

MEMORANDUM

DATE: February 19, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0542-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 18, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR VARIANCE

(Lot 10 Murray Hill Road)

9th Election District

2nd Council District

MCC Properties, LLC

Legal Owner

Petitioner

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BEFORE THE OFFICE

OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2019-0542-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by MCC Properties, LLC, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from § 1B02.3.C.1 of the Baltimore County Zoning Regulations (“BCZR”) to allow a proposed dwelling on a lot with a lot width of 85 ft. in lieu of the required 100 ft. and a lot size of 18,700 square feet required in a DR 2 zone. A site plan was marked as Petitioner’s Exhibit 1.

Christopher Block, President of MCC Properties, LLC appeared in support of the petition. Timothy Kotroco, Esq. represented Petitioner. The builder, James Scala, was also in attendance. Two neighbors from the Murray Hill community, Mary O’Byrne, and Alex Bushel, attended as interested citizens. The Petition was advertised and posted as required by the BCZR. No substantive Zoning Advisory Committee (“ZAC”) comments were received from any of the County reviewing agencies.

Petitioner called Professional Engineer, Dan Loveless, of WRA Engineering, the firm that prepared and sealed the site plan. He was accepted as an expert in engineering and in the BCZR. His *curriculum vitae* was admitted as Petitioner’s Exhibit 2. Mr. Loveless testified that the site is approximately 18,700 square feet in size and is zoned DR 2. He further explained that this parcel

ORDER RECEIVED FOR FILING

Date 1/17/2020

By Sen

is in the Murray Hill subdivision whose plat was recorded in 1939, prior to the adoption of the BCZR. The lot is typical of those in this neighborhood in that it is slightly narrower and has slightly less total square footage than the 100 ft. / 20,000 sq. ft. required by the current DR 2 regulations. He then explained, by reference to the site plan, that the proposed residential structure meets all the BCZR setbacks and that the only relief needed are the width and total area variances. A high-lighted copy of the Murray Hill plat was admitted as Petitioner's Exhibit 3 and Mr. Loveless explained that the lots marked in orange are all sub-standard in width, and those in green are sub-standard in total square footage. These lots make up virtually the entire sub-division. He testified that numerous similar variances have been granted in this neighborhood. He also testified that the engineers and builder have met with the Murray Hill Architectural Committee on a continuing basis regarding the design of the proposed residence and its landscaping. A letter from the Murray Hill Architectural Committee was admitted as Petitioner's Exhibit 7, and states in relevant part that "the design was an excellent use of the available space and that the overall design is consistent with the existing homes in the neighborhood."

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).

As noted above, the parcel in question is within a subdivision whose plat was recorded in 1939, prior to the adoption of the BCZR. The lots in this subdivision fail to meet the width and total area requirements of the current DR 2 zone. As such the property is unique. If the Regulations were strictly interpreted, Petitioner would experience a practical difficulty because it would be

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Date 11/17/2020
By sen

unable to develop the property at all, even though all other setback requirements can be met. Finally, I find that the variance can be granted in harmony with the spirit and intent of the BCZR, and in such manner as to grant relief without injury to the public health, safety and general welfare. This is demonstrated by the absence of community opposition, or County agency opposition.

I also find that the record evidence establishes that the Petitioner is entitled to relief under BCZR § 304.1 because the lot in question was duly recorded prior to 1955; all other height and area requirements are met; and the owner does not own sufficient adjoining land to conform to the DR 2 width and area requirements.

THEREFORE, IT IS ORDERED, this 17th day of **January, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to the Baltimore County Zoning Regulations to allow a proposed dwelling on a lot with a lot width of 85 ft. in lieu of the required 100 ft. and a lot size of 18,700 square feet required in a DR 2 zone, be and hereby is GRANTED.

IT IS FURTHER ORDERED, that the use of this lot to construct a single family home on an undersized lot pursuant to BCZR § 304.1 be and hereby is GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at its own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioner would be required to return the subject property to its original condition.
2. Petitioner shall conform to the DOP comments regarding the Baltimore County Design Review Panel and shall continue to provide proposed plans to the Murray Hill Architectural Committee as the design is refined.

ORDER RECEIVED FOR FILING

Date

1/17/2020

By

Sen

Any appeal of this decision must be made 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 1/17/2020

By sen



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 Lot 10 Murray Hill Road which is presently zoned DR-2

Deed References: 42123/0238

10 Digit Tax Account # 0918472371

Property Owner(s) Printed Name(s) MCC PROPERTIES, LLC

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

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

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

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

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

SEE ATTACHED

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 City State

Zip Code Telephone # Email Address

Attorney for Petitioner:

Timothy M. Kotroco, Esq.

Name- Type or Print

Signature

305 Washington Avenue, Ste 502 Towson MD

Mailing Address City State

21204 410-299-2943 tkotroco@gmail.com

Zip Code Telephone # Email Address

Legal Owners (Petitioners):

MCC PROPERTIES, LLC By: Christopher Block, Pres.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature # 2

Mailbox 4, E. Eager Street Baltimore MD

Mailing Address City State

21202 202-438-3112 cblock@meadowbrookcompany.com

Zip Code Telephone # Email Address

Representative to be contacted:

Same as Attorney for Petitioner

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2019-0542-A Filing Date 12/12/19

Do Not Schedule Dates: Reviewer gh

Drop-off

ATTACHMENT TO VARIANCE PETITION

The Petitioner, requests the following zoning relief:

1. **VARIANCE RELIEF** from section 1B02.3.C.1 of the BCZR to allow a proposed dwelling on a lot with a lot width of 85 ft. in lieu of the required 100 ft. and a lot size of 18,700 sq. ft. in lieu of the 20,000 sq. ft. required in a DR 2 zone,

AND For such other and further relief as the nature of this cause may require.

2019-0542-A
n- lf

December 9, 2019

Zoning Description
For
MCC Properties LLC
Murray Hill Road

Beginning at a point on the East side of Murray Hill Road, which is 30 feet wide, at the distance of 159.77 feet North from the North side of the Bellona Avenue. Being Lot 10, in the subdivision of Murray Hill, as recorded in Baltimore County Plat Book 12, Folio 42, and containing 18,700 sq.ft. of land. Also known as Murray Hill Road and located in the 9th Election District, 2nd Councilmanic District.



Brian Dietz

12-7-19

2019-0542-A
Drop off

The Daily Record

200 St. Paul Place Suite 2480

Baltimore, Maryland 21202

1 (443) 524-8100

www.thedailyrecord.com

PUBLISHER'S AFFIDAVIT

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

12/27/2019

Order #: 11828722
Case #: 2019-0542-A
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2019-0542-A



Darlene Miller, Public Notice Coordinator
(Representative Signature)

Baltimore County

NOTICE OF ZONING HEARING

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

CASE NUMBER: 2019-0542-A

Lot 10 Murray Hill Road

E/side of Murray Hill Road, 160 ft. to the centerline of Bellona Avenue

9th Election District - 2nd Councilmanic District

Legal Owners: MCC Properties, LLC

Variance to allow a proposed dwelling on a lot with a lot width of 85 ft. in lieu of the required 100 ft. and a lot size of 18,700 sq. ft. in lieu of the 20,000 sq. ft. required in a DR 2 zone; and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, January 16, 2020 at 11:00 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.

627

PM 1-16-20
11 AM

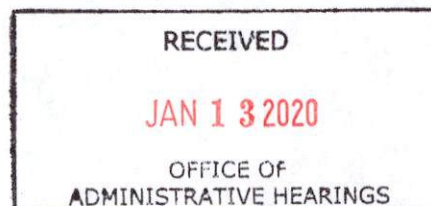
Debra Wiley

From: David Billingsley <dwb0209@yahoo.com>
Sent: Monday, January 13, 2020 10:57 AM
To: Administrative Hearings
Cc: Timothy M. Kotroco
Subject: LOT 10 MURRAY HILL ROAD CASD NO. 2019-0542-A
Attachments: Scan_0645.pdf

CAUTION: This message from dwb0209@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.

POSTING RECERTIFICATION ATTACHED

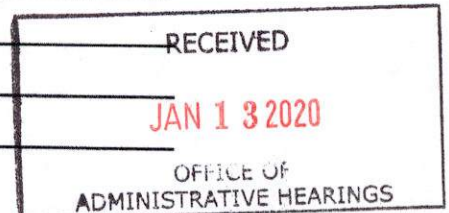
Dave Billingsley
Central Drafting and Design
410-679-8719 OFFICE
410-458-1401 CELL



CERTIFICATE OF POSTING

RECERTIFY 1/13/20
Date: DECEMBER 27, 2019

RE: Project Name: LOT 10 MURRAY HILL ROAD #1
Case Number /PAI Number: 2019-0542-A
Petitioner/Developer: MCC PROPERTIES LLC
Date of Hearing/Closing: JANUARY 16, 2020

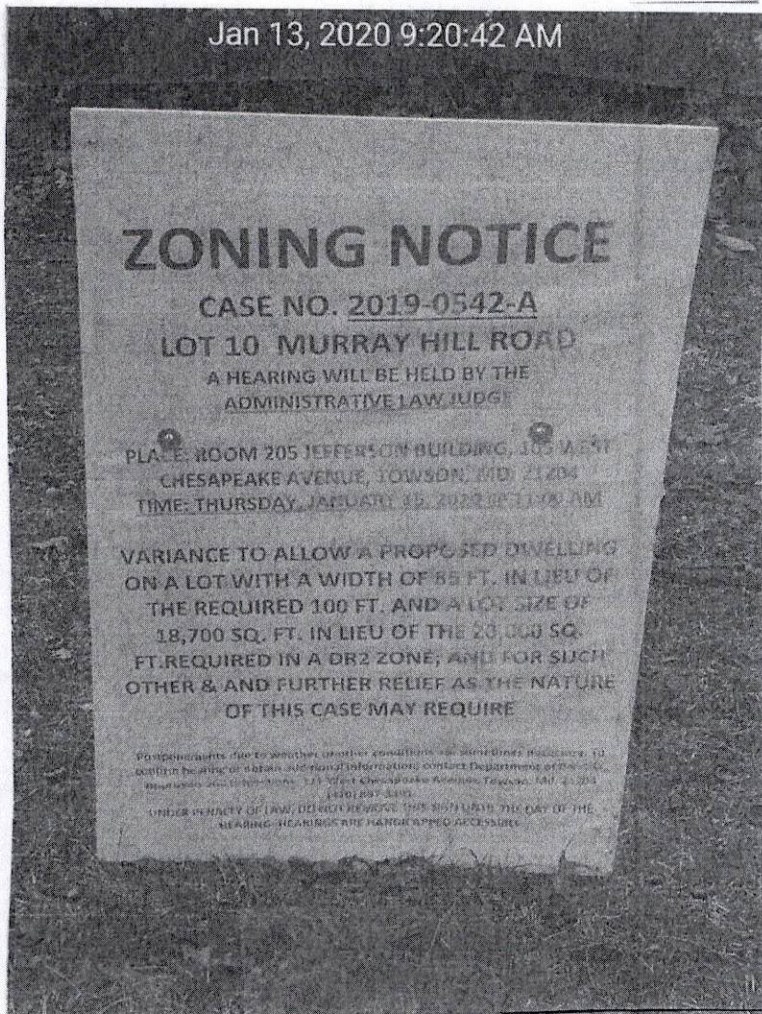


This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at LOT 10 MURRAY HILL ROAD

The sign(s) were posted on _____

RECERTIFY 1/13/20
DECEMBER 27, 2019
(Month, Day, Year)

Jan 13, 2020 9:20:42 AM



David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY
(Printed Name of Sign Poster)

601 CHARWOOD COURT
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040
(City, State, Zip Code of Sign Poster)

(410) 679-8719
(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

RECERTIFY 1/13/20

Date: DECEMBER 27, 2019

RE: Project Name: LOT 10 MURRAY HILL ROAD #2

Case Number /PAI Number: 2019-0542-A

Petitioner/Developer: MCC PROPERTIES LLC

Date of Hearing/Closing: JANUARY 16, 2020

RECEIVED

JAN 13 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

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 LOT 10 MURRAY HILL ROAD

RECERTIFY 1/13/20

DECEMBER 27, 2019

The sign(s) were posted on

(Month, Day, Year)

Jan 13, 2020 9:20:58 AM

David Billingsley
David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

ZONING NOTICE

CASE NO. 2019-0542-A

LOT 10 MURRAY HILL ROAD

A HEARING WILL BE HELD BY THE
ADMINISTRATIVE LAW JUDGE

PLACE: ROOM 205 JEFFERSON BUILDING, 105 WEST
CHESAPEAKE AVENUE, TOWSON, MD. 21204
TIME: THURSDAY, JANUARY 16, 2020 @ 11:00 AM

VARIANCE TO ALLOW A PROPOSED DWELLING
ON A LOT WITH A WIDTH OF 85 FT. IN LIEU OF
THE REQUIRED 100 FT. AND A LOT SIZE OF
18,700 SQ. FT. IN LIEU OF THE 20,000 SQ.
FT. REQUIRED IN A DR2 ZONE; AND FOR SUCH
OTHER & AND FURTHER RELIEF AS THE NATURE
OF THIS CASE MAY REQUIRE

Postsignments due to weather or other conditions are immediately subject to
modification or cancellation. Additional information, contact Department of Planning,
Administrative Inspection, 111 West Chesapeake Avenue, Towson, MD. 21204
(410) 679-8719

POSTSIGNMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE IMMEDIATELY SUBJECT TO
MODIFICATION OR CANCELLATION. ADDITIONAL INFORMATION, CONTACT DEPARTMENT OF PLANNING,
ADMINISTRATIVE INSPECTION, 111 WEST CHESAPEAKE AVENUE, TOWSON, MD. 21204
(410) 679-8719

CERTIFICATE OF POSTING

Date: DECEMBER 27, 2019

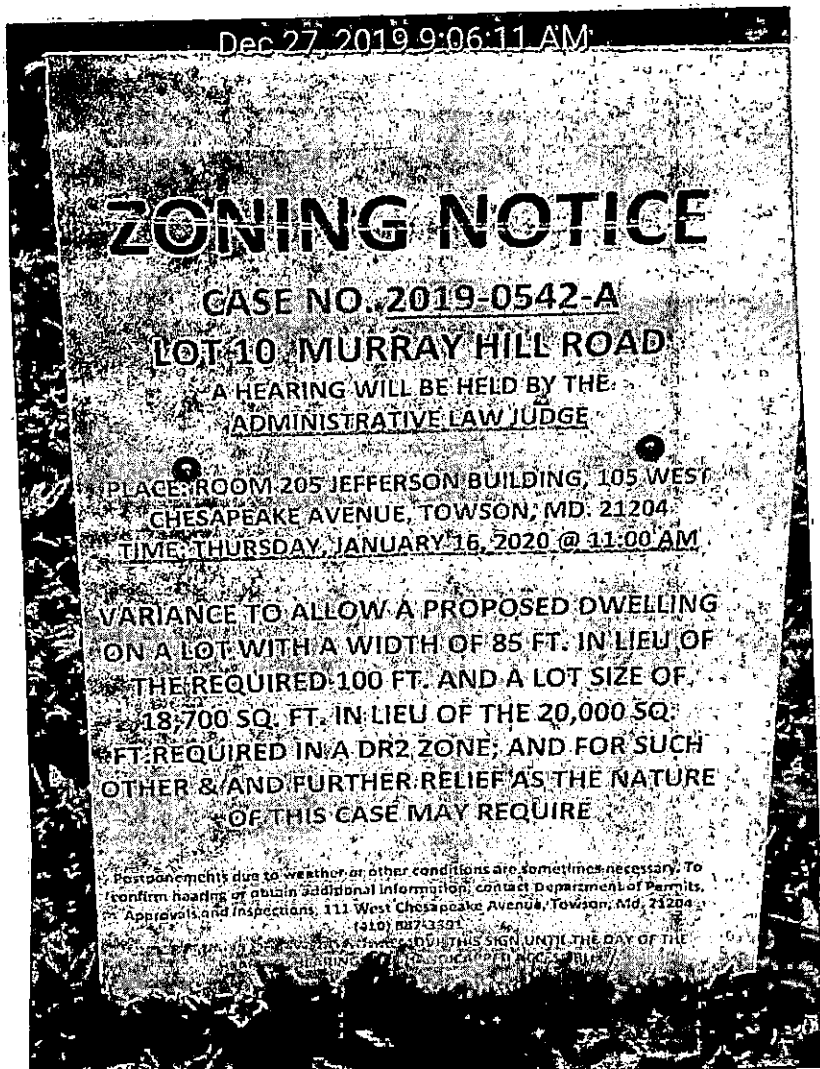
RE: Project Name: LOT 10 MURRAY HILL ROAD #2
Case Number /PAI Number: 2019-0542-A
Petitioner/Developer: MCC PROPERTIES LLC
Date of Hearing/Closing: JANUARY 16, 2020

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 LOT 10 MURRAY HILL ROAD

The sign(s) were posted on

DECEMBER 27, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: DECEMBER 27, 2019

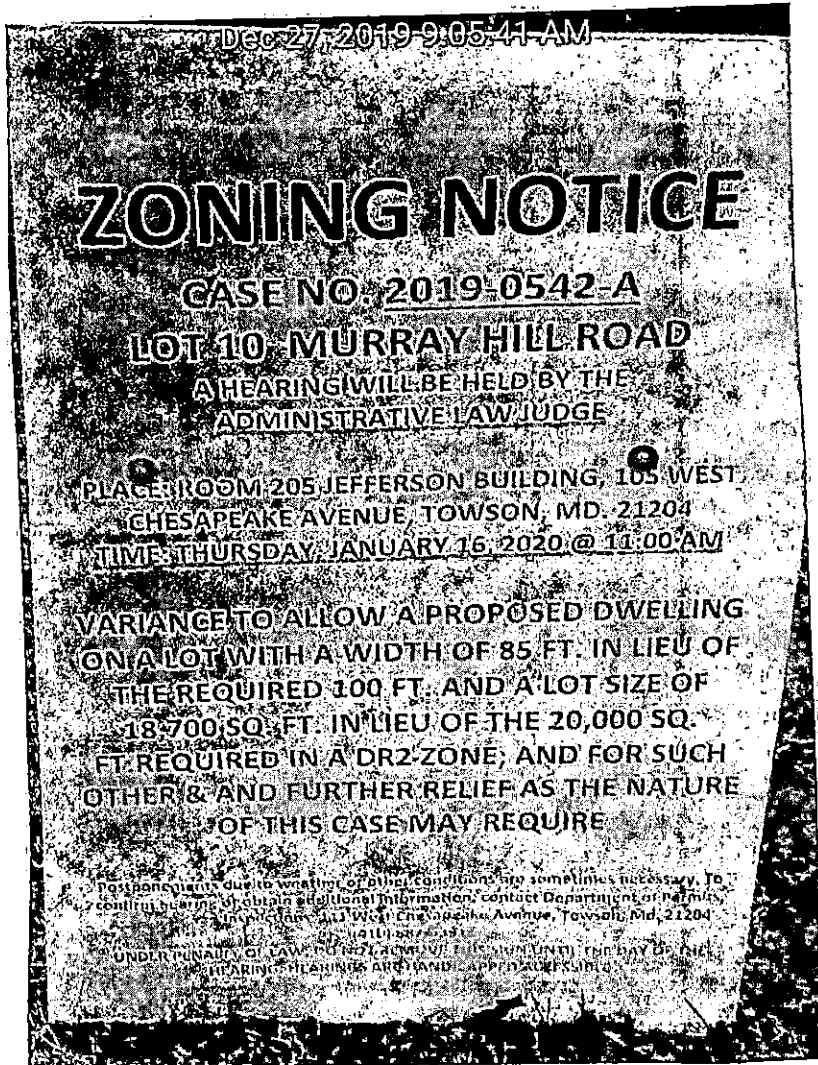
RE: Project Name: LOT 10 MURRAY HILL ROAD #1
Case Number /PAI Number: 2019-0542-A
Petitioner/Developer: MCC PROPERTIES LLC
Date of Hearing/Closing: JANUARY 16, 2020

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 LOT 10 MURRAY HILL ROAD

The sign(s) were posted on

DECEMBER 27, 2019

(Month, Day, Year)



David Billingsley
(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



JOHN A. OLSZEWSKI, JR.
County Executive

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

December 18, 2019

NOTICE OF ZONING HEARING

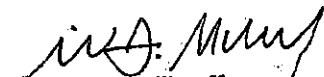
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2019-0542-A

Lot 10 Murray Hill Road
E/side of Murray Hill Road, 159 ft. to the centerline of Bellona Avenue
9th Election District – 2nd Councilmanic District
Legal Owners: MCC Properties, LLC

Variance to allow a proposed dwelling on a lot with a lot width of 85 ft. in lieu of the required 100 ft. and a lot size of 18,700 sq. ft. in lieu of the 20,000 sq. ft. required in a DR 2 zone; and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, January 16, 2020 at 11:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204


Michael Mallinoff
Director

MM:kl

C: Timothy Kotroco, 305 Washington Avenue, Ste. 502, Towson 21204
Christopher Block, Mailbox 4, E. Eager Street, Baltimore 21202

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, DECEMBER 27, 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, December 27, 2019 – Issue

Please forward billing to:

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

410-299-2943

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: 2019-0542-A

Lot 10 Murray Hill Road
E/side of Murray Hill Road, 159 ft. to the centerline of Bellona Avenue
9th Election District – 2nd Councilmanic District
Legal Owners: MCC Properties, LLC

Variance to allow a proposed dwelling on a lot with a lot width of 85 ft. in lieu of the required 100 ft. and a lot size of 18,700 sq. ft. in lieu of the 20,000 sq. ft. required in a DR 2 zone; and for such other and further relief as the nature of this cause may require.

Hearing: Thursday, January 16, 2020 at 11:00 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.

* BEFORE THE OFFICE

* OF ADMINISTRATIVE

* HEARINGS FOR

* BALTIMORE COUNTY

* 2019-542-A

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Grade 5/6

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

RECEIVED

DEC 19 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of December, 2019, a copy of the foregoing Entry of Appearance was mailed to Timothy Kotroco, Esquire, 305 Washington Avenue, Suite 502, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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.

For Newspaper Advertising:

Contract Purchaser/Lessee: _____

Telephone Number: 410 299 2943



JOHN A. OLSZEWSKI, JR.
County Executive

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

January 8, 2020

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

RE: Case Number: 2019-0542-A, Lot 10 Murray Hill 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 December 12, 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,
A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", is written over the words "Very truly yours,".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel
MCC Properties LLC Mailbox 4, E. Eager Street Baltimore MD 21202

BALTIMORE COUNTY, MARYLAND

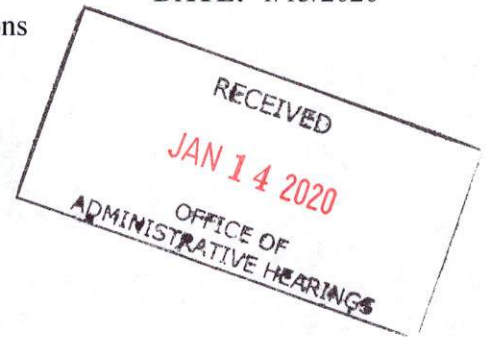
INTER-OFFICE MEMORANDUM

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

DATE: 1/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-542



INFORMATION:

Property Address: Lot 10, Murray Hill Road
Petitioner: MCC Properties, LLC
Zoning: DR 2
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to determine whether or not the administrative law judge should allow a proposed dwelling on a lot with a lot width of 85 feet and size of 18,700 square feet in lieu of the required 100 feet and 20,000 square feet, respectively.

A site visit was conducted on January 2, 2020. According to GIS, other properties along Murray Hill Road with existing dwellings are of the same dimensions.

The property is within the Ruxton/Riderwood/Lake Roland Residential Design Review Panel (DRP) area. Being new construction, the dwelling will require full DRP review and approval prior to issuing building permits. However, since the requested relief is for the undersized lot, the Department of Planning recommends administrative law judge approval prior to submitting any materials to the DRP.

The Department of Planning has no objections to the requested relief. All approval documentation and dwelling elevations should be furnished at the time of permit review reflecting approval by the Design Review Panel.

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

Division Chief:

Jenifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Timothy M. Kotroco, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

1-16-20

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0542-A
Address Lot 10 Murray Hill Road
(MCC Properties, LLC Property)

Zoning Advisory Committee Meeting of **December 23, 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 Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

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

DATE: January 2, 2020

SUBJECT: DEPS Comment for Zoning Item # 2019-0542-A
Address Lot 10 Murray Hill Road
(MCC Properties, LLC Property)

Zoning Advisory Committee Meeting of **December 23, 2019.**

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

Reviewer: Steve Ford

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

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

Date: 12/18/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Case No. 2019-0542-A

*Variance
MCL Properties LLC
Lot 10 Murray Hill Road*

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

Sincerely,



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

WW/RAZ

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

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

DATE: 1/13/2020

FROM: C. Pete Gutwald
Director, Department of Planning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS
Case Number: 19-542

INFORMATION:

Property Address: Lot 10, Murray Hill Road
Petitioner: MCC Properties, LLC
Zoning: DR 2
Requested Action: Variance

The Department of Planning has reviewed the petition for variance to determine whether or not the administrative law judge should allow a proposed dwelling on a lot with a lot width of 85 feet and size of 18,700 square feet in lieu of the required 100 feet and 20,000 square feet, respectively.

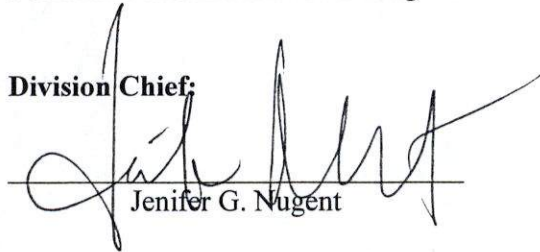
A site visit was conducted on January 2, 2020. According to GIS, other properties along Murray Hill Road with existing dwellings are of the same dimensions.

The property is within the Ruxton/Riderwood/Lake Roland Residential Design Review Panel (DRP) area. Being new construction, the dwelling will require full DRP review and approval prior to issuing building permits. However, since the requested relief is for the undersized lot, the Department of Planning recommends administrative law judge approval prior to submitting any materials to the DRP.

The Department of Planning has no objections to the requested relief. All approval documentation and dwelling elevations should be furnished at the time of permit review reflecting approval by the Design Review Panel.

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

Division Chief:



Jenifer G. Nugent

CPG/JGN/LTM/

c: Bill Skibinski
Timothy M. Kotroco, Esquire
Office of the Administrative Hearings
People's Counsel for Baltimore County

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

CASE NO. 2019-

0542-A

CHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

DEVELOPMENT PLANS REVIEW

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

1/2/2020

DEPS

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

no comment

FIRE DEPARTMENT

1/14/20

PLANNING

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

no obj
w/ comment

12/18/19

STATE HIGHWAY ADMINISTRATION

no objection

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION

(Case No. _____)

PRIOR ZONING

(Case No. _____)

NEWSPAPER ADVERTISEMENT

Date:

12/27/19

The Daily
RecordSIGN POSTING (1st)

Date:

12/27/19

by Belingsley

SIGN POSTING (2nd)

Date:

1/13/20

by 11 11

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	
Special Tax Recapture: None					
Account Identifier:		District - 09 Account Number - 0918472371			
Owner Information					
Owner Name:		MCC PROPERTIES LLC		Use:	RESIDENTIAL
Mailing Address:		MAILBOX 4 6 EAST EAGER ST BALTIMORE MD 21202-		Principal Residence:	NO
				Deed Reference:	/42123/ 00238
Location & Structure Information					
Premises Address:		MURRAY HILL RD 0-0000		Legal Description:	
MURRAY HILL					
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref:
0069	0024	0853	9020031.04	0000	10 2020
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	
				18,700 SF	
				County Use	
				04	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
			/		
Garage					
Last Notice of Major Improvements					
Value Information					
		Base Value		Value	
				As of	
				01/01/2020	
Land:		18,700		158,900	
Improvements		4,000		4,200	
Total:		22,700		163,100	
Preferential Land:		0		22,700	
				69,500	
				0	
Transfer Information					
Seller: ROME FRANCES R		Date: 11/15/2019		Price: \$295,000	
Type: ARMS LENGTH VACANT		Deed1: /42123/ 00238		Deed2:	
Seller: ROME MORTON E		Date: 09/28/1998		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /13177/ 00730		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:		Class		07/01/2019	
County:		000		0.00	
State:		000		0.00	
Municipal:		000		0.00 0.00	
				0.00 0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: No Application					
Homeowners' Tax Credit Application Information					

DAN LOVELESS, PE

Civil Engineer

Dan brings a deep portfolio of experience for site/civil projects in the Baltimore area. His experience includes master planning and full design of site development, demolition, erosion and sedimentation plans, stormwater management, and utility and infrastructure improvements.

Anthem House, Baltimore, MD

Civil Engineer. Site/civil design for a new \$100M multi-story, 400,000 SF urban revitalization project that included 292 apartments, 20,000 SF of office and retail, and a 450-space parking garage. Includes creation of access points, coordination with utility infrastructure, innovative SWM, streetscaping, and extensive permits/approvals and developer's agreements.

Pierce's Park, Baltimore, MD

Civil Engineer. Design of an innovative park centered on two circular open/play areas, and includes indigenous trees, native plantings, willow tunnels, four micro-bioretenment facilities that incorporate water collected from adjacent pavers. Dan worked with the City and State in order to obtain permit approvals for stormwater management, erosion and sediment control, and critical area requirements.

ALTA47 Townhomes, Baltimore, MD

Civil Engineer. Planning and site/civil design for the development of 47 new townhomes. Included coordination with the Site Plan Review Committee, stormwater management, erosion and sediment control, Developer's Agreement, Critical Area and Afforestation Mitigation, maintenance of traffic, demolition and building permit approvals. The razing effort consisted of roughly 17,000 GSF of buildings and required that the Demolition Application process be coordinated with Baltimore City, MDE, and a licensed demolition contractor to ultimately obtain permitting approval.

Marketplace at Fells, Baltimore, MD

Civil Engineer. Site/civil design for two new mixed-use buildings, straddling Broadway Market in historic Fells Point. Project included surveys, site planning, site design including layout, grading, utility service connections, stormwater management and sediment control, and Chesapeake Bay Critical Area permitting and approval.

■ **Education**

BS/2007/Civil & Environmental Engineering/
Virginia Tech

■ **Registration**

2013/Civil Engineer/MD #44130

■ **Years with WRA 12**

■ **Total Years of Experience 12**

Stavros Niarchos Foundation Agora Institute at Johns Hopkins University, Baltimore, MD

Civil Engineer. Assessment of 18 sites and development of technical and budget information to assist the University in determining the best location for a new building ranging in size from 20,000 to 90,000 SF. Assessment included data collection, documentation analysis of each site for utility and infrastructure improvements, regulatory and permitting reviews and requirements, zoning, parking, buildable footprint limitations, and environmental constraints.

Amazon Distribution Center, Baltimore, MD

Civil Engineer. Development of a new 1.2 million SF sorting/distribution facility on a 65-acre site. Included the preparation of an ALTA survey, design of site demolition, grading, utilities, stormwater management, erosion and sediment control plan, lighting, landscaping, and maintenance of traffic plan. Permits/approvals included Baltimore City Site Plan Review, PWA's for water service, electrical ductbank, and streetscaping, building permit, and Critical Area Management Program.

Mercy Hospital, Baltimore, MD

Civil Engineer. Site design for a new 21-story, 700,000 SF hospital. Included site plan and design, accelerated and phased Public Works Agreement for utility relocations, BGE coordination, City Department of Transportation coordination, and Public Works Agreements.

PETITIONER' S

EXHIBIT NO.

2





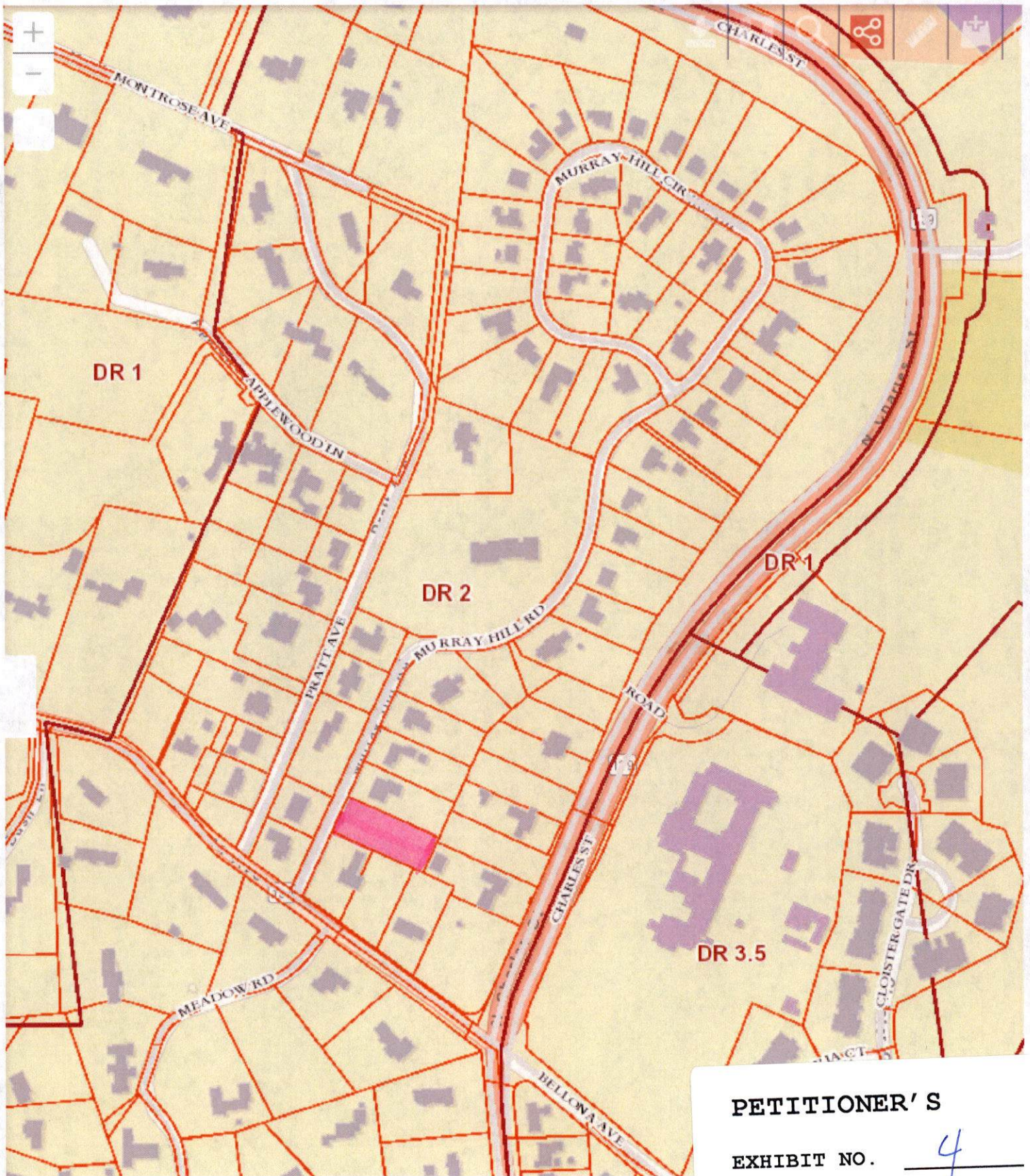
PLAT OF
RE-SURVEY AND RE-SUBDIVISION OF LOTS
MURRAY HILL
1939
NORTH DISTRICT—BALTIMORE COUNTY—MARYLAND

Scale: 60 Feet to One Inch
Howard C. Seltzer
Surveyor & Civil Engineer
Baltimore April 27, 1939

PETITIONER'S
EXHIBIT NO. 3



Baltimore County - My Neighborhood



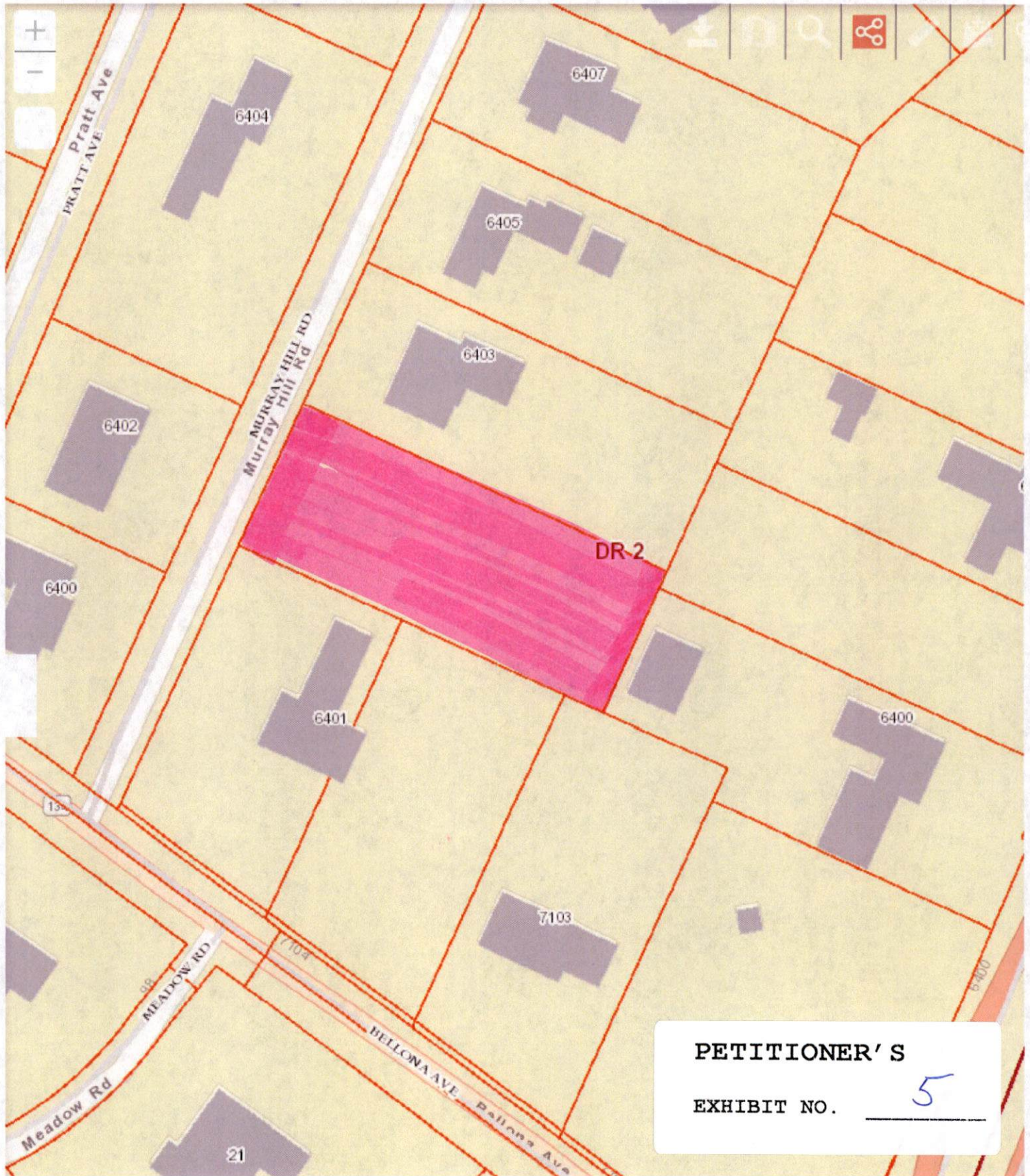
PETITIONER'S

EXHIBIT NO.

4



Baltimore County - My Neighborhood



PETITIONER'S

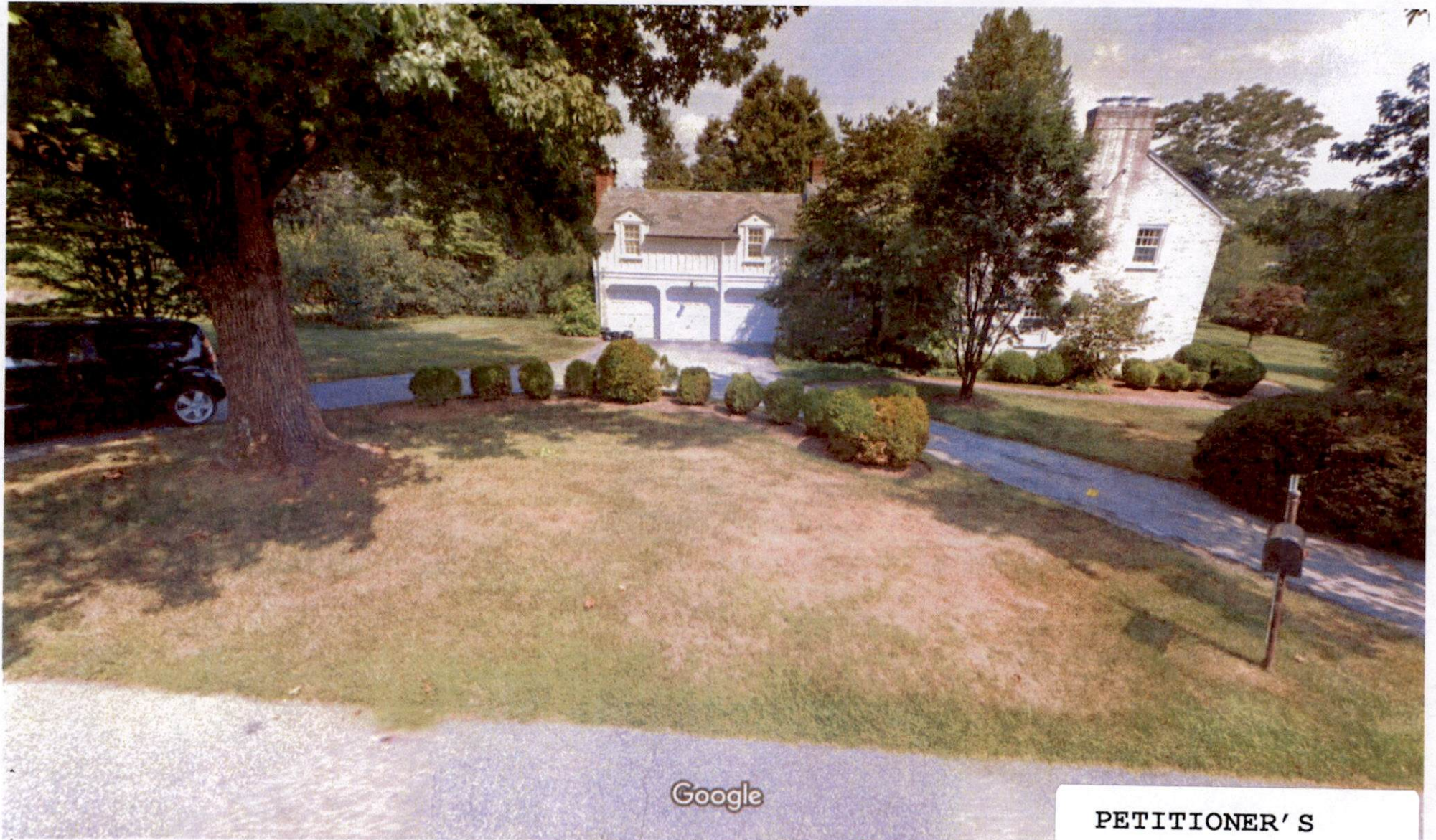
EXHIBIT NO. 5

60ft

-76.627 39.384 Degrees

Google Maps

6404 Murray Hill Rd



Google

PETITIONER' S

EXHIBIT NO. 6

A

Google Maps

6403 Murray Hill Rd



Image capture Jul 2012 © 2020 Google

B

W

Google Maps

6403 Murray Hill Rd



Image capture: Jul 2012 © 2020 Google

C



From: Rush Loving <rushlovingjr@gmail.com>
Sent: Thursday, October 31, 2019 2:30 PM
To: Christopher Block <chuck@meadowbrookcompany.com>
Subject: Lot 10

MURRAY HILL ARCHITECTURAL COMMITTEE

October 31, 2019

, President

Brook Construction Company

er Street

Box 4

Baltimore, MD 21202

Dear Chris:

The Murray Hill Architectural Committee (the "Committee") met last evening and we are pleased to inform you that the plans and specifications that you provided to the Committee have been approved. The members agreed that the design was an excellent use of the available space and that the overall design is consistent with the existing homes in the neighborhood.

As you have pointed out, the feasibility of the site necessitates the removal of the large sugar maple tree on the left side of the lot, approximately 120 feet from the road. The Committee concurs with the proposal by Carl Buhlman that the sugar maple tree be removed provided that two trees of at least 20 feet in height are planted elsewhere on the lot. Placement of the trees shall be at your discretion.

Per the notations on the plans and your conversations with Ehren Gaag, the brand of roof shingles (synthetic slate), exterior paint and trim colors will be provided to the Committee for approval.

The issue of most concern for the Committee has been the size of the au pair suite above the three-car garage. As you have been advised, the Murray Hill Covenants restrict the dwelling to occupation by a single family. A prospective purchaser of the home must be informed of this restriction prior to settlement, so that any such purchaser would not be denied rental income from the au pair suite. **The Committee will rigorously enforce this covenant.**

Finally, the Committee would like to be kept apprised of your timeline for completion, as well as being notified of any lengthy work stoppages. Any exterior changes to the design of the residence or au pair suite shall be submitted to the Committee for review and approval. Also, to accommodate the residents of the community, we request a temporary gravel parking pad, large enough for at least two trucks, on the site.

PETITIONER'S

EXHIBIT NO. 2

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shall be **expli**
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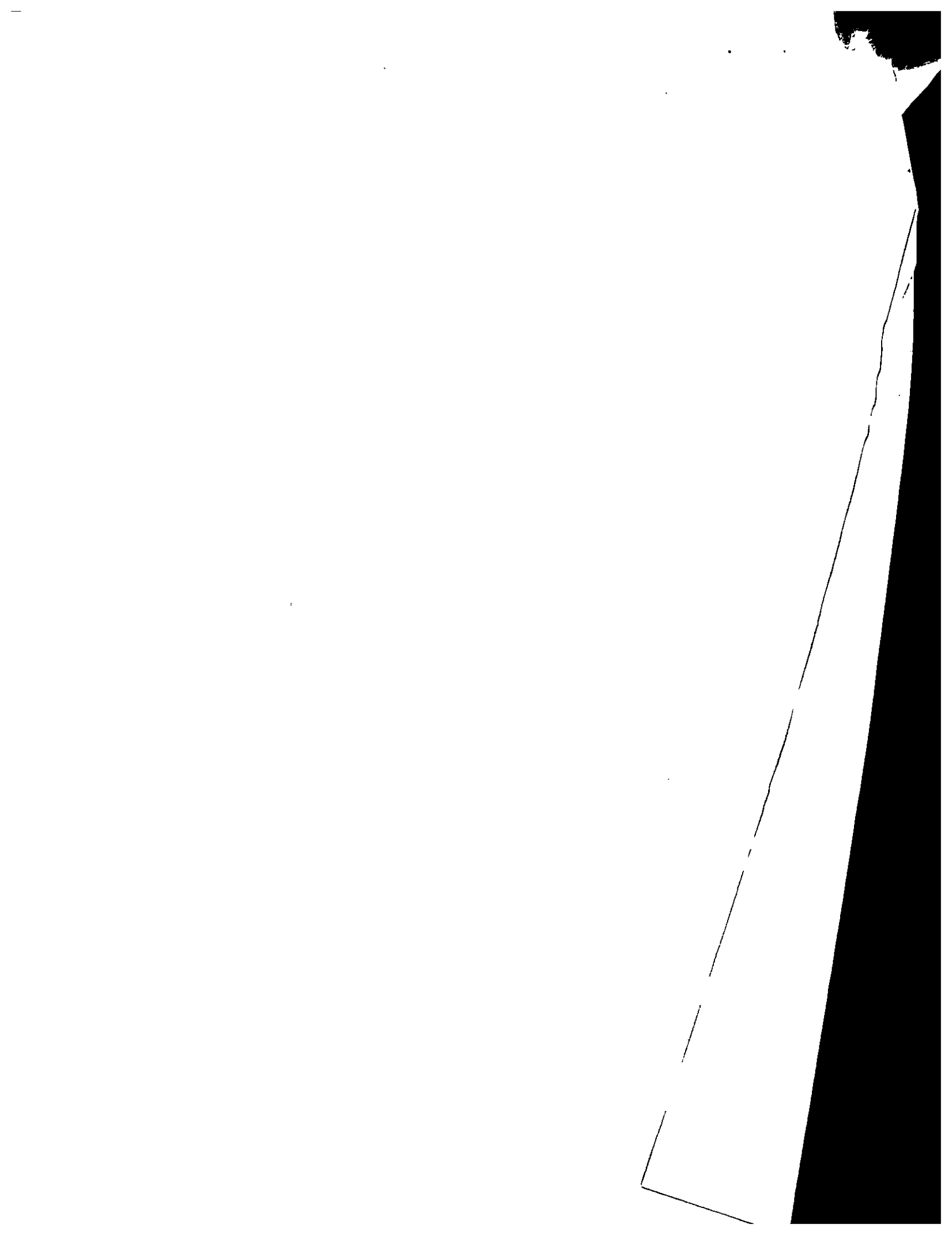
for commencer
for cosmetic or
the Committee
strongly urge yo
e. This will red

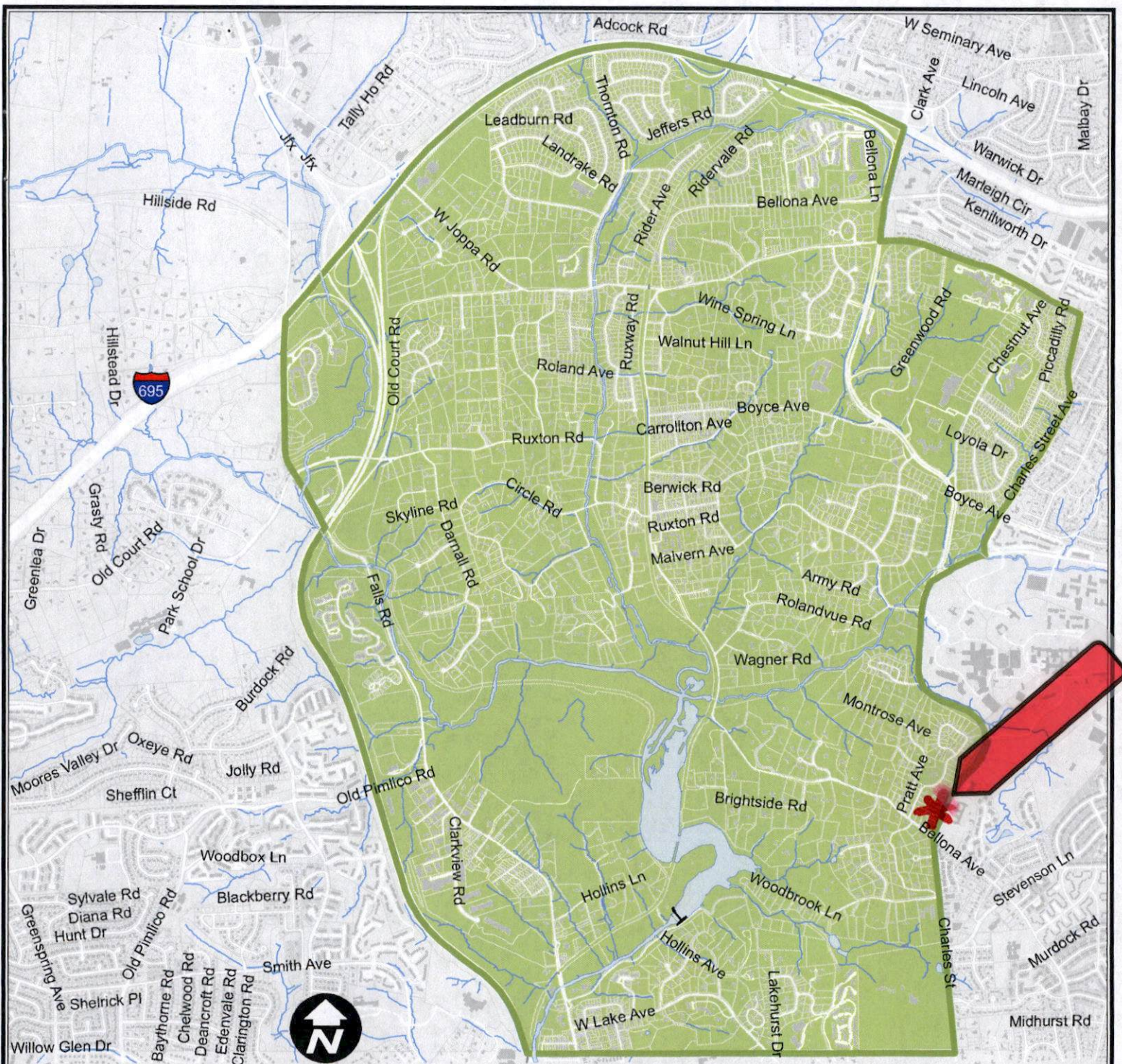
congestion in the area, as well help to provide for the safety of the children who wait on the corner for school buses.

Good luck with your project!

Very truly yours,

Rush Loving, Co-Chair





Ruxton/Riderwood/Lake Roland Design Review Panel Area

 Design Review Panel Area

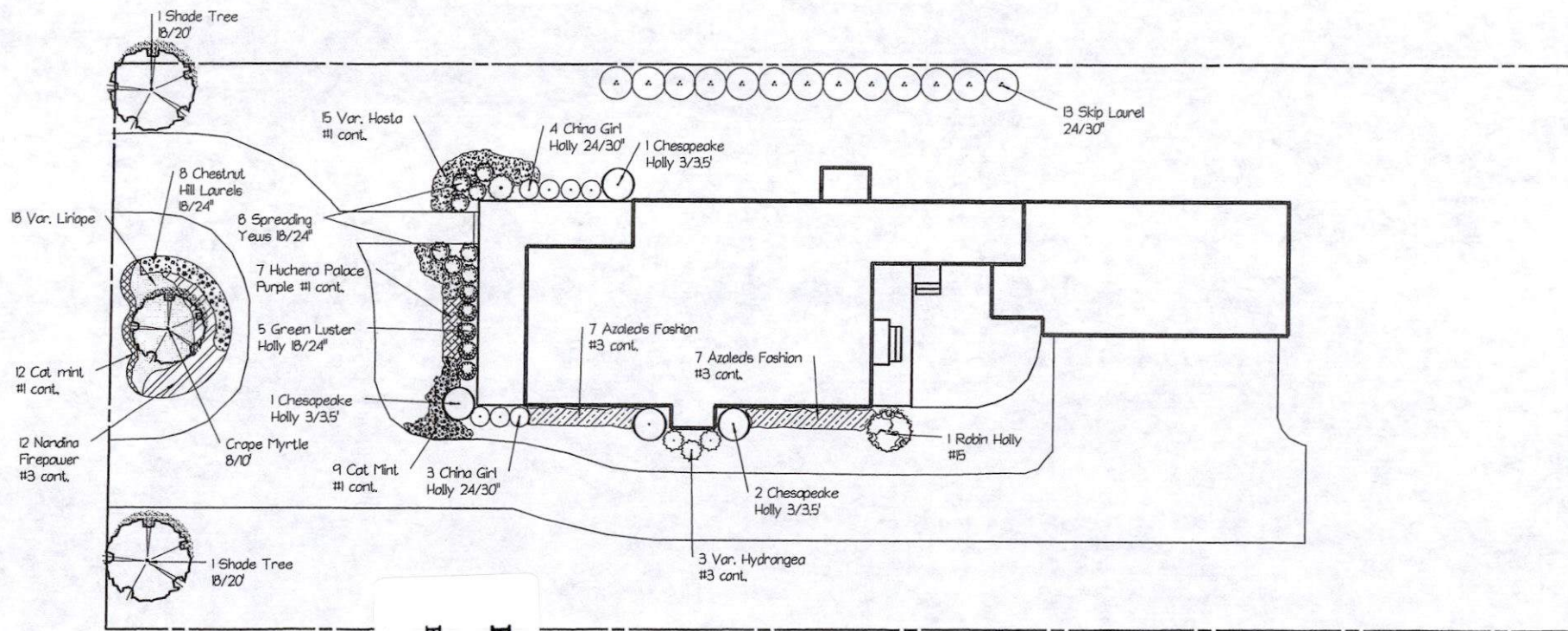
Map Prepared October 12, 2016
Baltimore County Department of Planning
105 W Chesapeake Ave, Towson, MD 21204

Data Sources:
DRP Area - Baltimore County Dept of Planning
All Other - Baltimore County Office of Info Tech

0 5001,000 2,000
Feet

PETITIONER'S

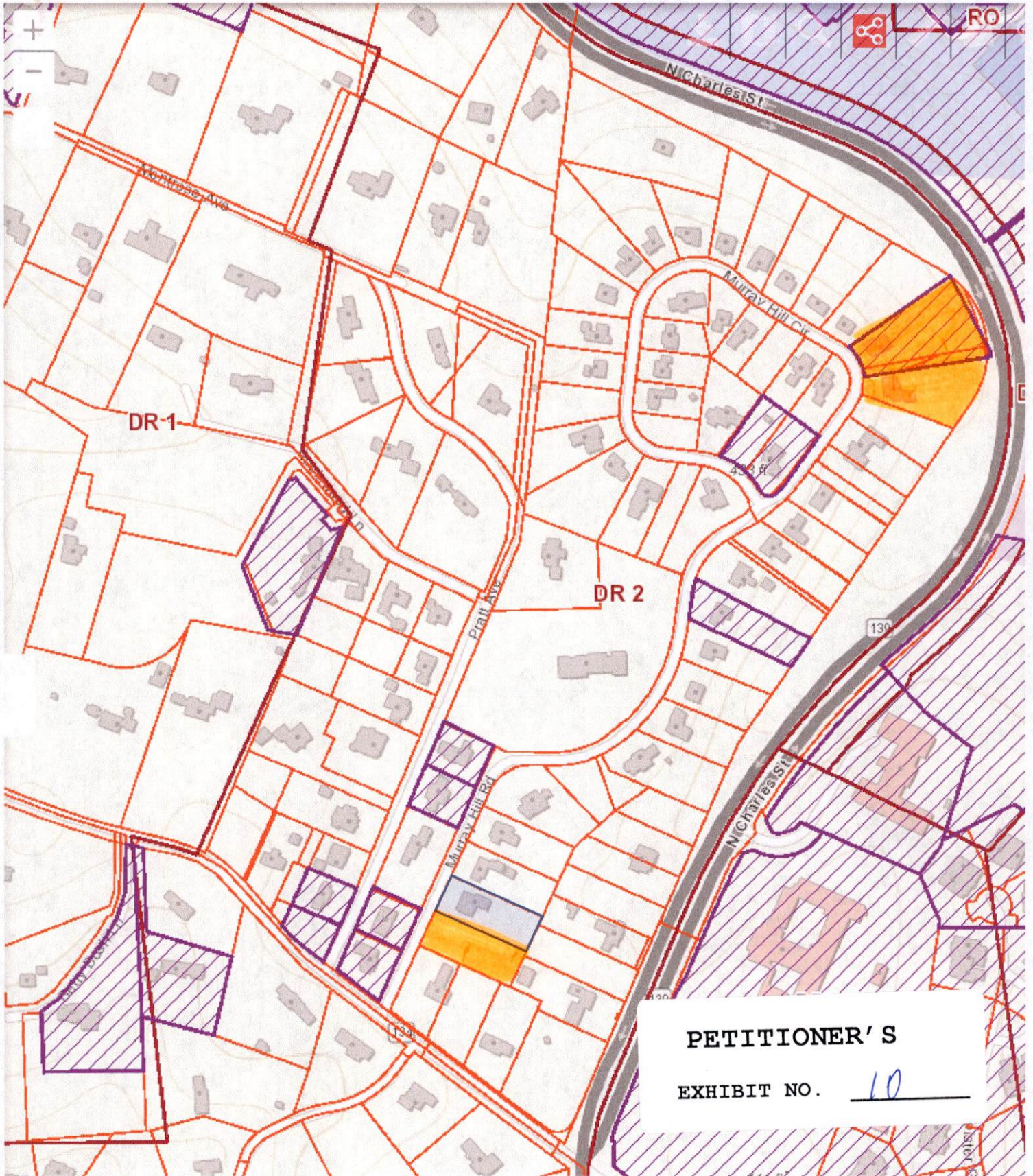
EXHIBIT NO. 8



PETITIONER'S
EXHIBIT NO. 9



Baltimore County - My Neighborhood





Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 2, 1997

Mr. & Mrs. David O. Whitman
11 Murray Hill Circle
Towson, Maryland 21212

RE: PETITION FOR VARIANCE
E/S Murray Hill Circle, 340'N of the c/l of Murray Hill Road
(11 Murray Hill Circle)
9th Election District - 4th Councilmanic District
David O. Whitman, et ux - Petitioners
Case No. 97-427-A

Dear Mr. & Mrs. Whitman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. John Bruch
25 Murray Hill Circle, Baltimore, Md. 21212

Mr. H. Eugene Funk
41 Murray Hill Circle, Baltimore, Md. 21212

People's Counsel; Case Files

IN RE: PETITION FOR VARIANCE
E/S Murray Hill Circle, 340'N
of the c/l of Murray Hill Road
(11 Murray Hill Circle)
9th Election District
4th Councilmanic District

David O. Whitman, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-427-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance for that property known as 11 Murray Hill Circle, located in the vicinity of Charles Street Avenue in Towson. The Petition was filed by the owners of the property, David O. and Carol G. Whitman. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side yard setbacks of 10 feet each in lieu of the required 15 feet, and a sum of both side yards of 20 feet in lieu of the minimum required 40 feet, and from Section 304 of the B.C.Z.R. to permit a minimum width at the front lot line of 60 feet in lieu of the required 100 feet, for a proposed building envelope. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were David and Carol Whitman, property owners, and Richard E. Matz, Professional Engineer with Colbert Matz and Rosenfelt, Inc., who prepared the site plan for this property. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of two separate lots of record, identified as Lots 60 and 61 of the subdivision known as Murray Hill. Each lot contains a gross area of

IN RECEIVED FOR FILING
WHE
6/2/97
JBP

approximately 0.69 acres, more or less, zoned D.R. 2. Lot 61 is improved with a two and one-half story brick dwelling, which is the Petitioners' residence. Lot 60 is presently unimproved. The Petitioners are desirous of performing a lot line adjustment and seek variance relief to permit the existing house to remain in its present location and to provide a building envelope for Lot 60. Testimony indicated that these two lots are existing lots of record within the Murray Hill Subdivision and are actually larger than the other lots in this neighborhood. However, given present day setback requirements, the requested variances are necessary in order to develop Lot 60 with a single family home.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, I am persuaded to grant the variance. It has been established that special circumstances or conditions exist that are peculiar to the subject property

and that strict compliance with the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. Furthermore, there were no adverse comments from any Baltimore County reviewing agency. In addition, the relief requested will not be detrimental to the health, safety or general welfare of the surrounding locale, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 2nd day of June, 1997 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit minimum side yard setbacks of 10 feet each in lieu of the required 15 feet, and a sum of both side yards of 20 feet in lieu of the minimum required 40 feet, and from Section 304 of the B.C.Z.R. to permit a minimum width at the front lot line of 60 feet in lieu of the required 100 feet, for a proposed building envelope, in accordance with Petitioner's Exhibit 22 be and is hereby GRANTED, subject to the following restriction: TMK

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

Timothy Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

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6/2/97
bjs

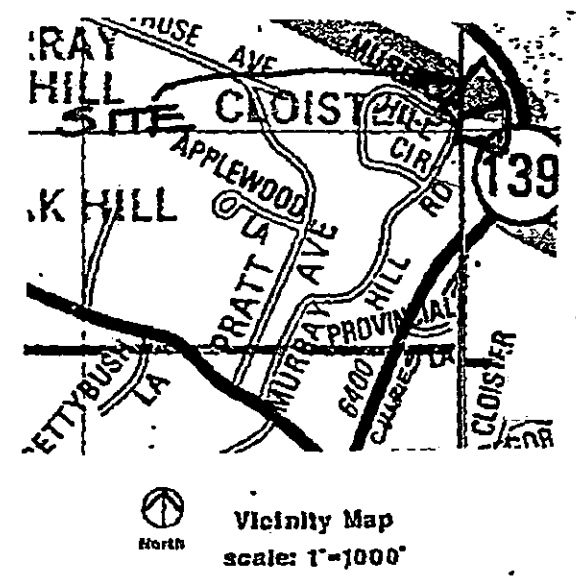
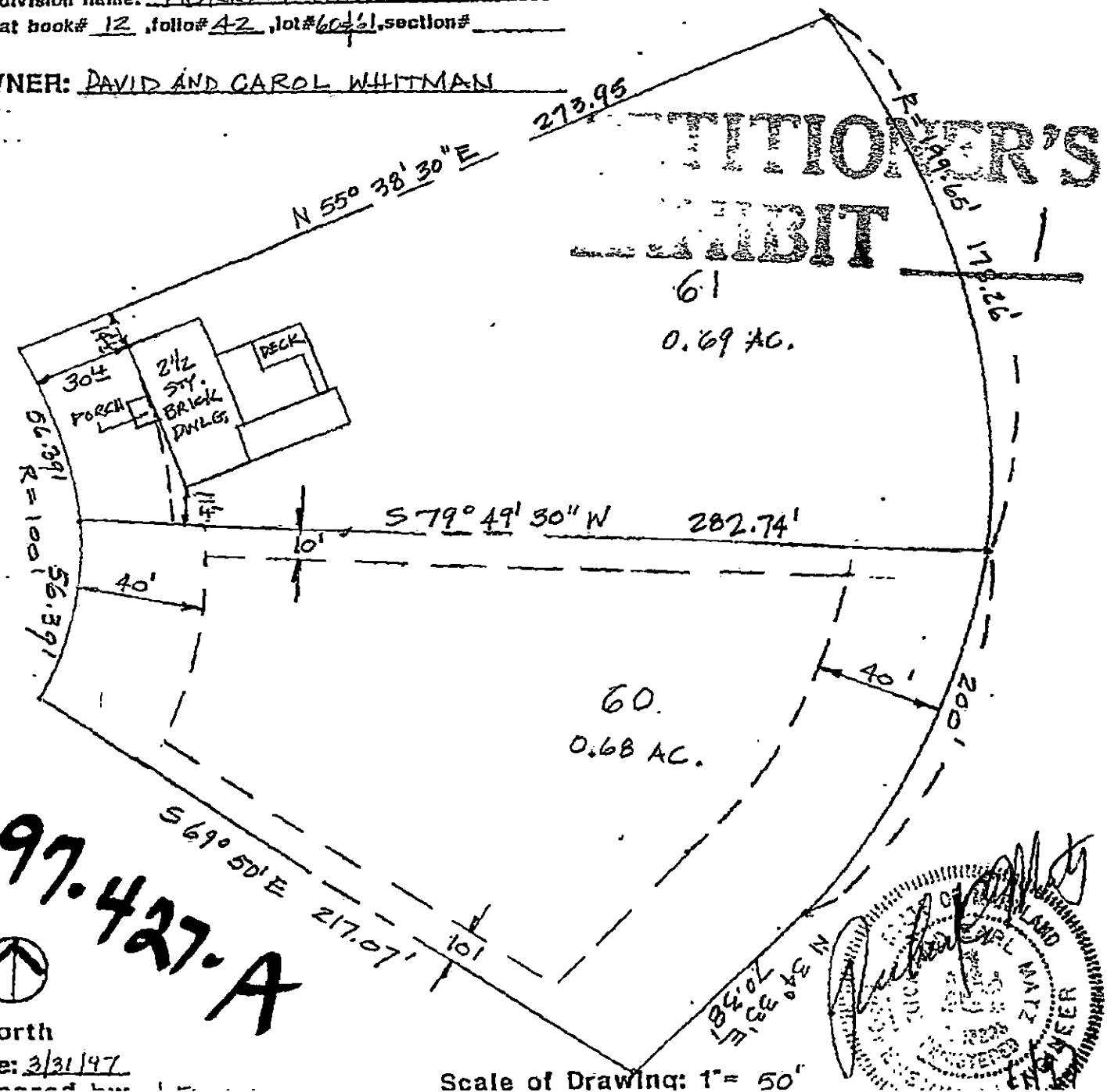
lat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 11 MURRAY HILL CIRCLE

see pages 5 & 6 of the CHECKLIST for additional required information

division name: MURRAY HILL
plot book# 12, folio# 42, lot# 60 & 61, section# 1

OWNER: DAVID AND CAROL WHITMAN



LOCATION INFORMATION

Councilmanic District: 4
Election District: 9
1"=200' scale map#: NW 9A
Zoning: D.R.-2
Lot size: 0.68 29,621
0.69 30,056
acres square feet

	public	private
SEWER:	☐	☒
WATER:	☒	☐
Chesapeake Bay Critical Area:	☐	☒
Prior Zoning Hearings:	<u>NONE</u>	

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____
OK 1427

North
Date: 3/31/97

Scale of Drawing: 1"= 50'



6404

Pt. Bk. 0000012, Folio 0043

0904000670

Lot # 13

Lot # 2

0919329510

6405

Lot # 12

0922450300

6403

Lot # 11

Pt. Bk. 0000012, Folio 0042

0902370620

Lot # 17

1986-0158-A

0923000120

Lot # 3

2 CD

9 ED

NW 8-A

Pt. Bk./Folio # 012043

PAI # 098010

Lot # 17

0913753920

0918472371

PAI # 098010

Lot # 10

2004-0236-A
2003-0247-A

0920660230

MURRAY HILL RD

Lot # 8

6401

Lot # 16

Lot # 8

0918472370

BELLONA AVE

Lot # 7

0916150740

PAI # 098012

7103

Lot # 16

2200003031

Pt. Bk./Folio # 012005

0902570610

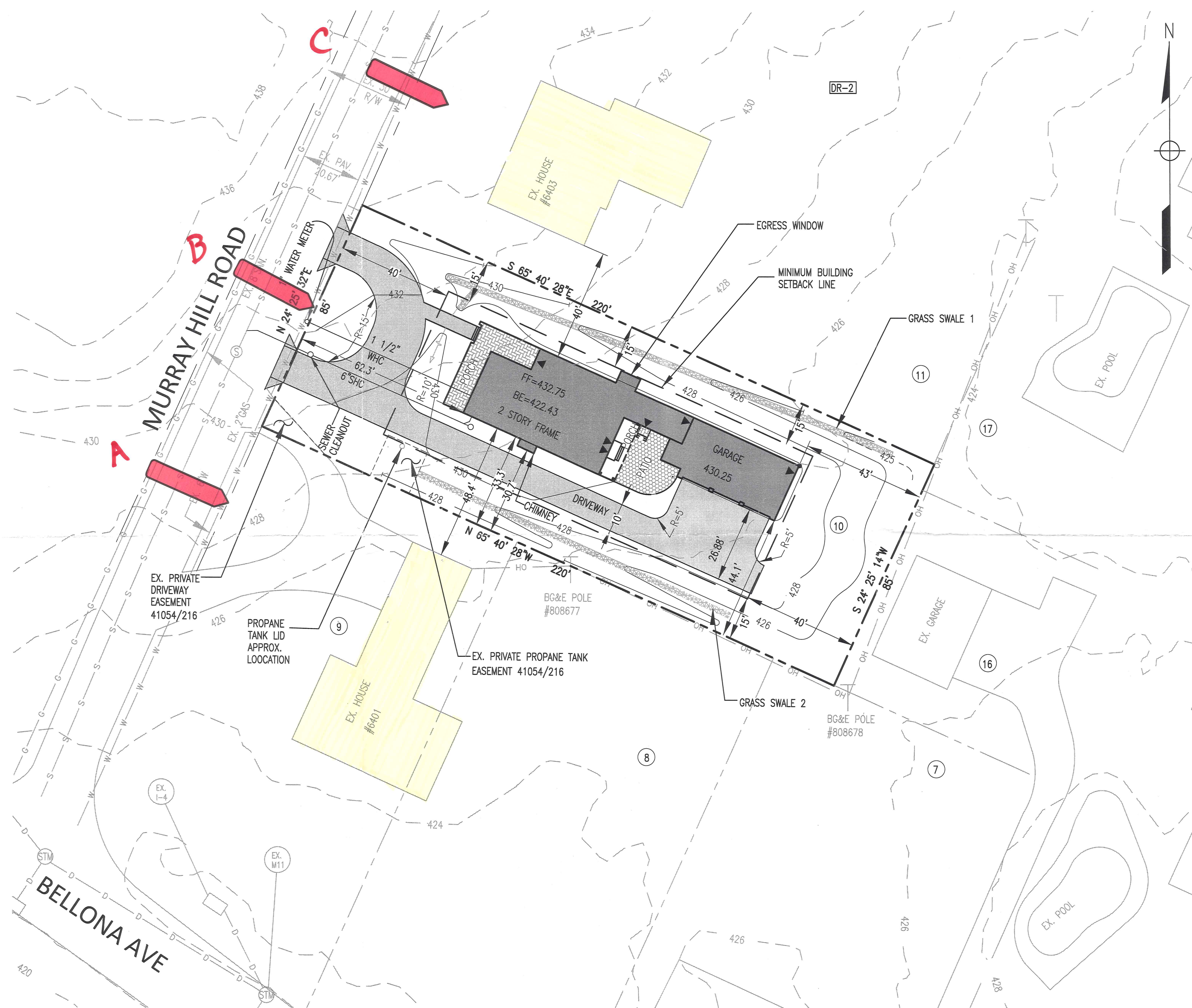
Pt. Bk. 0000012, Folio 0005

Lot # 51

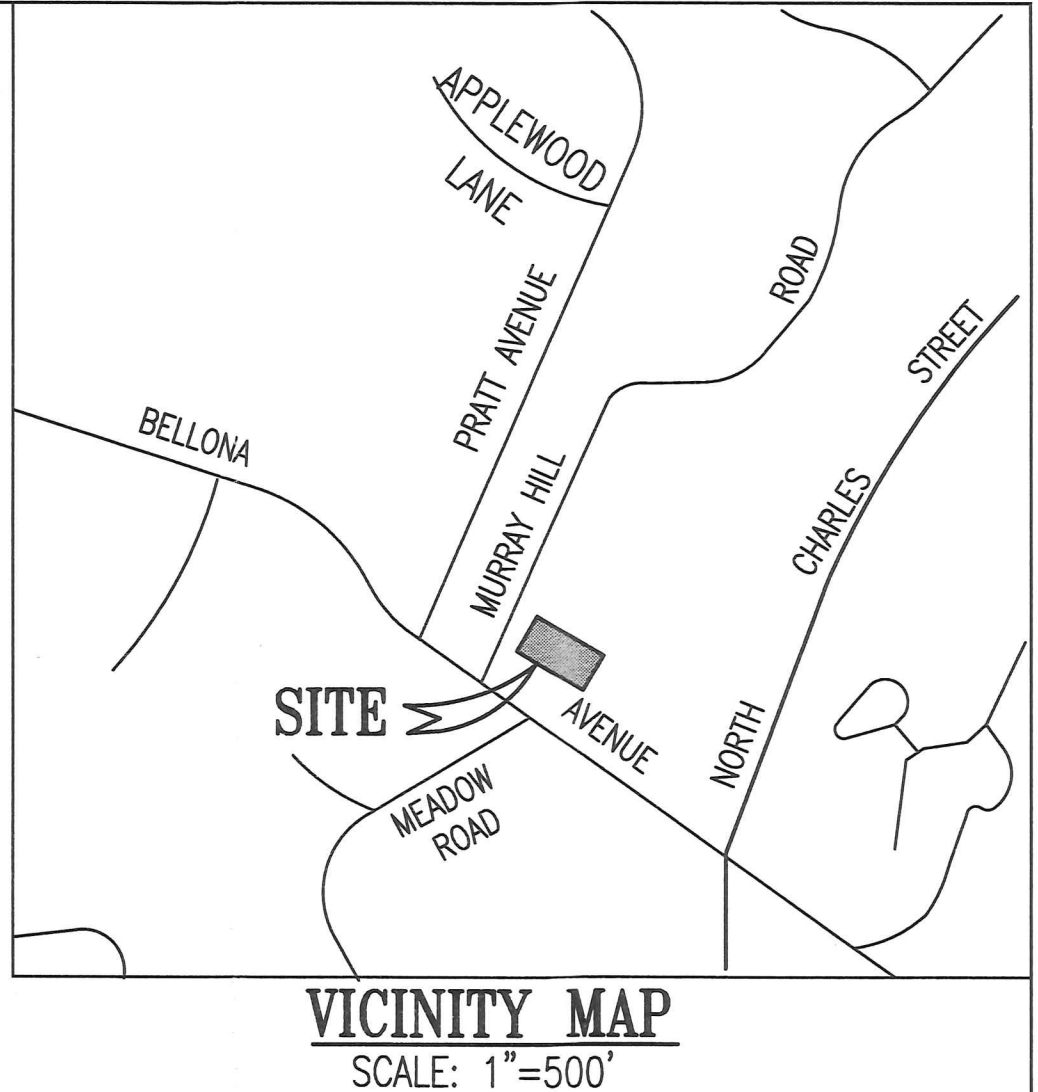
BELLONA AVE

0923002030

MEADOW RD



HEARING PLAN FOR LOT 10 MURRAY HILL ROAD
SCALE: 1"=20'



OWNER/DEVELOPER
MCC PROPERTIES, LLC
6 EAST EAGER STREET #4
BALTIMORE, MD. 21202
202-438-3112

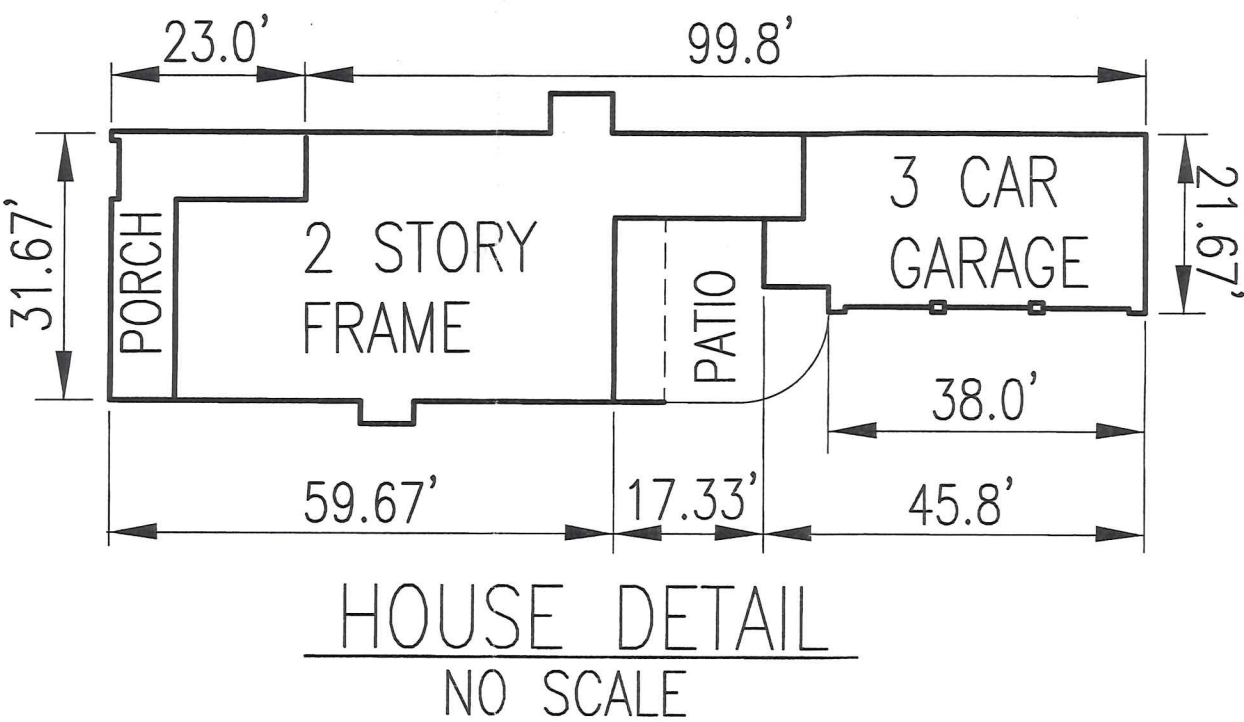
EXISTING REFERENCE DWGS.
EXISTING SEWER DWG. 77-0569
EXISTING WATER DWG. 28-475
EXISTING GAS DWG. D256
EXISTING ELECTRIC DWGS. PS 1060110 & S1060110

SITE DATA
DEED REFERENCE 13177/00730
PLAT REF 12 FOLIO 42
TAX MAP 0069, PARCEL 0853
ZONING MAP #069C3
ELECTION DISTRICT 9
COUNTY COUNCIL DISTRICT 2
TAX ACCT # 0918472371
ZONING DR-2
LOT 10
LOT SIZE 0.43 AC (18,700 SF)

BUILDING HEIGHT
MAX. BUILDING HEIGHT PER ZONING ORDINANCE: 35'-0"
ROOF RIDGE HEIGHT MEASURED FROM FIRST FLOOR: 35'-11 3/4"
EAVE HEIGHT MEASURED FROM FIRST FLOOR: 21'-2"
MIDPOINT OF ROOF MEASURE FROM FIRST FLOOR: 28'-6 7/8"
MAX. ALLOWABLE DIMENSION FROM FIRST FLOOR TO GRADE: 6'-5 1/8"

BUILDING SETBACK REQUIREMENTS	
FRONT BUILDING SETBACK	40'
REAR BUILDING SETBACK	40'
RIGHT SETBACK	15'
LEFT SETBACK	15'

- NOTES:
- FOR SEWER CONNECTION, SEE BALTIMORE COUNTY SEWER HOUSE CONNECTION DETAIL S12-A.
 - FOR WATER CONNECTION, SEE BALTIMORE COUNTY WATER CONNECTION DETAIL W-24.
 - SEE BALTIMORE COUNTY STANDARD DETAIL R-15 FOR DRIVEWAY ENTRANCE.
 - LOT 10 WAS LAID OUT AND SHOWN ON THE SUBDIVISION PLAT OF MURRAY HILL, 1939, DATED APRIL 27, 1939, AND WHICH SAID PLAT IS DULY RECORDED AMONG THE PLAT RECORDS OF BALTIMORE COUNTY IN PLAT BOOK C.W.B., JR. NO. 12, FOLIO 42.
 - SITE IS WITHIN THE URDL AND IS NOT IN ANY FAILED BASIC SERVICES MAP AREAS.
 - EX. FIRE HYDRANTS LOCATED 700' NORTHEAST AT 6419 MURRAY HILL ROAD AND 200' SOUTHWEST AT PRATT AND BELLONA AVE.



HOUSE DETAIL
NO SCALE

REVISIONS	

SITE PLAN TO
ACCOMPANY
APPLICATION FOR
ZONING PUBLIC
HEARING

LOT 10 MURRAY
HILL ROAD

9TH ELECTION DISTRICT, 2ND COUNCILMANIC DISTRICT

APPLICANT

OWNER/DEVELOPER

MCC PROPERTIES, LLC
6 EAST EAGER STREET #4
BALTIMORE, MARYLAND 21202
202-438-3112

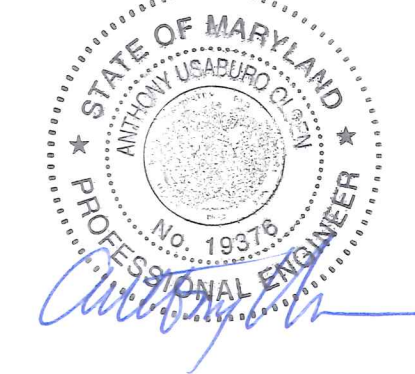
GRAPHIC SCALES

0 500' 1000'
SCALE: 1" = 500'

0 10' 20' 40'
SCALE: 1" = 20'

SIGNATURE

PETITIONER'S
EXHIBIT NO. 1



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. 19376
EXPIRATION DATE: SEPTEMBER 22, 2021

WRA
Whitman, Requardt & Associates, LLP
801 South Caroline Street, Baltimore, Maryland 21231
410-235-3450

HEARING PLAN FOR
LOT 10 MURRAY
HILL ROAD

Scale: AS SHOWN

Date: 12/11/2019 Sheet 1 of 1

Des: DL Drawn: DJL Check: DL