 11th election district and 6th council district.

1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Abingdon, MD • Laurel, MD • Towson, MD • Georgetown, DE • Wilmington, DE
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855- 5734 (302) 326-2600
Visit us on the web at www.mragta.com

REVISED 6/7/2019

Joshua T. Sharon
Professional Engineer #34479

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



June 6, 2019

ZONING PROPERTY DESCRIPTION FOR LOT 78

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 954.29' feet and bearing of S 83° 04' 31" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. By a curve to the left with a radius of 125.00' and an arc length of 78.12', said curve being subtended by a chord bearing S 05° 36' 35" E 76.86'
2. N 84° 33' 11" W 143.69'
3. N 15° 48' 05" E 107.81'
4. S 72° 15' 35" E 121.10', back to the point of beginning, containing 12,345 sf or 0.286 ac. located in the 11th election district and 6th council district.



Joshua T. Sharon
Professional Engineer #34479

1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Abingdon, MD (410) 515-9000 • Laurel, MD (410) 792-9792 • Towson, MD (410) 821-1690 • Georgetown, DE (302) 855- 5734 • Wilmington, DE (302) 326-2600
Visit us on the web at www.mragta.com

REVISED 6/7/2019

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



May 24, 2019

ZONING PROPERTY DESCRIPTION FOR LOTS 56 THRU 58

Beginning at a point on the northwest side of Route 7 which is 24 wide at the distance of 360.01 feet and bearing of S 36° 51' 29" W from the centerline of East Joppa Road which is 24' wide. thence the following courses and distances:

1. S 31° 36' 46" W 304.77'
2. N 48° 20' 07" W 121.06'
3. N 31° 36' 46" E 283.64'
4. S 58° 23' 14" E 119.20', back to the point of beginning, containing 35,069 sf or 0.805 ac. located in the 11th election district and 6th council district.



Joshua T. Sharon
Professional Engineer #34479

1220-C East Joppa Road, Suite 505, Towson, Maryland 21286 Tel: (410) 821-1690 Fax: (410) 821-1748

Abingdon, MD • Laurel, MD • Towson, MD • Georgetown, DE • Wilmington, DE
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855- 5734 (302) 326-2600
Visit us on the web at www.mragta.com

CERTIFICATE OF POSTING

ATTENTION: SHERRY NUFFER

DATE: 6/21/2019

Case Number: 2019-0341-A (AMENDED ZONING RELIEF REQUESTED)

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~

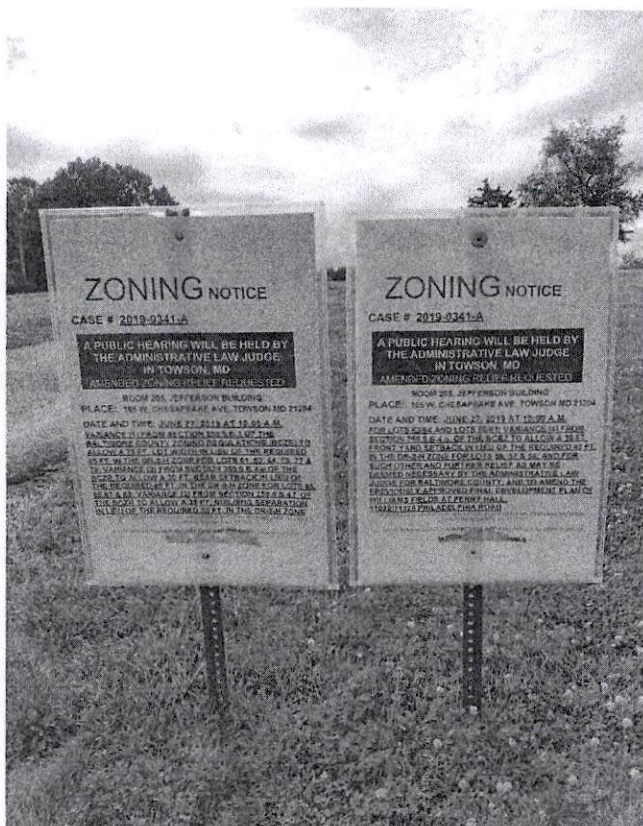
WILLIAM WILLIAMS & BARBARA WILLIAMS

Date of Hearing: JUNE 27, 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: 11022/11026 PHILADELPHIA ROAD

The sign(s) were posted on: JUNE 7, 2019

The sign(s) were re-photographed on JUNE 21, 2019



1st Set of Signs @ 11022/11026 Philadelphia Rd.

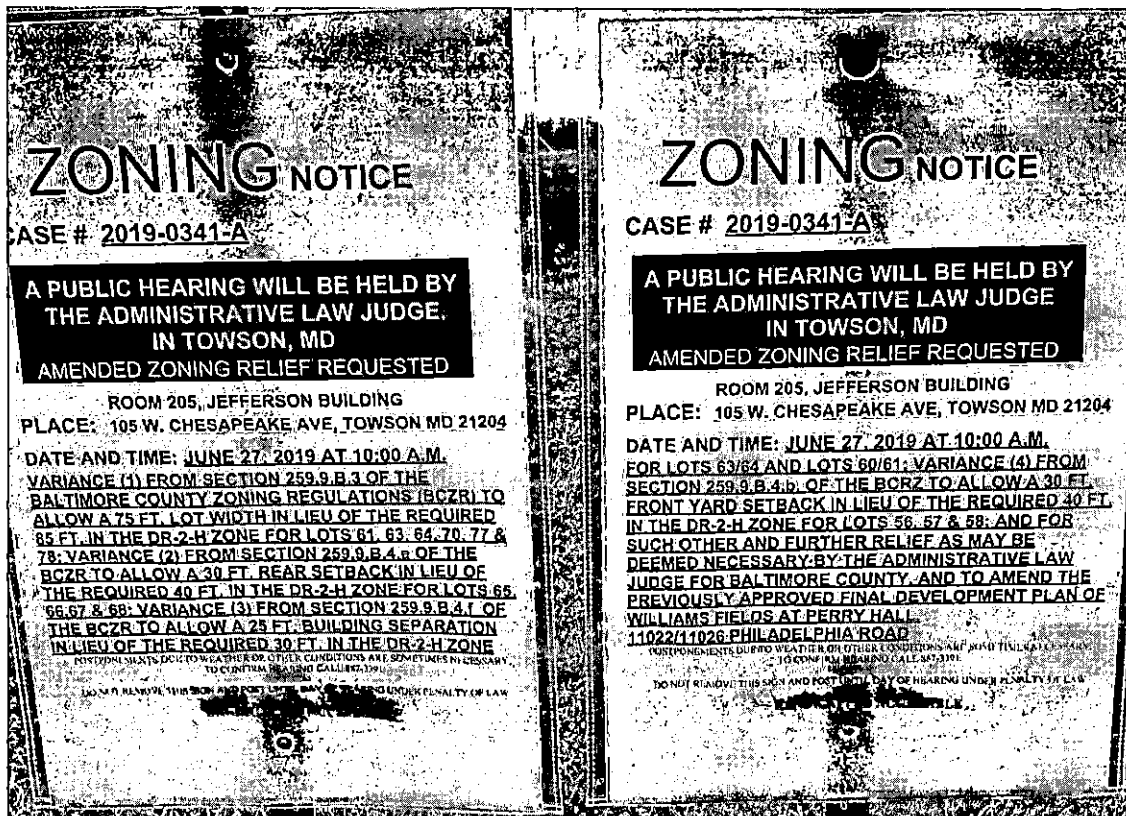
Linda O'Keefe
(Signature of Sign Poster)

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 Set of Signs Amended Zoning Relief Requested Re-Photographed 6/21/2019
1122/11026 Philadelphia Road
CASE # 2019-0341



Re-Photographed 1st set @ 11022/11026 Philadelphia Road ~ 6/21/2019



Re-Photographed 2nd set @ 11022/11026 Philadelphia Road ~ 6/21/2019
AMENDED ZONING RELIEF REQUESTED CASE # 2019-0341-A

The Daily Record

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

Order #: 11754004
Case #: 2019-0341-A
Description:

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:

6/7/2019



Darlene Miller, Public Notice Coordinator
(Representative Signature)

NOTICE OF ZONING HEARING CASE NUMBER: 2019-0341-A

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: 2019-0341-A

11022 Philadelphia Road

N/west side of Route 7 at the distance of 360 ft. from centerline of East Joppa Road

11th Election District - 6th Councilmanic District

Legal Owners: William & Barbara Williams

Variance to permit a 30 feet front yard setback in lieu of the required 40 feet in the DR-2-H Zone for Lots 56, 57, and 58. To amend the previously approved final development plan of Williams Field of Perry Hall. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, June 27, 2019 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff

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.

Je7

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 6/7/2019

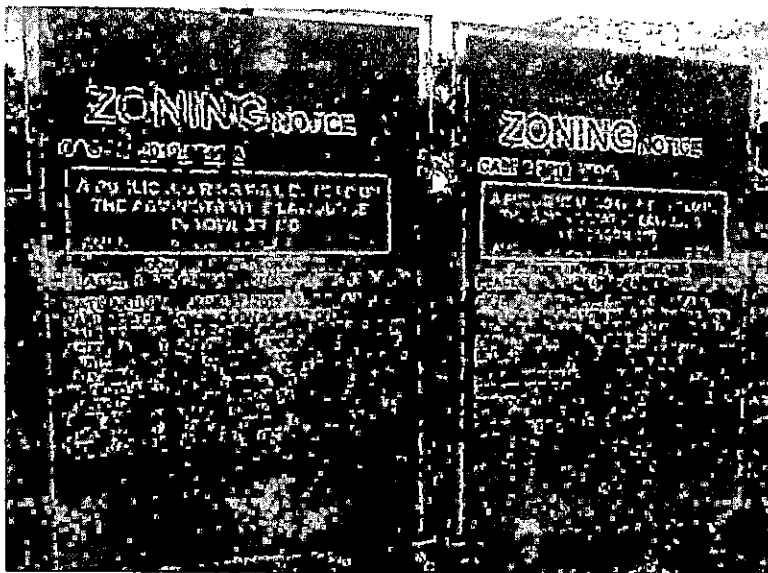
Case Number: 2019-0341-A

Petitioner / Developer: SMITH, GILDEA & SCHMIDT, LLC ~
WILLIAM WILLIAMS & BARBARA WILLIAMS

Date of Hearing: JUNE 27, 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:
11022/11026 PHILADELPHIA ROAD

The sign(s) were posted on: JUNE 7, 2019



1ST Set of Signs

Amended Zoning Relief Requested

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)

ZONING NOTICE

CASE # 2019-0341-A

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

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

DATE AND TIME: JUNE 27, 2019 AT 10:00 A.M.
VARIANCE (1) FROM SECTION 259.9.B.3 OF THE
BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO
ALLOW A 75 FT. LOT WIDTH IN LIEU OF THE REQUIRED
85 FT. IN THE DR-2-H ZONE FOR LOTS 61, 63, 64, 70, 77 &
78; VARIANCE (2) FROM SECTION 259.9.B.4. OF THE
BCZR TO ALLOW A 30 FT. REAR SETBACK IN LIEU OF
THE REQUIRED 40 FT. IN THE DR-2-H ZONE FOR LOTS 65,
66, 67 & 68; VARIANCE (3) FROM SECTION 259.9.B.4.1 OF
THE BCZR TO ALLOW A 25 FT. BUILDING SEPARATION
IN LIEU OF THE REQUIRED 30 FT. IN THE DR-2-H ZONE

WE WILL REMAIN OPEN UNTIL 11:00 A.M. FOR ANY QUESTIONS OR COMMENTS.
HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE # 2019-0341-A

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

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

DATE AND TIME: JUNE 27, 2019 AT 10:00 A.M.
FOR LOTS 63 & 64 AND LOTS 66 & 68; VARIANCE (4) FROM
SECTION 259.9.B.4.D. OF THE BCZR TO ALLOW A REAR
FRONT YARD SETBACK IN LIEU OF THE REQUIRED 40 FT.
IN THE DR-2-H ZONE FOR LOTS 61, 63, 64, 70, 77 & 78; AND FOR
SUCH OTHER AND FURTHER RELIEF AS MAY BE
DEEMED NECESSARY BY THE ADMINISTRATIVE LAW
JUDGE FOR BALTIMORE COUNTY, AND TO AMEND THE
PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN OF
WILLIAMS FIELDS AT PERRY HALL

11022/11026 PHILADELPHIA ROAD
WE WILL REMAIN OPEN UNTIL 11:00 A.M. FOR ANY QUESTIONS OR COMMENTS.
HANDICAPPED ACCESSIBLE

2ND Set of Signs Posted 6/7/2019 @ 11022/11026 Philadelphia Rd.
Amended Zoning Relief Requested
CASE # 2019-0341-A

RE: PETITION FOR VARIANCE * BEFORE THE OFFICE
11022 Philadelphia Road; NW/S of Route 7 *
360' from c/line of East Joppa Rd * OF ADMINISTRATIVE
11th Election & 6th Councilmanic Districts *
Legal Owner(s): William & Barbara Williams * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2019-341-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.

RECEIVED

JUN 06 2019

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 6th day of June, 2019, a copy of the foregoing Entry of Appearance was mailed to David Gildea, Esquire, 600 Washington Avenue, Suite 200, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, Director
Department of Permits,
Approvals & Inspections

June 3, 2019

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: 2019-0341-A

11022 Philadelphia Road

N/west side of Route 7 at the distance of 360 ft. from centerline of East Joppa Road

11th Election District – 6th Councilmanic District

Legal Owners: William & Barbara Williams

Variance to permit a 30 feet front yard setback in lieu of the required 40 feet in the DR-2-H Zone for Lots 56, 57, and 58. To amend the previously approved final development plan of Williams Field of Perry Hall. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, June 27, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff
Director

MM:kl

C: David Gildea, 600 Washington Avenue, Ste. 200, Towson 21204
Mr. & Mrs. Williams, 11022 Philadelphia Road, White Marsh 21162

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JUNE 7, 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
Friday, June 7, 2019 - Issue

Please forward billing to:

Zachary Wilkins
Smith, Gildea & Schmidt
600 Washington Avenue, Ste. 200
Towson, MD 21204

410-821-0070

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: 2019-0341-A

11022 Philadelphia Road

N/west side of Route 7 at the distance of 360 ft. from centerline of East Joppa Road

11th Election District – 6th Councilmanic District

Legal Owners: William & Barbara Williams

Variance to permit a 30 feet front yard setback in lieu of the required 40 feet in the DR-2-H Zone for Lots 56, 57, and 58. To amend the previously approved final development plan of Williams Field of Perry Hall. For such other and further relief as may be deemed necessary by the Administrative Law Judge for Baltimore County.

Hearing: Thursday, June 27, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Michael Mallinoff

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.

CERTIFICATE OF POSTING

2019-0341-A

RE: Case No.: _____

Petitioner/Developer: _____

Williams Williams & Barbara Williams

June 27, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11022/11026 Philadelphia Road

SIGN 1

May 29, 2019

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,


(Signature of Sign Poster)

May 29, 2019

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0341-A

RE: Case No.: _____

Petitioner/Developer: _____

Williams Williams & Barbara Williams

June 27, 2019

Date of Hearing/Closing: _____

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

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11022/11026 Philadelphia Road

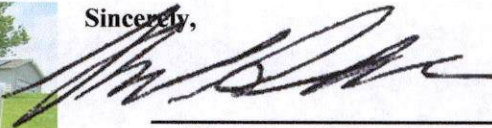
SIGN 2

May 29, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 29, 2019

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

CERTIFICATE OF POSTING

2019-0341-A

RE: Case No.: _____

Petitioner/Developer: _____

Williams Williams & Barbara Williams

June 27, 2019

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11022/11026 Philadelphia Road

SIGN 2

May 29, 2019

The sign(s) were posted on _____
(Month, Day, Year)

Sincerely,

~~May 29, 2019~~

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

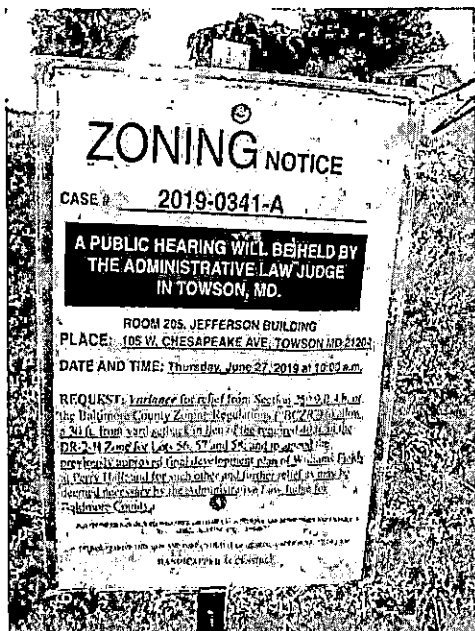
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

2019-0341-A

RE: Case No.: _____

Petitioner/Developer: _____

Williams Williams & Barbara Williams

June 27, 2019

Date of Hearing/Closing: _____

**Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attn: Kristen Lewis:

Ladies and Gentlemen:

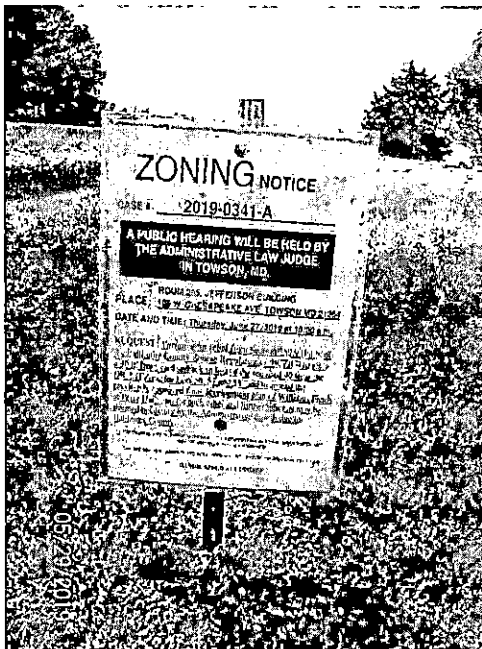
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

11022/11026 Philadelphia Road

SIGN 1

May 29, 2019

The sign(s) were posted on _____
(Month, Day, Year)



Sincerely,

 May 29, 2019

(Signature of Sign Poster) _____ (Date) _____

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2019-0341-A

Property Address: 11022 Philadelphia Road

Property Description: _____

Legal Owners (Petitioners): William James Williams, III and Barbara Anne Williams

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Zachary Wilkins

Company/Firm (if applicable): Smith, Gildea & Schmidt, LLC

Address: 600 Washington Avenue, Suite 200

Towson, MD 21204

Telephone Number: 410-821-0070

Revised 7/9/2015

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

No. **184714**

PAID RECEIPT

Date:

6/6/19

BUSINESS 6/10/2019 ACTUAL 6/06/2019 15:35:46 TIME 1 DRW

REG WSD1 WALKIN LJR
 >>RECEIPT # 011092 6/06/2019 OFLN

Dept 5 528 ZONING VERIFICATION
 LN NO 184714

Receipt Tot \$ 250.00
 250.00 CK .00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$250.00

Total: **\$250.00**

Rec From: **Smith Gildea & Schmidt**

For: **CASE No. 2019-0341-A**

Williams Fields @ Perry Hall

Submission

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

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

No. **183782**

PAID RECEIPT

Date:

5/28/19

BUSINESS ACTUAL TIME DRW
 5/29/2019 5/28/2019 10:38:44 3

Rev Sub
 Source/ Rev/

REG W503 WALKIN CAM
 >>RECEIPT # 008776 5/28/2019 OFLN

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				225.00

Dept 5 528 ZONING VERIFICATION

CR NO. 183782
 Recpt Tot \$ 225.00

225.00 CK .00 CA
 Baltimore County, Maryland

Total:

225.00

Rec

From:

Gildea J Smith

For:

11022 Philadelphia Rd.

Petitioner Case # 2019 - 0341-A

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

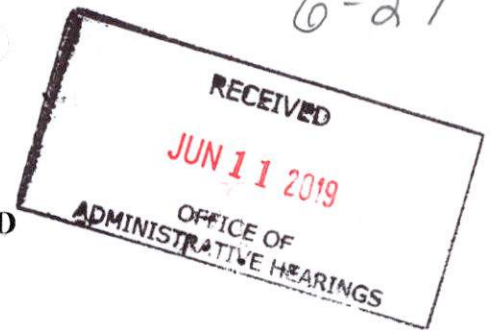
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

6-21

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: June 11, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0341-A
Address 11022 Philadelphia Road
(Williams Property)

Zoning Advisory Committee Meeting of **June 10, 2019**.

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 MEMORANDUM

TO: Michael D. Mallinoff
Director, Department of Permits, Approvals and Inspections

DATE: 6/18/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-341

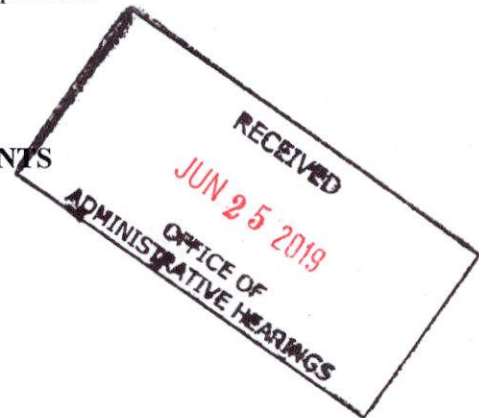
INFORMATION:

Property Address: 11022 Philadelphia Road

Petitioner: William James Williams

Zoning: DR 2H

Requested Action: Variance



The Department of Planning has reviewed the petition for variance to permit the following:

- 1) A 75' lot width in lieu of the required 85' in the DR 2-H Zone for Lots 61,63,64,70, 77, 78.
- 2) A 30' rear setback in lieu of the required 40' in the DR 2- H Zone for Lots 65,66,67, and 68.
- 3) A 25' building separation in lieu of the required 30' in the DR2-H Zone for Lots 63/64 and Lots 60/61.
- 4) A 30' front yard setback in lieu of the required 40' in the DR2-H Zone for Lots 56, 57, 58.
- 5) And to amend the previously approved final development plan of Williams Fields at Perry Hall.

The subject site is currently in process under the title "1st Amended Development Plan for Williams Fields" (PAI# II-876). The Department has submitted recommendations to the Director of Permits and Development Management, dated 6/5/2019, subsequent to its review of said plan. The instant variance petition is in conjunction with that 1st Amended Development Plan for Williams Fields (PAI# II-876)

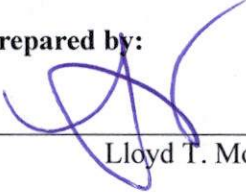
Postliminary to a meeting held between the Petitioner's representatives on the aforementioned 1st Amended Development Plan and Department staff, it is confirmed that redline revisions have been made to said plan in a way that positively addresses the Departments recommendations of 6/5/2019. It is further understood that this revised redline plan will be presented at the Administrative Law Judge hearing for the project.

With that understanding the Department has no objection to granting the petitioned zoning relief.



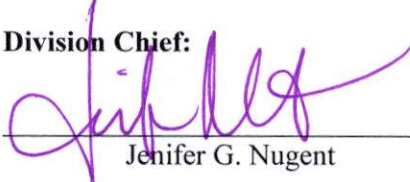
For further information concerning the matters stated herein, please contact Laurie Hay at 410-887-3480.

Prepared by:



Lloyd T. Moxley

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Laurie Hay
David Gildea, Esq.
Office of the Administrative Hearings
People's Counsel for Baltimore County

JB 6-27-19
10 AM

Debra Wiley

From: Linda Okeefe <luckylinda1954@yahoo.com>
Sent: Friday, June 21, 2019 1:41 PM
To: Administrative Hearings
Subject: Certification Amended Zoning Relief Case # 2019-0341-A Philadelphia Rd.
Attachments: Philadelphia Rd. Cert. .jpeg; Photos #1.docx; Photos #2.docx

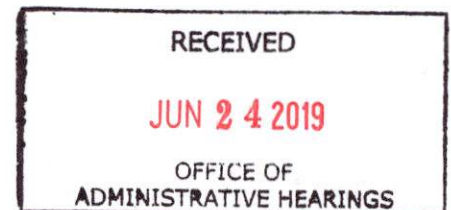
CAUTION: This message from luckylinda1954@yahoo.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Debbie,

I have another Cert. for you for Amended Zoning Relief Case # 2019-0341-A @ 11022/11026 Philadelphia Road.
Thank you very much,

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



CASE NAME Williams Fields ... 1104
CASE NUMBER 11-0876 + 2019-0341-A
DATE 6-27-19

NAME _____

CITY, STATE, ZIP

E - MAIL

[illegible]

CASE NAME Williams Field 5, Hunt
CASE NUMBER 11-0876 + 2019-0391-
DATE 6-27-19 A

[illegible]

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>6-11</u>	DEPS (if not received, date e-mail sent _____)	<u>NC</u>
_____	FIRE DEPARTMENT	_____
<u>6-25</u>	PLANNING (if not received, date e-mail sent _____)	<u>C</u>
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

6-7-19The Daily RecordSIGN POSTING (1st)

Date:

6-7-19by O'KeefeSIGN POSTING (2nd)

Date:

6-21-19by "

PEOPLE'S COUNSEL APPEARANCE

Yes

☒

No

☐

PEOPLE'S COUNSEL COMMENT LETTER

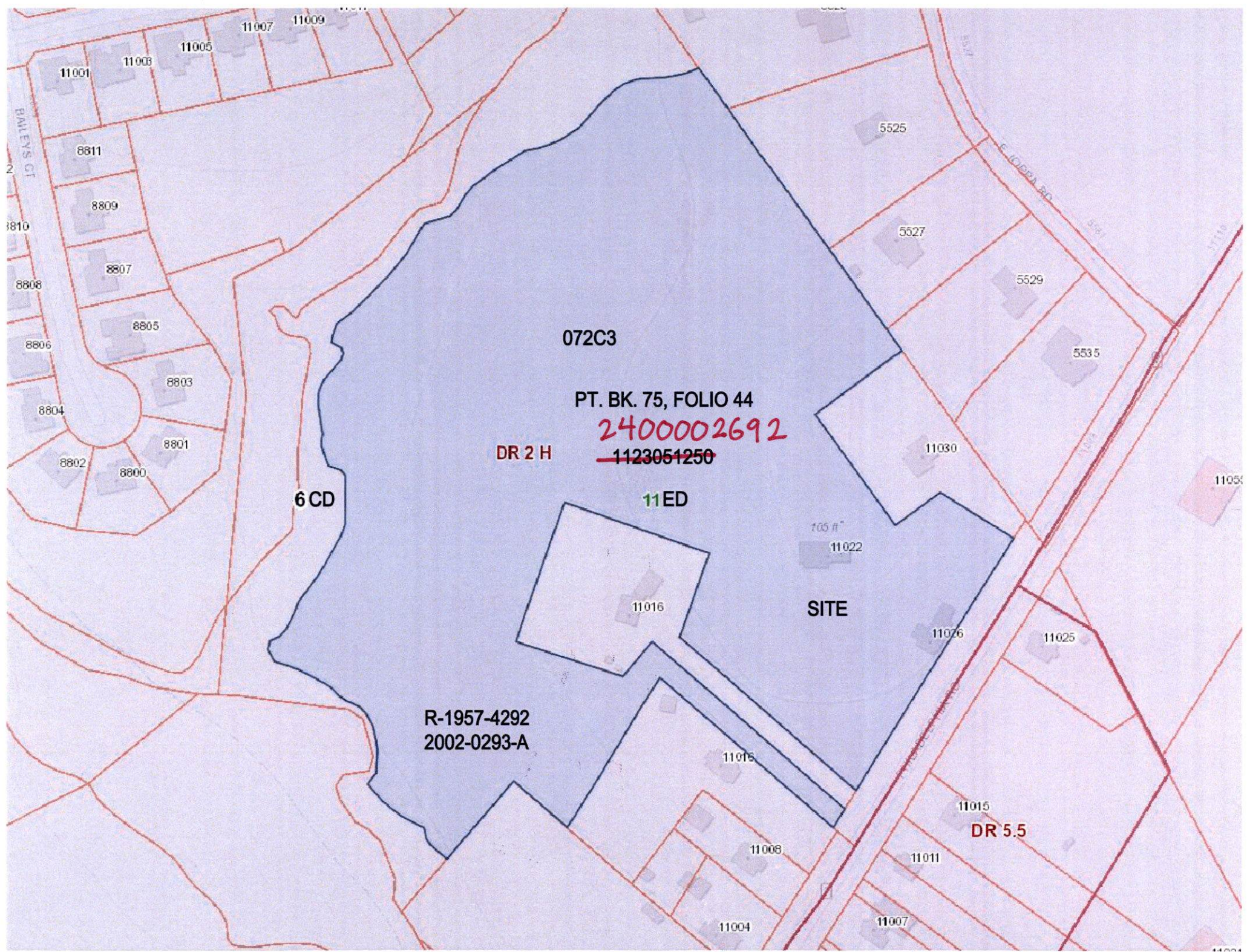
Yes

☐

No

☐

Comments, if any: _____



072C3

PT. BK. 75, FOLIO 44

2400002692

DR 2 H

~~1123051250~~

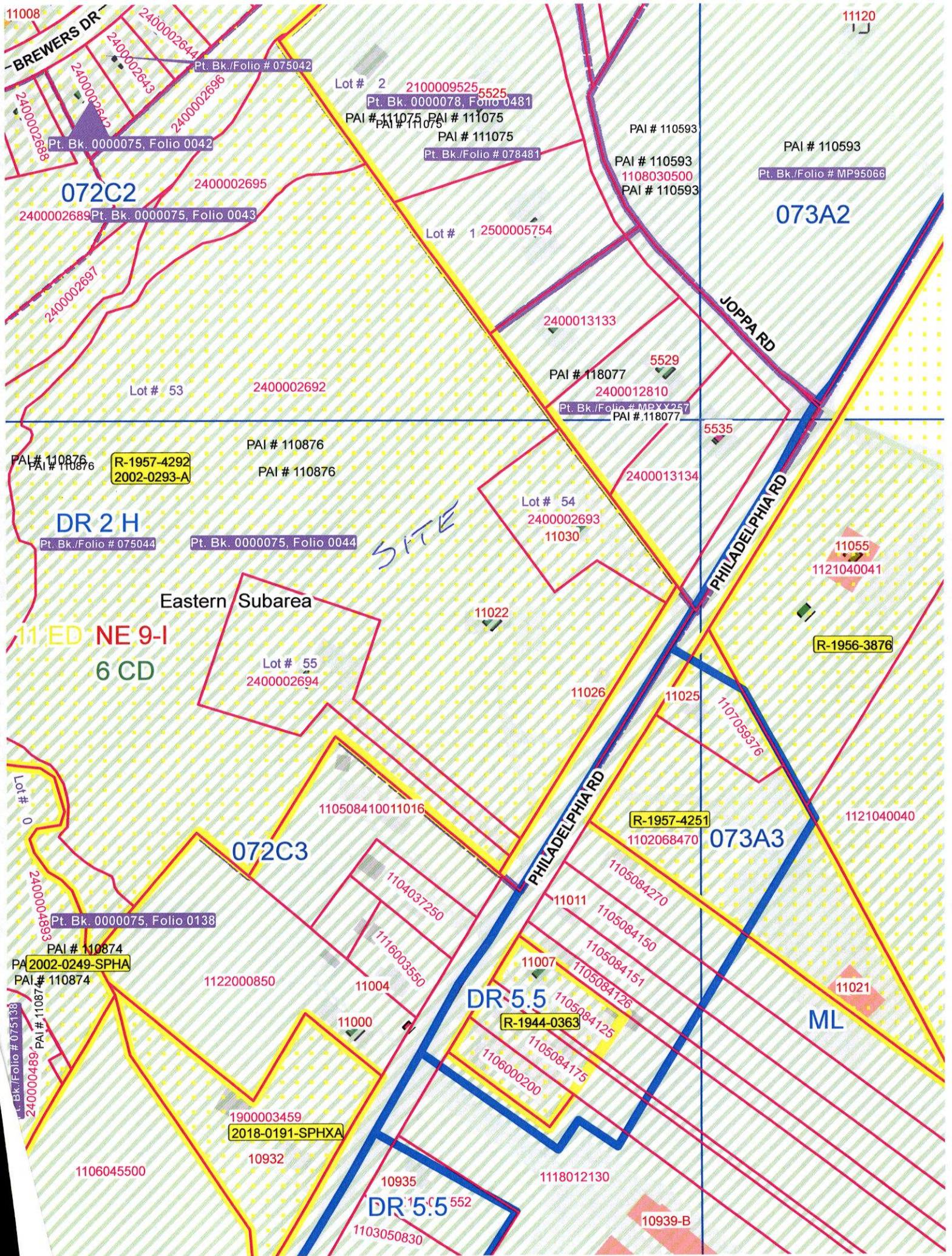
11ED

6CD

SITE

R-1957-4292
2002-0293-A

DR 5.5



072C2

073A2

DR 2 H

072C3

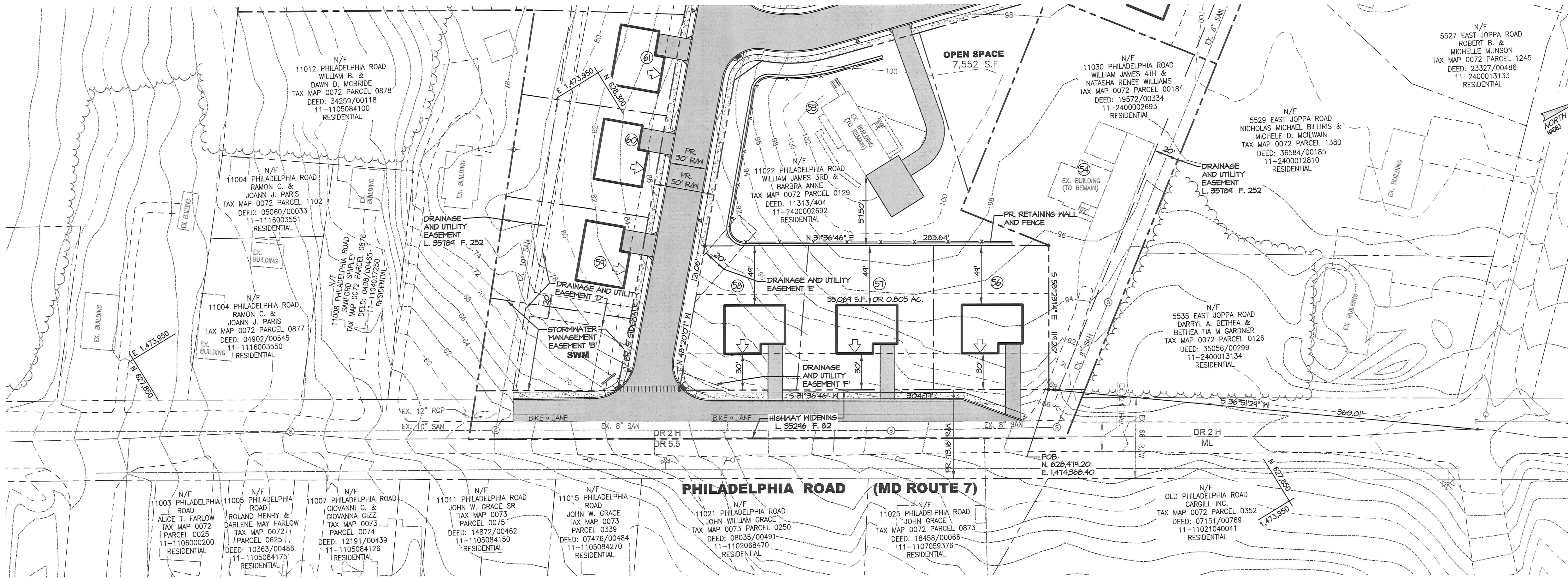
073A3

DR-5.5

ML

DR-5.5

SITE



PLAN

SCALE: 1" = 50'



VICINITY MAP

SCALE: 1" = 1,000'

BENCHMARKS

1126
ELEV. 102.80
CAPPED REBAR AT THE SOUTHWEST SIDE OF THE INTERSECTION
OF BAILEYS COURT & BREWERS DRIVE
N 629,446.957
E 1,473,612.002
A 31
ELEV. 92.85
LOCATED ON TOP 12"x12" CONCRETE POST 0.2' HIGH AT THE
SOUTHWEST SIDE OF THE INTERSECTION OF E. JOPPA ROAD & PHILADELPHIA ROAD
N 628,771.758
E 1,474,547.191

LEGEND

- EX. PROPERTY LINE
- EX. ADJACENT PROPERTY LINE
- EX. EASEMENT LINE
- EX. BUILDING
- EX. WATER
- EX. SANITARY
- EX. STORM DRAIN
- EX. EDGE OF PAVEMENT
- EX. TREE LINE
- EX. EDGE OF PAVEMENT
- EX. ZONING LINE
- EX. POWER POLE
- PR. RIGHT OF WAY
- PR. CURB
- PR. LOT LINE
- PR. RETAINING WALL
- PR. DRAINAGE & UTILITY EASEMENT
- PR. BUILDING
- PR. PAVING
- PR. BUILDING SETBACK
- PR. SIDEWALK
- PR. STREET LIGHT

GENERAL NOTES

- PROPERTY INFORMATION:
 - A. PROPERTY ADDRESS: 11022/11026 PHILADELPHIA ROAD
 - B. NET SITE AREA: 48.14 ACRES
 - C. ELECTION DISTRICT: 11
 - D. COUNCILMANIC DISTRICT: 6
 - E. ADC MAP: 29 K-7 AND 29 K-8
 - F. CENSUS TRACT: 4112.02
 - G. TAX MAP: 72
 - H. PARCEL: 129
 - I. TAX ACCOUNT NO.: 2400002692
 - J. DEED: 11313/404
 - K. PLAT: 75/44
- ZONING: DR 2-H (DENSITY RESIDENTIAL)
- ZONING MAP & GIS TILE No.: 072C3
- DENSITY:
 - PERMITTED = 97
 - PROVIDED = 78
- EXISTING LAND USE: RESIDENTIAL, WOODS, OPEN FIELDS.
- PROPOSED LAND USE: RESIDENTIAL
- BUILDING SETBACKS: (TO PROPERTY LINE)
 - REQUIRED 40'
 - PROVIDED 30'
 - SIDE 10'
 - REAR 40'
- BUILDING HEIGHT: 50'
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL AND ALL OTHER MANUALS ADOPTED PURSUANT TO SECTION 32-4-404 OF THE BALTIMORE COUNTY CODE.
- SIGNAGE ON THIS SITE SHALL CONFORM WITH THE SIGNAGE REQUIREMENTS OF THE BALTIMORE COUNTY ZONING REGULATIONS SECTION 450.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PROPERTIES AND PUBLIC STREETS.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- THERE ARE NO KNOWN EXISTING WELLS OR SEPTIC FIELDS ON THIS PROPERTY.
- THE SITE IS NOT LOCATED IN ANY FAILED BASIC SERVICES AREAS.
- THE SITE IS NOT LOCATED IN A 100 YEAR FLOODPLAIN. (F.E.M.A. PANEL NO. 24001002850)
- THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO HISTORIC BUILDINGS ON THE SITE.

ZONING PROPERTY DESCRIPTION FOR
LOTS 56 THRU 58

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF ROUTE 7 WHICH IS 24 WIDE AT THE DISTANCE OF 360.01 FEET AND BEARING OF S 36° 51' 29" W FROM THE CENTERLINE OF EAST JOPPA ROAD WHICH IS 24' WIDE. THENCE THE FOLLOWING COURSES AND DISTANCES:

- S 31° 36' 46" W 304.77'
- N 48° 20' 07" W 121.06'
- N 31° 36' 46" E 283.64'
- S 58° 23' 14" E 119.20', BACK TO THE POINT OF BEGINNING, CONTAINING 35,069 SF OR 0.805 AC. LOCATED IN THE 11TH ELECTION DISTRICT AND 6TH COUNCIL DISTRICT.

VARIANCE REQUEST

- SECTION 259.9.B.4.B. OF THE BALTIMORE COUNTY ZONING REGULATIONS ("BCZR") TO ALLOW A 30 FT. FRONT YARD SETBACK IN LIEU OF THE REQUIRED 40 FT.
- FOR SUCH OTHER AND FURTHER RELIEF AS MAY BE DEEMED NECESSARY BY THE ADMINISTRATIVE LAW JUDGE ("ALJ") FOR BALTIMORE COUNTY.

ZONING HISTORY

CASE # 2-1957-4292 PETITION FOR A ZONING RE-CLASSIFICATION FROM AN R-6(RESIDENCE) ZONE TO AN M-L(MANUFACTURING LIGHT) ZONE. DENIED NOVEMBER 20, 1957.
CASE # 2002-0293-A DEVELOPMENT PLAN HEARING AND PETITION FOR VARIANCE, GRANTED MARCH 15, 2002.

PROFESSIONAL CERTIFICATION

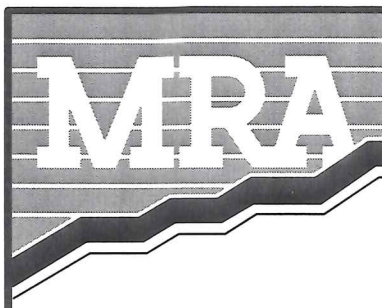
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 34479, EXPIRATION DATE: 08/21/2020.

OWNER

WILLIAM JAMES WILLIAMS 3RD AND
BARBARA ANN WILLIAMS
11022 PHILADELPHIA ROAD
WHITE MARSH, MD 21162

APPLICANT

WILLIAM GROVE INVESTMENTS, LLC
600 WASHINGTON AVENUE, SUITE 200
TOWSON, MD 21204
PH: 410-821-0070



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1690
FAX (410) 821-1748
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WILLIAMS FIELDS AT PERRY HALL

11022 PHILADELPHIA ROAD
WHITE MARSH, MD

PLAN TO ACCOMPANY PETITION FOR
ZONING RELIEF ON WILLIAMS FIELD AT
PERRY HALL PROPERTY

ELECTION DISTRICT 11 WHITE MARSH, MD COUNCILMANIC DISTRICT 6

DATE	REVISIONS	JOB NO.:	11925x09
		SCALE:	AS SHOWN
		DATE:	5/24/2019
		DRAWN BY:	MAS
		DESIGN BY:	THS
		REVIEW BY:	THS/JTS
		SHEET:	01 OF 01

