MEMORANDUM

DATE: November 5, 2019

TO: Zoning Review Office

FROM: Office of Administrative Hearings

RE: Case No. 2019-0359-SPH - Appeal Period Expired

The appeal period for the above-referenced case expired on November 4, 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 SPECIAL HEARING**	*	BEFORE THE
(Falls Road)		
3rd Election District	*	OFFICE OF
2nd Council District		
Robert Johnson, West Rockland Association, Inc.	*	ADMINISTRATIVE HEARINGS
Legal Owner	*	FOR BALTIMORE COUNTY
Petitioner		
	*	**Case No. 2019-0359-SPH**

* * * * * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for consideration of a Petition for Special Hearing filed on behalf of Robert Johnson, West Rockland Association, Inc., legal owner ("Petitioner"). The Special Hearing was filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations ("BCZR"): (1) to request non-density transfer of a 1.2 acre parcel of land from Robert H. Johnson (Parcel 1060) to West Rockland Associates, Inc. (Parcel 1217); and (2) to request a non-density transfer of a 0.3 acre parcel of land from West Rockland Associates, Inc. (Parcel 1218) to Robert H. Johnson (Parcel 903). A site plan was marked and admitted as Petitioner's Exhibit 3.

Petitioner Robert Johnson, and Petitioner West Rockland Association (WRA), represented by its President and sole stockholder appeared in support of the Petition, as did engineer Bruce Doak, who had prepared the Plan and who was accepted as an expert. Neil Lanzi, Esq. represented Petitioner. There were no protestants or interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. Substantive Zoning Advisory Committee (ZAC) comments were received from the Department of Environmental Protection and Sustainability ("DEPS") and the Department of Planning ("DOP"). None of the reviewing agencies opposed the request.

Mr. Garrett was the first witness. He gave an interesting and eloquent history of the property, explaining that it has been in their family for nine generations. In answer to a question from Mr. Lanzi, Mr. Garrett testified that the entire property in question is zoned DR-1. However, Mr. Garrett explained that both affected parcels are covered by a perpetual Maryland Environmental Trust easement and that, as such, there are no density rights associated with the properties, and that no development is permitted on the property. He further noted that MET has deemed the property agricultural, and that this would be a "raw ground to raw ground" transfer. Mr. Garrett then explained that the transfers would accomplish several positive things: First, the conveyance from Robert Johnson to WRA would connect parcel 1218 of WRA property with parcel 1217 of WRA property. This in turn would allow MET to more readily access the property for its periodic inspections. Second, the connection of these two parcels and the addition of the 1.2 acres of property will enhance the pasture land for the horses housed in the historic Rockland Barn. Finally, the 0.3 acre transfer of woodland from WRA to Mr. Johnson will provide a further forest buffer to the rear of Mr. Johnson's 1920 residence and will have the added benefit of bringing the setbacks into conformance with current standards as they are presently non-conforming. Mr. Johnson intends to maintain the forest in its present state. Mr. Lanzi then offered Exhibit 1, a letter from MET in support of the Petition, and Exhibit 2, a written statement which tracks Mr. Garrett's testimony.

Mr. Doak then further articulated the above stated reasons for the requested relief and offered Exhibit 3, a highlighted copy of the Plan, and Exhibit 4, an aerial view of the properties in question and the neighboring properties. Mr. Doak confirmed that the MET easement prohibited

any development of the property other than agricultural structures. Mr. Doak testified that if the relief was granted the Petitioners would file a copy of this Order with the recorded deeds for explanatory purposes. Mr. Doak further testified that he has been the engineer for many non-density transfers and that this Petition is perhaps the most efficacious he has worked on, and that it is entirely in keeping with the spirit and intent of the BCZR and will have only positive public impacts. These thoughts were echoed by Mr. Lanzi in his summation of the requested relief. The undersigned wholeheartedly agrees.

THEREFORE, IT IS ORDERED this **4th** day of **October, 2019** by this Administrative Law Judge, that the Petition for Special Hearing as follows: (1) to request non-density transfer of a 1.2 acre parcel of land from Robert H. Johnson (Parcel 1060) to West Rockland Associates, Inc. (Parcel 1217); and (2) to request a non-density transfer of a 0.3 acre parcel of land from West Rockland Associates, Inc. (Parcel 1218) to Robert H. Johnson (Parcel 903), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. A copy of this Order shall be recorded with the subject deeds.
2. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their 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, Petitioners would be required to return the subject property to its original condition.

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

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:sln

ORDER RECEIVED FOR FILING
Date 10/4/19
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 FALLS ROAD **which is presently zoned** DR1

(2) 8706/485 Deed References: (1) 9619/757 10 Digit Tax Account # 2 2 0 0 0 0 2 2 4 7 (1)

Property Owner(s) Printed Name(s) (1) ROBERT H. JOHNSON 22-00-002211 (2)

(2) WEST ROCKLAND ASSOCIATION INC

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

SEE ATTACHED PAGE

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

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

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

TO BE PRESENTED AT THE HEARING

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.
Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

(1) LEGAL OWNERS (PETITIONERS):

~~**Contract Purchaser/Lessee:**~~

ROBERT H. JOHNSON
Name- Type or Print

Signature

10148 FALLS ROAD LUTHERVILLE MD
Mailing Address City State

21093 / 410-727-2111 /
Zip Code Telephone # Email Address
SALAMANDERBOBJ@GMAIL.COM

(2) **Legal Owners (Petitioners):**

WEST ROCKLAND ASSOCIATION, INC.
Name #1 – Type or Print Name #2 – Type or Print

Turner R Garrett JAMES GARRETT (OFFICER)
Signature #1 Signature # 2

P.O. BOX 816 BROOKLANDVILLE MD
Mailing Address City State

21022 / / JGAZREZT@AOL.COM
Zip Code Telephone # Email Address

Attorney for Petitioner:

NEIL LANZI
WRIGHT CONSTABLE & SKEEN, LLP
Name- Type or Print

Signature

102 W. PENNSYLVANIA AVE. SUITE 406 TOWSON MD
Mailing Address City State

21204 / 443-991-5917 /
Zip Code Telephone # Email Address
NLANZI@WCSLAW.COM

Representative to be contacted:

BRUCE E. DOAK
BRUCE E. DOAK CONSULTING LLC
Name – Type or Print

Signature

3801 BAKER SCHOOLHOUSE ROAD FREELAND MD
Mailing Address City State

21053 / 410-419-4906 /
Zip Code Telephone # Email Address
BDOAK@BRUCEEDOAKCONSULTING.COM

CASE NUMBER 2019-0359-SPH **Filing Date** 6/10/19 **Do Not Schedule Dates:** **Reviewer** gh

ORDER RECEIVED FOR FILING

Date 10/4/19

By

REV. 10/4/11

2019-0359-SPH

The zoning office opinion on this petition for this property is not necessary and should be processed through Development Review as a lot line adjustment.

Petitions Requested
For Case #2019-0359-SPH
West Rockland Assoc. Inc Property & Robert H. Johnson Property

Special Hearing

1) ***To request a non-density transfer of a 1.2 acre parcel of land from Robert H. Johnson (parcel 1060) to West Rockland Associates, Inc. (parcel 1217)***

2) ***To request a non-density transfer of a 0.3 acre parcel of land from West Rockland Associates, Inc. (parcel 1218) to Robert H. Johnson (parcel 903).***

Zoning Descriptions

Falls Road- 1.2 Acre Parcel
Third Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the west side of Falls Road, approximately 680 feet, more or less, northerly of the centerline of Old Court Road, thence leaving Falls Road and running and binding on the outlines of the subject property, the thirteen courses and distances, viz.

1) South 88 degrees 44 minutes 50 seconds West 41.23 feet,
2) South 16 degrees 03 minutes 20 seconds West 193.75 feet,
3) North 69 degrees 19 minutes 45 seconds West 55.39 feet,
4) North 83 degrees 32 minutes 30 seconds West 126.84 feet,
5) South 71 degrees 33 minutes 55 seconds West 135.11 feet,
6) South 15 degrees 28 minutes 30 seconds East 3.00 feet,
7) South 77 degrees 27 minutes 40 seconds West 88.88 feet,
8) South 89 degrees 55 minutes 55 seconds West 173.86 feet,
9) South 77 degrees 12 minutes 05 seconds West 85.51 feet,
10) North 0 degrees 31 minutes East 7.71 feet,
11) North 0 degrees 31 minutes East 44.81 feet,
12) North 84 degrees 13 minutes 55 seconds West 119.99 feet, and
13) North 84 degrees 13 minutes 55 seconds West 162.27 feet to the zoning point of beginning, thence continuing to run and bind on the outlines of the subject property and on the 1.2 acre zoning parcel, the four following courses and distances, viz.
14) North 69 degrees 26 minutes 05 seconds West 202.16 feet,
15) North 09 degrees 41 minutes 33 seconds East 192.82 feet,
16) North 89 degrees 40 minutes 07 seconds East 115.89 feet, and
17) South 37 degrees 20 minutes 51 seconds East 212.95 feet, thence leaving the outlines of the subject property and running and binding on the outlines of the 1.2 acre zoning parcel
18) South 44 degrees 53 minutes 32 seconds West 140.39 feet to the point of beginning.

Containing 1.2 acres of land, more or less.

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

CASE # 2019-0359-SPH

Falls Road- 0.3 Acre Parcel
Third Election District Second Councilmanic District
Baltimore County, Maryland

Beginning at a point on the west side of Falls Road, approximately 680 feet, more or less, northerly of the centerline of Old Court Road, thence leaving Falls Road and running and binding on the outlines of the adjoining property, the thirteen courses and distances, viz.

1) South 88 degrees 44 minutes 50 seconds West 41.23 feet,
2) South 16 degrees 03 minutes 20 seconds West 193.75 feet,
3) North 69 degrees 19 minutes 45 seconds West 55.39 feet,
4) North 83 degrees 32 minutes 30 seconds West 126.84 feet,
5) South 71 degrees 33 minutes 55 seconds West 135.11 feet,
6) South 15 degrees 28 minutes 30 seconds East 3.00 feet,
7) South 77 degrees 27 minutes 40 seconds West 88.88 feet,
8) South 89 degrees 55 minutes 55 seconds West 173.86 feet,
9) South 77 degrees 12 minutes 05 seconds West 85.51 feet,
10) North 0 degrees 31 minutes East 7.71 feet,
11) North 0 degrees 31 minutes East 44.81 feet,
12) North 84 degrees 13 minutes 55 seconds West 119.99 feet, and
13) North 84 degrees 13 minutes 55 seconds West 162.27 feet to the zoning point of beginning, thence continuing to run and bind on the outlines of the subject property and on the 0.3 acre zoning parcel, the three following courses and distances, viz.
14) South 21 degrees 17 minutes 13 seconds West 230.27 feet,
15) North 47 degrees 35 minutes 49 seconds West 20.04 feet, and
16) North 65 degrees 24 minutes 50 seconds West 76.97 feet, thence leaving the outlines of the subject property and running and binding on the outlines of the 0.3 acre zoning parcel
17) North 44 degrees 53 minutes 32 seconds East 238.58 feet to the point of beginning.

Containing 0.3 acres of land, more or less.

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

STATE OF MARYLAND
BRUCE EDWIN DOAK
531
PROPERTY LINE SURVEYOR

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

JOHN A. OLSZEWSKI, JR.
County Executive

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

September 9, 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: 2019-0359-SPH
Falls Road
N/east side of Falls Road, north of Old Court Road
3rd Election District – 2nd Councilmanic District
Legal Owners: Robert Johnson & West Rockland Association, Inc.

Special Hearing to request non-density transfer of a 1.2 acre parcel of land from Robert H. Johnson (parcel 1060) to West Rockland Associates, Inc. (parcel 1217). To request a non-density transfer of a 0.3 acre parcel of land from West Rockland Associates, Inc. (parcel 1218) to Robert H. Johnson (parcel 903).

Hearing: Thursday, October 3, 2019 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Michael Mallinoff
Director

MM:kl

C: Neil Lanzi, 102 W. Pennsylvania Avenue, Ste. 406, Towson 21204
Robert Johnson, 10148 Falls Road, Lutherville 21093
West Rockland Association, Inc., P.O. Box 816, Brooklandville 21022
Bruce Doak, 3801 Baker Schoolhouse Road, Freeland 21053

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, SEPTEMBER 13, 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, September 13, 2019 - Issue

Please forward billing to:
Jim Garrett 443-562-1271
West Rockland Association, Inc.
P.O. Box 816
Brooklandville, MD 21022

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: 2019-0359-SPH
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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The Daily Record
200 St. Paul Place Suite 2480
Baltimore, Maryland 21202
1 (443) 524-8100
www.thedailyrecord.com

Order #: 11790536
Case #: 2019-0359-SPH
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0359-SPH

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:

9/13/2019

Darlene Miller

Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

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N/east side of Falls Road, north of Old Court Road
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Michael Mallinoff
Director of Permits, Approvals and Inspections for Baltimore County

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

s13

RE: PETITION FOR SPECIAL HEARING Falls Road; NE/S of Falls Rd, N of Old Court Rd 3rd Election & 2nd Councilmanic Districts Legal Owner(s): Robert Johnson & West Rockland Association, Inc. Petitioner(s)	* * * * *	BEFORE THE OFFICE OF ADMINSTRATIVE HEARINGS FOR BALTIMORE COUNTY 2019-359-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio

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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 24th day of July, 2019, a copy of the foregoing Entry of Appearance was mailed to Bruce Doak, 3801 Baker Schoolhouse Road, Freeland, Maryland 21053 and Neil Lanzi, Esquire, 102 West Pennsylvania Avenue, Suite 406, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Sherry Nuffer

From:	Bruce Doak <doakfarm@gmail.com>
Sent:	Tuesday, October 1, 2019 2:39 PM
To:	Sherry Nuffer
Cc:	Administrative Hearings
Subject:	Case #2019-0359-SPH posting cer
Attachments:	Posting cert 10 01 19.pdf

Bruce
Bruce E. Doak Consulting, LLC
3801 Baker Schoolhouse Road
Freeland, MD 21053
410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

September 12, 2019 (amended October 1, 2019)

Re:
Zoning Case No. 2019-0359-SPH
Legal Owner: Robert Johnson & West Rockland Associates
Hearing date: October 3, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

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

The signs were posted on **September 12, 2019.**

The signs were inspected again on **October 1, 2019.**

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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

ZONING NOTICE

CASE NO. 2019-0359-SPH

Falls Road

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

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

DATE & TIME: Thursday October 3, 2019 10:00 AM

REQUESTS:

SPECIAL HEARING TO REQUEST A NON-DENSITY TRANSFER OF A 1.2 ACRE PARCEL OF LAND FROM ROBERT H. JOHNSON (PARCEL 1060) TO WEST ROCKLAND ASSOCIATES, INC (PARCEL 1217). TO REQUEST A NON-DENSITY TRANSFER OF A 0.3 ACRE PARCEL OF LAND FROM WEST ROCKLAND ASSOCIATES, INC (PARCEL 1218) TO ROBERT H. JOHNSON (PARCEL 903).

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

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

THE HEARING IS HANDICAPPED ACCESSIBLE

ZONING NOTICE

CASE NO. 2019-0359-SPH

Falls Road

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

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

DATE & TIME: Thursday October 3, 2019 10:00 AM

REQUESTS:

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THE HEARING IS HANDICAPPED ACCESSIBLE

CERTIFICATE OF POSTING

September 12, 2019 (amended _____)

Re:
Zoning Case No. 2019-0359-SPH
Legal Owner: Robert Johnson & West Rockland Associates
Hearing date: October 3, 2019

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

Attention: Kristen Lewis

Ladies and Gentlemen,

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

The signs were posted on **September 12, 2019.**

The signs were inspected again on _____.

Sincerely,

Bruce E. Doak
MD Property Line Surveyor #531

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

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

ZONING NOTICE

CASE NO. 2019-0359-SPH

Falls Road

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

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

DATE & TIME: Thursday October 3, 2019 10:00 AM

REQUESTS:

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ZONING NOTICE

CASE NO. 2019-0359-SPH

Falls Road

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

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

DATE & TIME: Thursday October 3, 2019 10:00 AM

REQUESTS:
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DO NOT REMOVE THIS SIGN AND POST UNTIL THE DAY OF THE HEARING UNDER PENALTY OF LAW.

THE HEARING IS HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 8/14/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-359

INFORMATION:
Property Address: Falls Road
Petitioner: Robert H. Johnson
West Rockland Association, Inc.
Zoning: DR 1
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a non-density transfer as described on the attachment submitted in support of the petition.

A site visit was conducted on August 1, 2018. However, the internal properties as shown on the site plan were not accessed.

Subsequent to the public hearing, the Department shall concur with the decision of the Administrative Law Judge as to the appropriateness of the zoning request.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jennifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Neil Lanzi, Wright, Constable & Skeen, LLP
Office of the Administrative Hearings
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/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: 2019-0359-SPH

Property Address: FALLS ROAD

Property Description: _____

Legal Owners (Petitioners): WEST ROCKLAND ASSOC. & ROBERT H. JOHNSON

Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: WEST ROCKLAND ASSOCIATION INC. C/O JIM GARRETT

Company/Firm (if applicable): _____

Address: P.O. BOX 816
BROOKLANDVILLE MD 21022

Telephone Number: 443-562-1271

Revised 7/9/2015

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

No. 183868

Date: 6/10/19

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/11/2019	6/10/2019	10:37:45	3
REG WS03	WALKIN	CAM	

>>RECEIPT # 010202 6/10/2019 OFLN
5 528 ZONING VERIFICATION
183868
Recpt Tot $ 150.00
150.00 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		615				150.00

Total: 150.00

Rec. From: Bruce Doak

For:

2019-0359-SPHA

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

CASHIER'S VALIDATION

JOHN A. OLSZEWSKI, JR.
County Executive

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

September 26, 2019

Wright Constable & Skeen LLP
Pennsylvania Ave Suite 406
Towson MD 21204

RE: Case Number: 2019-0359-SPH, Falls 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 June 10, 2019. This letter is not an approval, but only a **NOTIFICATION.**

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

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

10-3

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 8/14/2019

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: **ZONING ADVISORY COMMITTEE COMMENTS**
Case Number: 19-359

INFORMATION:
Property Address: Falls Road
Petitioner: Robert H. Johnson
West Rockland Association, Inc.
Zoning: DR 1
Requested Action: Special Hearing

The Department of Planning has reviewed the petition for special hearing to determine whether or not the Administrative Law Judge should approve a non-density transfer as described on the attachment submitted in support of the petition.

A site visit was conducted on August 1, 2018. However, the internal properties as shown on the site plan were not accessed.

Subsequent to the public hearing, the Department shall concur with the decision of the Administrative Law Judge as to the appropriateness of the zoning request.

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

Prepared by:

Lloyd T. Moxley

Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Bruce E. Doak, Bruce E. Doak Consulting, LLC
Neil Lanzi, Wright, Constable & Skeen, LLP
Office of the Administrative Hearings
People's Counsel for Baltimore County

s:\planning\dev rev\zac\zacs 2019\19-359.docx

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and Sustainability (EPS) - Development Coordination

DATE: July 26, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0359-SPH
Address 10148 Falls Road
(West Rockland Association, Inc. Property)

Zoning Advisory Committee Meeting of **July 22, 2019**.

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 If the DRC determines that this proposed lot line adjustment is also a minor subdivision of Parcel 1060 of the Johnson Property, development of this property must comply with the Forest Conservation Law (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Additional Comments:

A Forest Buffer Easement (FBE) and its Declaration of Protective Covenants must be recorded via the right of way plat process prior to EIR approval of any minor subdivision or lot line adjustment. A variance to allow continued existing use of the FBE must be requested and granted.

Reviewer: Glenn Shaffer

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

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

Date: 8/13/19

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the Case number referenced below, which was received on 8/7/19. A field inspection and internal review reveals that an entrance onto MD25 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Special Hearing Case Number 2019-0359-SPH

Robert Johnson, West Rockland Association Inc.
Falls Road.

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

Sincerely,

Richard A. Zeller

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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Michael Millanoff, Director
Department of Permits, Approvals

DATE: 08/22/19

FROM: Vishnu Desai, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 22, 2019
Item No. 2019-0359-SPH, 0397-A, 0399-A & 0400-SPHA

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

* * * * *

VKD: cen
cc: file

PLEASE PRINT CLEARLY

CASE NAME West Rockland Assoc.
CASE NUMBER 2019-0359-SPH
DATE 10/3/19

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
JAMES GARRETT	P.O. Box 816, 10220 Falls Rd.	Brooklandville, MD 21022	jga2rezt@aol.com
Katherine Johnson	10148 Falls Rd	Brooklandville, MD 21093	klwjohnso1@gmail.com
ROBERT JOHNSON	10148 Falls Rd	Lutherville MD 21093	→
EDIE GARRETT	P.O. BOX 816, 10220 FALLS RD	BROOKLANDVILLE, MD 21022	ediegarrett@aol.com
Bruce E. Oak	3801 Baker Schoolhouse Road	Freeland MD 21053	OOAKFARM@GMAIL.COM
J Neil Lanzi	102 W. Pennsylvania Ave #400	Towson MD 21204	NLANZI@WSSLAW.COM

CASE NO. 2019-0359-SPH

CHECKLIST

Comment Received	Department	Support/Oppose/ Conditions/ Comments/ No Comment
8/22	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	No Comment
7/26	DEPS (if not received, date e-mail sent _____)	Comment
	FIRE DEPARTMENT	
8/14	PLANNING (if not received, date e-mail sent _____)	Comment
8/13	STATE HIGHWAY ADMINISTRATION	No Objection
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: 9/13/19

SIGN POSTING (1st) Date: 9/12/19 by Dook

SIGN POSTING (2nd) Date: 10/1/19 by Dook

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: None
Special Tax Recapture: None
Exempt Class: None

Account Identifier: District - 03 Account Number - 2200002247

Owner Information

Owner Name:	JOHNSON ROBERT H	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	10148 FALLS RD LUTHERVILLE MD 21093-3626	**Deed Reference:**	/09619/ 00757

Location & Structure Information

Premises Address:	FALLS RD LUTHERVILLE 21093-3626	**Legal Description:**	2.464 AC WS FALLS RD 750 FT N OLD COURT RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0007	1060	3030026.04	0000				2020	Plat Ref:

Special Tax Areas: None

Town:	None
Ad Valorem:	None
Tax Class:	None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2.4600 AC	04

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	1,200	1,200		
Improvements	0	0		
Total:	1,200	1,200	1,200	
Preferential Land:	0			

Transfer Information

Seller: JOHNSON ROCKLAND	**Date:** 02/23/1993	**Price:** $1
Type: NON-ARMS LENGTH OTHER	**Deed1:** /09619/ 00757	**Deed2:**
Seller: JOHNSON JOSEPHINE D	**Date:** 10/23/1992	**Price:** $0
Type: NON-ARMS LENGTH OTHER	**Deed1:** /09426/ 00089	**Deed2:**
Seller: JOHNSON JOHN T H ,ET AL	**Date:** 04/20/1990	**Price:** $45,000
Type: ARMS LENGTH IMPROVED	**Deed1:** /08459/ 00840	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00

Tax Exempt: None
Special Tax Recapture: None
Exempt Class: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Informati...

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

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Tax Exempt: None
Exempt Class: None

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Account Identifier: **District** - 03 **Account Number** - 2200002211

Owner Information

Owner Name:	WEST ROCKLAND ASSOCIATION INC	**Use:**	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	C/O JAMES GARRETT PO BOX 816 BROOKLANDVILLE MD 21022-0816	**Deed Reference:**	/08706/ 00485

Location & Structure Information

Premises Address:	FALLS RD 0-0000	**Legal Description:**	20.225 AC WSR FALLS RER 1100 FT 700 N OLD COURT RD

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0069	0007	1218	3030026.04	0000				2020	Plat Ref:

Special Tax Areas: None

Town:	None
Ad Valorem:	None
Tax Class:	None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			20.2200 AC	33

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2019	As of 07/01/2020
Land:	3,500	3,500		
Improvements	0	0		
Total:	3,500	3,500	3,500	
Preferential Land:	3,500			

Transfer Information

Seller: JOHNSON JOHN T H	**Date:** 02/05/1991	**Price:** $1
Type: ARMS LENGTH IMPROVED	**Deed1:** /08706/ 00485	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2019	07/01/2020
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|	0.00|

Tax Exempt: None
Exempt Class: None

Special Tax Recapture: AGRICULTURAL TRANSFER TAX

Homestead Application Information

Homestead Application Status: No... cation

Homeowners' Tax Credit Application Information

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

Case No.: 2019-0359-SPH Falls Road

Exhibit Sheet

Petitioner/Developer PW 11-5-19 Protestants Sen 10-4-19

No. 1	MET Letter	
No. 2	Mr Garrett's statement	
No. 3	PLAN	
No. 4	AERIAL PHOTO	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

Maryland Environmental Trust

Protecting Land Forever

April 12, 2019

West Rockland Association, Inc.
c/o James and Edith Garrett
PO Box 816
Brooklandville, MD 21022

Dear Jim and Edie:

By this letter, I am confirming that you have presented your proposal to MET, joint with Robert Johnson and the Vilars, for adjusting property boundaries of parcels encumbered by MET easements granted in 1982 and 1989 (0075JOH82.BACO, 0172JOH89.BACO, and 0173JOH89.BACO). As we've discussed, the conservation easements that encumber the properties included in the proposal do not restrict subdivision, and therefore would not preclude the proposed changes. Moreso, It is clear that the proposed changes will enhance your collective abilities to manage the various properties while maintaining the conservation values for which the properties were conserved with MET. MET not only has no objection to the proposed changes as presented to MET, but is supportive of the proposal for the reasons just cited.

Please feel free to contact me with any questions or concerns.

Sincerely,

Jon Chapman
Stewardship Manager

Cc: John Turgeon, Acting Director
Megan Benjamin

PETITIONER'S

EXHIBIT NO. 1

100 Community Place • First Floor • Crownsville, MD 21032-2023 • 410.514.7900 • TOLL FREE 877.514.7900 • FAX 410.514.7919
www.dnr.maryland.gov/met

Presentation by Jim Garrett before Zoning Hearing Case Number 2019-0359-SPH

My cousin, Robert Johnson – "Bobby"--, and I are current stewards of land in the community of Rockland that has been in our family for almost three hundred years, and we honor the decisions made by our ancestors, who thoughtfully addressed the needs of family and community in the context of ever-changing times.

I would like to highlight some of the history of Rockland that is relevant to this hearing and our request for a non-density transfer.

In the aftermath of WW II, our widowed great-grandmother offered to each of her nine surviving grandchildren the gift of land and the opportunity to build homes in which to raise their families at Rockland. Bobby and I are descendants of two who accepted her offer. All of her offspring remained engaged in the enterprise of Rockland, which then included a thriving mill village of stone houses and businesses built by the family in the 1800's along the Jones Falls at the eastern edge of the Green Spring Valley.

During the decades that followed, the growing Johnson clan created a succession of family holding companies to manage the land and improvements that they held in common. The West Rockland Association, Inc., ("WRA") formed in 1990, of which I am the sole shareholder, is the current iteration. The holdings of WRA today include approximately 30 acres of pastureland and 20 acres of woodland along a tributary of the Jones Falls.

The parcels of land under consideration for the non-density transfer are in perpetual conservation easements, granted by the Maryland Environmental Trust

PETITIONER'S

EXHIBIT NO. Z

(over)

(MET), in the 1980's. There are no density rights. MET has deemed the parcels "agricultural." This would be a "raw ground to raw ground" transfer, and MET has approved the proposed transfer.

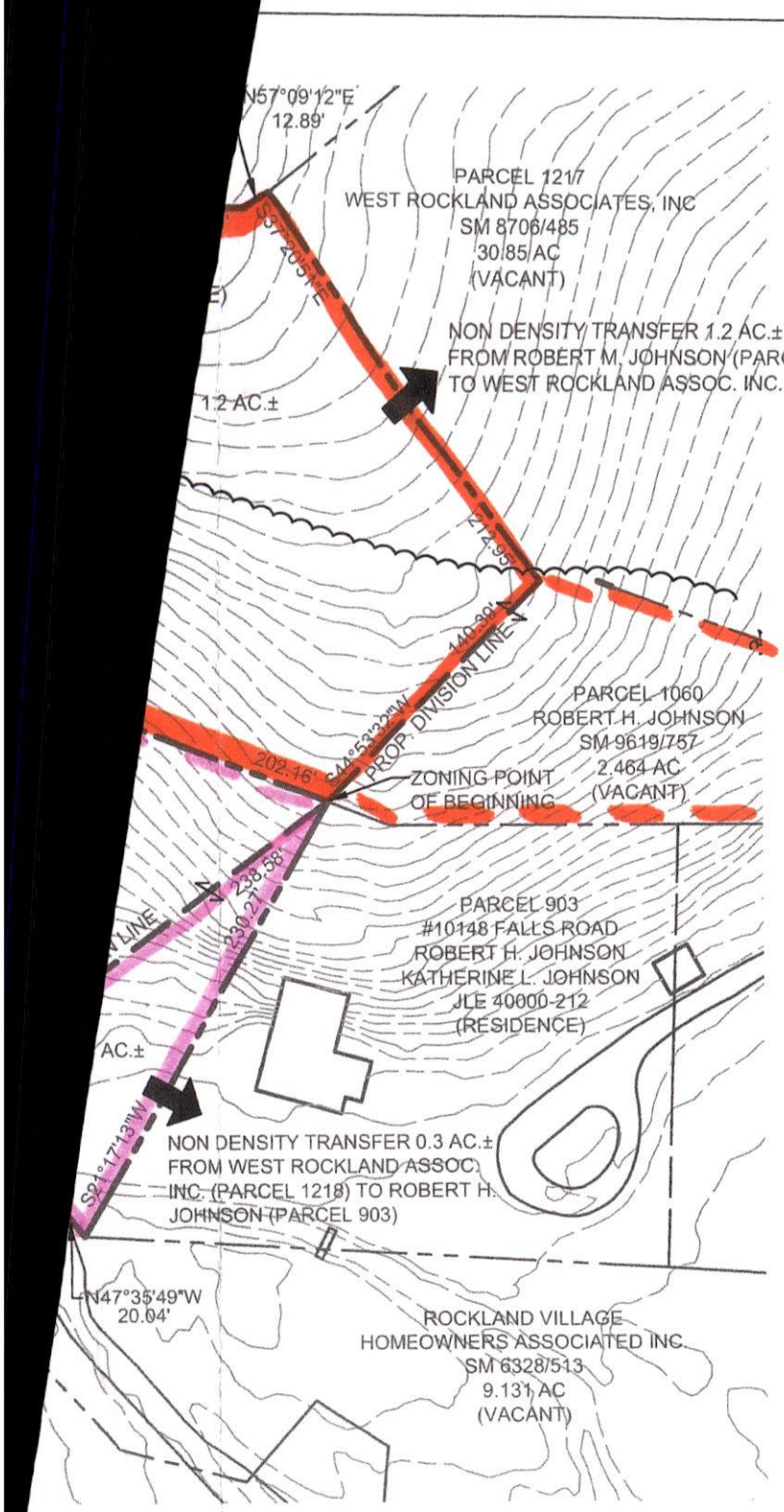
At this point, towards the end of our time as the family's elders on the land, Bobby and I seek to make modifications intended to address two matters.

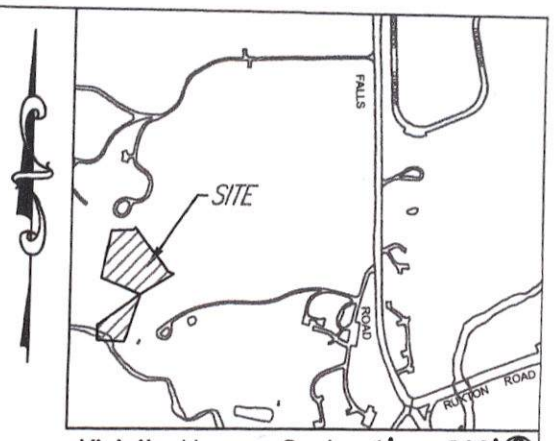
First, is the desire to connect two parcels of WRA land that are currently separated by a parcel deeded to Robert H. Johnson—Bobby. Connecting them will facilitate the periodic inspections by MET and also allow servicing Parcel 1218, which is currently inaccessible without crossing Bobby's land.

Second, is the desire to maintain pasture acreage for the horses boarding at the Rockland Barn. For nearly two centuries the historic Rockland Barn has sheltered animals. Today, horses graze in a pasture that extends across the property line into Bobby's Parcel 1060. To ensure that the horses would have access only to land under the jurisdiction of WRA, Bobby offered to grant to WRA the portion of his parcel that is in the pasture. We both feel that well-defined boundaries are a necessity in our current litigious society.

This generous gesture on Bobby's part—a gain for WRA of 1.2 acres of pasture and, for him, a gain of an 0.3-acre parcel of WRA's woodland adjacent to his home—solves both issues we are trying to address.

He and I aspire to be stewards as thoughtful as our ancestors were, while, through our actions, inspiring our grandchildren, the ninth generation to walk this land.





Vicinity Map – Scale: 1' = 800'

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
WEST ROCKLAND ASSOCIATION INC. PROPERTY
AND
ROBERT H. JOHNSON PROPERTY

BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

REVISION	Date: 6/12/19
	Scale: 1'=80"

PETITIONER'S

EXHIBIT NO. 3

GENERAL SITE INFORMATION

1. Ownership Parcel 1060: Robert H. Johnson
   10148 Falls Road Lutherville, MD 21093
2. Ownership Parcel 1218: West Rockland Association Inc
   James Garrett P.O. Box 816 Brooklandville, MD 21022
3. Deed references: Parcel 1060 SM 9619/757
   Parcel 1218 SM 8706/485
4. Areas (per SDAT): Parcel 1060 2.464 Ac. / Parcel 1218 20.225 ac.
5. Tax Map / Parcel / Tax account #: 69 / 1060 / 22-00-002247
   69 / 1218 / 22-00-002211
6. Election District: 3 Councilmanic District: 2
   ADC Map: 4578C6 GIS tile: 069A2 Position sheet: 38NW11
   Census tract: 403803 Census block: 240054038032
   Schools: Riderwood ES / Fort Garrison ES Dumbarton MS / Pikesville MS
   Towson HS / Pikesville HS
7. The boundaries shown hereon is from the deeds recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS tile 069A2 and the information provided by Baltimore County on the internet.
8. Improvements: The subject properties are vacant

OFFICE OF ZONING

Zoning: DR 1

Parcel 1060 is restricted by a Maryland Environmental Trust (MET) easement
Parcel 1218 is restricted by a Maryland Environmental Trust (MET) easement

The MET has given approval for the exchange of the parcels of land.

Parcel 1060- previous zoning cases approved: R-1971-0055 X, R-1973-0231 X & R-1974-0057
Parcel 1218- no previous zoning cases

ENVIRONMENTAL IMPACT

Watershed: Jones Falls URDL land type: 1

1. There are no underground storage tanks on the subject property.
2. The subject property is not in the Chesapeake Bay Critical Area.
3. The subject property is not located within a 100 year flood plain.

OFFICE OF PLANNING

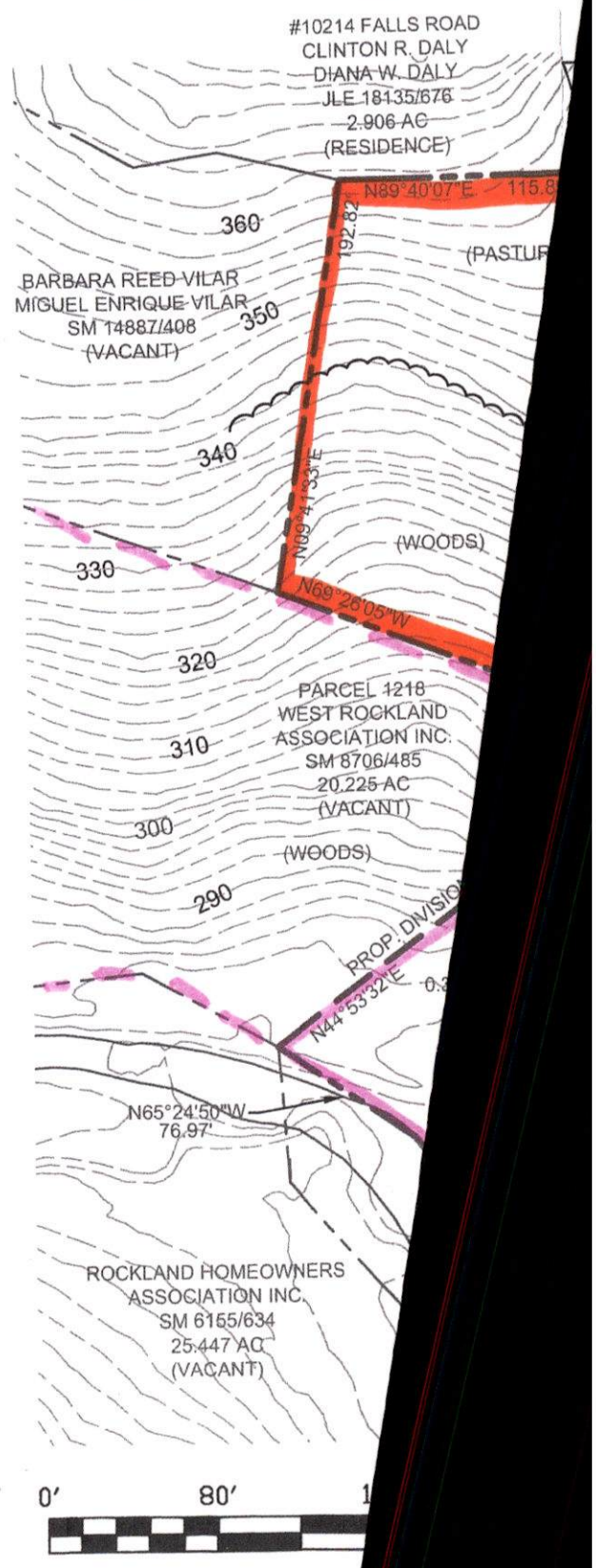
Regional Planning District: Pikesville District Code: 313

Growth Tier: 4

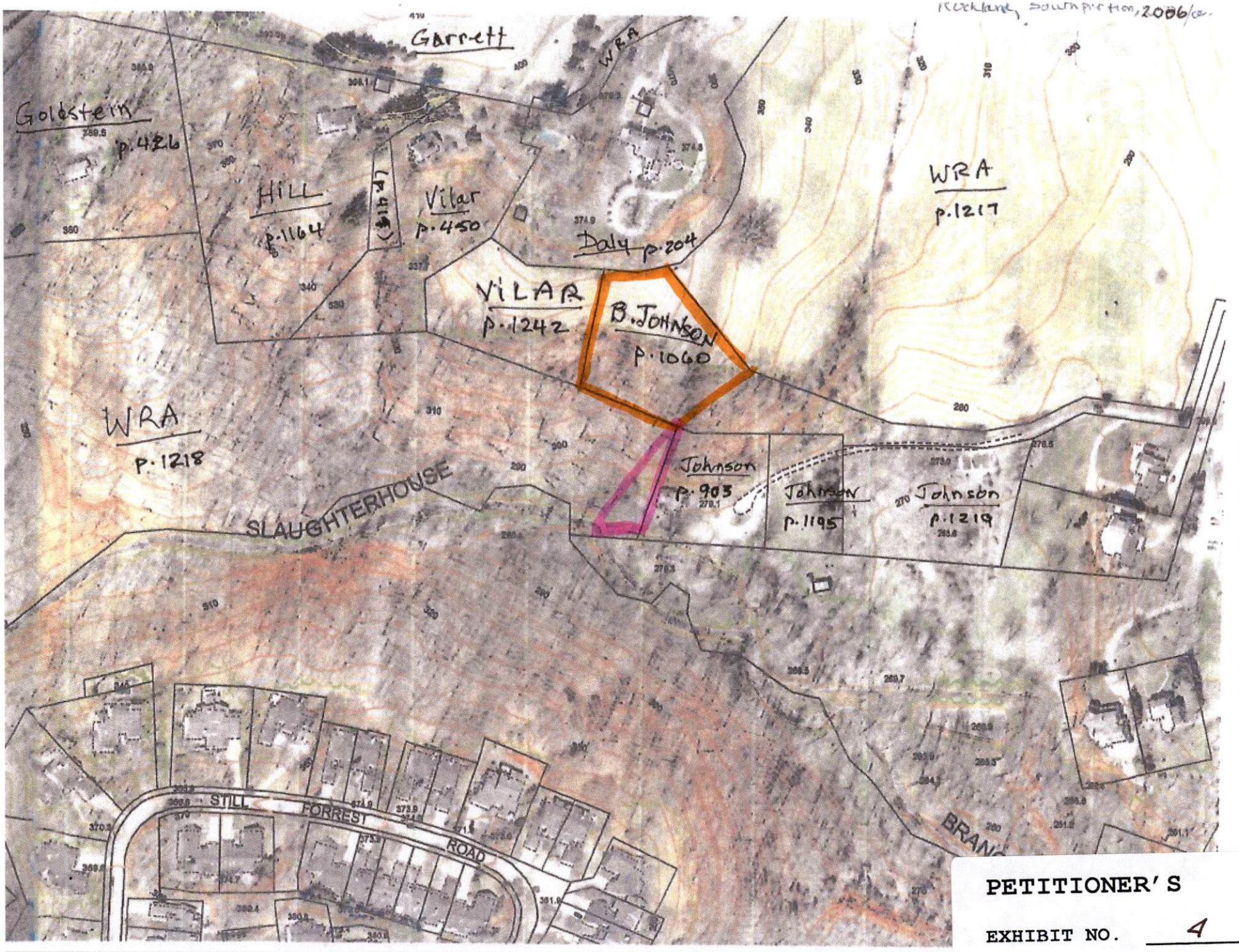
1. The subject properties are vacant. The subject properties are not in a historic district.

PROPOSED DEVELOPMENT

The exchange of parcels of land between adjoining owners.



Rockland, Southption, 2006/c.



PETITIONER'S

EXHIBIT NO. 4

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   10148 Falls Road Lutherville, MD 21093
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   Parcel 1218 SM 8706/485
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   69 / 1218 / 22-00-002211
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OFFICE OF ZONING

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ENVIRONMENTAL IMPACT

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OFFICE OF PLANNING

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Growth Tier: 4

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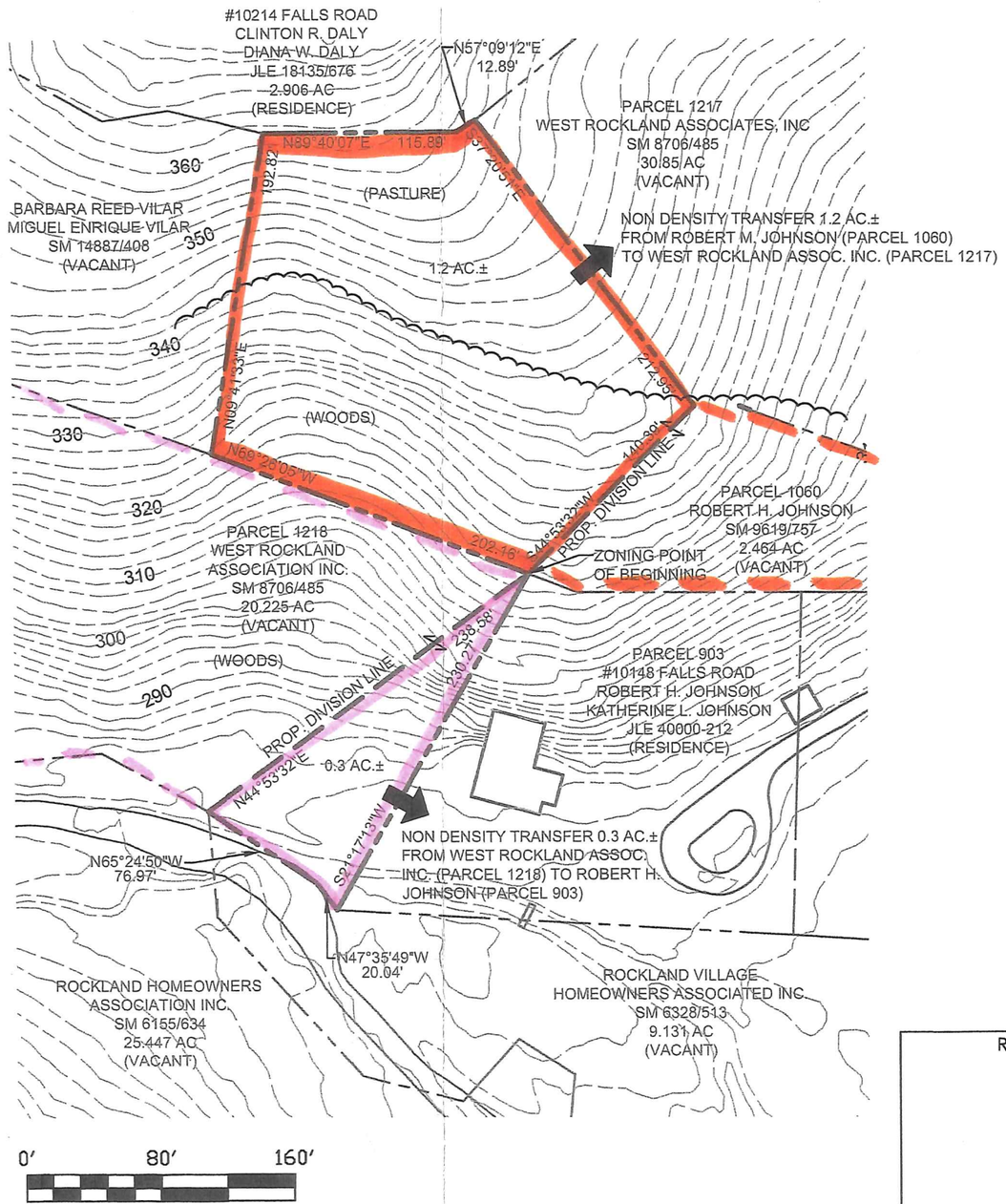

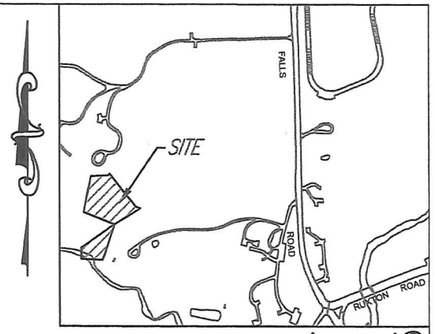

Vicinity Map – Scale: 1' = 800'

REVISION

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
WEST ROCKLAND ASSOCIATION INC. PROPERTY
AND
ROBERT H. JOHNSON PROPERTY

BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

Date: 6/12/19
Scale: 1"=80'

PETITIONER'S

EXHIBIT NO. 3

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OFFICE OF PLANNING

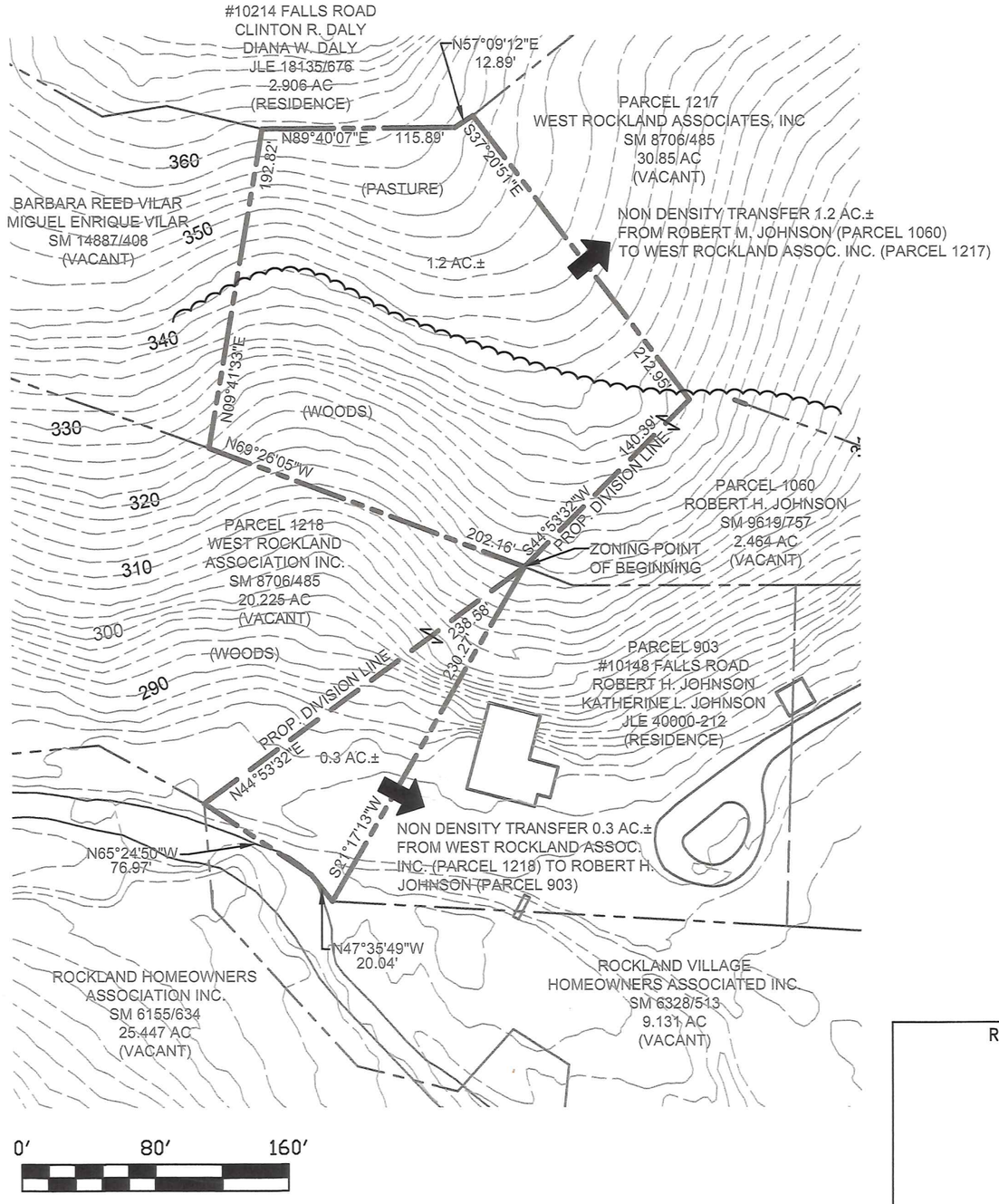
Regional Planning District: Pikesville District Code: 313

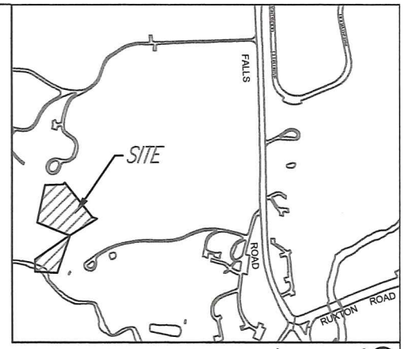
Growth Tier: 4

1. The subject properties are vacant. The subject properties are not in a historic district.

PROPOSED DEVELOPMENT

The exchange of parcels of land between adjoining owners.





Vicinity Map – Scale: 1' = 800'

STATE OF MARYLAND
BRUCE EDWIN DOAK
531
PROPERTY LINE SURVEYOR

Bruce E. Doak Consulting, LLC
Land Use Expert and Surveyor
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PLAN TO ACCOMPANY A ZONING PETITION
FOR THE
WEST ROCKLAND ASSOCIATION INC. PROPERTY
AND
ROBERT H. JOHNSON PROPERTY

BALTIMORE COUNTY, MARYLAND
3rd ELECTION DISTRICT 2nd COUNCILMANIC DISTRICT

REVISION	
	Date: 6/12/19
	Scale: 1"=80"

CASE # 2019-0359-SPH