

M E M O R A N D U M

DATE: November 24, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0241-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 23, 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 ADMIN. VARIANCE
(8819 Ridgleys Choice Drive)
11th Election District
5th Council District
Ronald & Claudia Kauffman
Petitioners

* BEFORE THE
* OFFICE OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* **CASE NO. 2020-0241-A**

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Ronald and Claudia Kauffman (“Petitioners”). The Petitioners are requesting Variance relief from § 1B02.3.A.1 of the Baltimore County Zoning Regulations (“BCZR”) to permit an addition in the rear yard of a residence with a proposed rear setback of 11 ft. between window and rear property line in lieu of the required 15 ft. minimum and 38 ft. between building windows (window to window) in lieu of the required 40 ft. between building windows (windows to windows). The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on October 4, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 10-23-2020

By [Signature]

the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

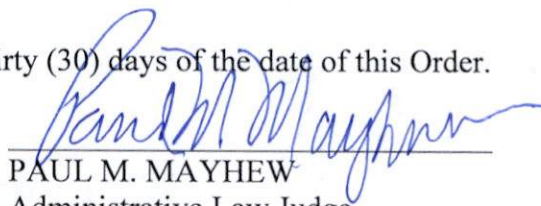
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 23rd day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 1B02.3.A.1 of the Baltimore County Zoning Regulations ("BCZR") to permit an addition in the rear yard of a residence with a proposed rear setback of 11 ft. between window and rear property line in lieu of the required 15 ft. minimum and 38 ft. between building windows (window to window) in lieu of the required 40 ft. between building windows (windows to windows), be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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


PAUL M. MAYHEW
Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date 10-23-2020

By kw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

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

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

Address 8819 RIDGELYS CHOICE DRIVE, BALTIMORE MD. 21236 Currently zoned DL 5.5
Deed Reference 16853/ 00721 10 Digit Tax Account # 2000010556
Owner(s) Printed Name(s) RONALD & CLAUDIA KAUFFMAN

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s)

(SEE ATTACHED)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

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

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

Owner(s)/Petitioner(s):

RONALD KAUFFMAN / CLAUDIA KAUFFMAN
Name #1 – Type or Print Name #2 – Type or Print
Ronald Kauffman Claudia Kauffman
Signature #1 Signature #2
8819 RIDGELYS CHOICE DRIVE, BALTIMORE MARYLAND
Mailing Address City State
21236 / (443) 392-6657 (Mobile) / RonCavKauffman@aol.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

CARL DYHRBERG
Name – Type or Print
Signature
1619 MUSSULA ROAD, TOWSON, MARYLAND
Mailing Address City State
21286 / (443) 465 6899 / cddesignconsultants@yahoo.com
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0241-A Filing Date 9/21/2020 Estimated Posting Date 10/4/2020 Reviewer RJ

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 8819 RIDGELYS CHOICE DRIVE, BALTIMORE MARYLAND 21236
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

WE HEREBY REQUEST AN ADMINISTRATIVE VARIANCE AT THE ABOVE ADDRESS FOR THE FOLLOWING PRACTICAL DIFFICULTY AND HARDSHIP:

THE PROPERTY HAS A COVERED PATIO OVER THE SITE THAT IS CURRENTLY SOME 18 FEET x 12.5. IT IS THE APPLICANTS INTENTION TO FILL IN THE EXTERNAL WALLS OF THE EXISTING WITH A 4 SEASONS SUN ROOM. THE FACE OF THE NEIGHBOR WILL END BEING SOME 10 FEET FROM THE SETBACK. THE OTHER SETBACK IS CURRENTLY SOME 38 FEET FROM COMPLIANCE. THE APPLICANTS MUST BE ABLE TO SECURE A REASONABLE RETURN FROM THEIR PROPERTY. TO PROVIDE PRACTICAL DIFFICULTY FOR AN AREA VARIANCE.

THE FOLLOWING CRITERIA MUST BE MET: WHETHER STRICT COMPLIANCE WOULD UNREASONABLY PREVENT THE USE OF THE PROPERTY, AND WHETHER WHE GRANT WOULD WOULD BE A SUBSTANTIAL INJUSTICE TO THE APPLICANTS AS WELL AS OTHER PROPERTY OWNERS IN THE DISTRICT. WHETHER RELIEF CAN BE GRANTED IN SUCH A FASHION THE THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE SECURED.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

x Ronald Kauffman

Signature of Owner (Affiant)

RONALD KAUFFMAN

Name- Print or Type

x Claudia Kauffman

Signature of Owner (Affiant)

CLAUDIA KAUFFMAN

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of Sept, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Rebecca Heintz

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESSED by my hand and Notaries Seal



Rebecca Heintz
Notary Public

July 30, 2022
My Commission Expires

1920-1921

1922-1923

1924-1925

1926-1927

1928-1929

1930-1931

1932-1933

1934-1935

1936-1937

1938-1939

1940-1941

1942-1943

1944-1945

1946-1947

1948-1949

1950-1951

1952-1953

1954-1955

1956-1957

Administrative Variance Petition – 8819 Ridgely's Choice Drive

Case No. 2020-0241-A

A Variance from Section 1B02.3.A.1 – to permit an addition in the rear yard of a residence with a proposed rear setback of 11 ft. between window and rear property line in lieu of the required 15 ft. minimum; and 38 ft. between building windows (window to window) in lieu of the required 40 ft. between building windows (window to window).

Zoning Description
For
8819 Ridgley's Choice Drive

Beginning at a point on the east side of Ridgleys Choice Drive, which is 50 feet wide, at the distance of 280 feet, more or less, south of the centerline of the Joppa Road, which is 70 feet wide. Being Lot 26, in the subdivision of "First Amended Plat 'A', Section One, 'Ridgley's Choice', as recorded in Baltimore County Plat Book No. 55, folio 114, containing 7,810 sq. ft. of land and located in the 11th Election District, 5th Councilmanic District.

2020-0241-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 10/4/2020

Case Number: 2020-0241-A

Petitioner / Developer: RONALD & CLAUDIA KAUFFMAN

Date of Closing: OCTOBER 19, 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:
8819 RIDGELY'S CHOICE DRIVE

The sign(s) were posted on: OCTOBER 4, 2020

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2020-0241-A

TO PERMIT AN ADDITION IN THE REAR YARD WITH A PROPOSED SETBACK OF 11 FT. IN LIEU OF THE REQUIRED 15 FT. MINIMUM SETBACK AND 38 FT. BETWEEN THE PROPOSED ADDITION AND THE ADJACENT RESIDENCE IN LIEU OF THE REQUIRED 40 FT. MINIMUM BETWEEN BUILDINGS.

8819 RIDGELY'S CHOICE DRIVE

PUBLIC HEARING?

PURSUANT TO SECTION 26-127 (b)(1), BALTIMORE COUNTY CODE, AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 4:30 P.M. ON MONDAY, OCTOBER 12, 2020.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING, 111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW.

Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

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

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



Background Photo 1st Sign @ 8819 Ridgely's Choice Drive ~ 10/4/2020



Background Photo 2nd Sign @ 8819 Ridgely's Choice Drive ~ 10/4/2020
CASE # 2020-0241-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0241 -A Address 8819 RIDGELY'S CHOICE DRIVE

Contact Person: ROZ JOHNSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/21/2020 Posting Date: 10/4/2020 Closing Date: 10/19/2020

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0241 -A Address 8819 RIDGELY'S CHOICE DRIVE

Petitioner's Name RONALD AND CLAUDIA KAUFFMAN Telephone (443) 465-6899

Posting Date: 10/4/2020 Closing Date: 10/19/2020

Wording for Sign: TO PERMIT AN ADDITION IN THE REAR YARD WITH A PROPOSED SETBACK
OF 11 FT. IN LIEU OF THE REQUIRED 15 FT. MIN. SETBACK AND 38 FT. BETWEEN
THE PROPOSED ADDITION AND THE ADJACENT RESIDENCE IN LIEU OF
THE REQUIRED 40 FT. MIN BETWEEN BUILDINGS.

Revised 6/30/2018

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

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

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

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

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

For Newspaper Advertising:

Case Number: 2020-0241-A

Property Address: 8819 RIDGELY'S CHOICE DRIVE, BALTIMORE, MD 21236

Property Description: _____

Legal Owners (Petitioners): RONALD & CLAUDIA KAUFFMAN

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Tim Lucky

Company/Firm (if applicable): GTL Remodeling

Address: 55 Molitor Road
Elkton, MD 21921

Telephone Number: 410-996 9590

Revised 7/9/2015



ARCHITECTURAL & DEVELOPMENT CONSULTANTS

1619 Mussula Road, Baltimore, MD 21286

Telephone: (443) 465 6899 Facsimile: (410) 269 0248

Email: cddesignconsultants@yahoo.com



September 16, 2020

Baltimore County
105 E Chesapeake Avenue
Zoning Department
Carl Richards, Zoning Review Supervisor

Variance Application - 8819 Ridgely's Choice Drive, Baltimore, MD 21236

To prepare and lodge Variance Application, Supporting Documentation and pay fees.

The following dimensions also apply:

- 1.) 11 feet window to property line setback in lieu of the minimum required 15 feet window to property line setback.
- 2.) 38 feet window to window setback in lieu of the minimum required 40 feet window to window setback.
- 3.) 11 feet building to building setback in lieu of the minimum required 16 feet (or 25 feet) building to building setback

The following is also attached.

A notarized affidavit of the Property Description, a photograph of the affected area and a GIS Map of the property.

Yours faithfully

Carl Dyhrberg

2020-0241-A



JOHN A. OLSZEWSKI, JR.
County Executive

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

October 19, 2020

Carl Dyhrberg,
1619 Mussula Road
Towson MD 21286

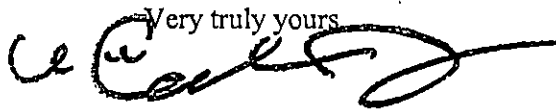
RE: Case Number: 2020-0241-A, 8819 Ridgelys Choice Drive,

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 September 21, 2020. 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

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: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0241-A
Address 8819 Ridgelys Choice Drive
(Kauffman Property)

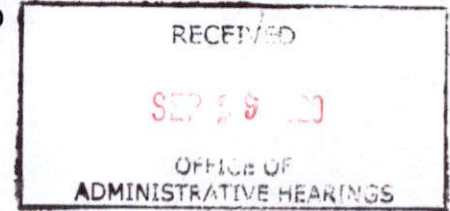
Zoning Advisory Committee Meeting of **September 28, 2020.**

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: September 29, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0241-A
Address 8819 Ridgelys Choice Drive
(Kauffman Property)

Zoning Advisory Committee Meeting of **September 28, 2020**.

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

Reviewer: Steve Ford

Real Property Data Search (w3)

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Special Tax Recapture: None					
Account Identifier:		District - 11 Account Number - 2000010556			
Owner Information					
Owner Name:	KAUFFMAN RONALD KAUFFMAN CLAUDIA		Use: Principal Residence:	RESIDENTIAL YES	
Mailing Address:	8819 RIDGELYS CHOICE DR BALTIMORE MD 21236-2254		Deed Reference:	/16853/ 00721	
Location & Structure Information					
Premises Address:	8819 RIDGELYS CHOICE DR BALTIMORE 21236-2254		Legal Description:	.1846 AC 8819 RIDGELYS CHOICE DR RIDGELYS CHOICE	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:
0071	0018	1424	11020016.04	0000	1
			Block:	Lot:	Assessment Year:
			26	2021	
			Plat No:	A	
			Plat Ref:	0055/ 0114	
Town: None					
Primary Structure Built		Above Grade Living Area		Finished Basement Area	
1988		1,752 SF		8,040 SF	
Stories	Basement	Type	Exterior	Quality	Full/Half Bath
2	NO	SPLIT LEVEL	SIDING/	4	2 full
Garage					
Last Notice of Major Improvements					
Value Information					
Base Value		Value		Phase-in Assessments	
		As of		As of	
		01/01/2018		07/01/2020	
				As of	
				07/01/2021	
Land:	92,000	92,000			
Improvements	196,900	196,900			
Total:	288,900	288,900		288,900	
Preferential Land:	0				
Transfer Information					
Seller: BITTNER JEFFREY C		Date: 09/23/2002		Price: \$195,000	
Type: ARMS LENGTH IMPROVED		Deed1: /16853/ 00721		Deed2:	
Seller: BITTNER JEFFREY C		Date: 10/02/1992		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /09392/ 00326		Deed2:	
Seller: RYLAND GROUP INC		Date: 10/17/1988		Price: \$105,485	
Type: ARMS LENGTH IMPROVED		Deed1: /08000/ 00751		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2020		07/01/2021	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Special Tax Recapture: None					
Homestead Application Information					
Homestead Application Status: Approved 09/25/2012					
Homeowners' Tax Credit Application Information					
Homeowners' Tax Credit Application Status: No Application				Date:	

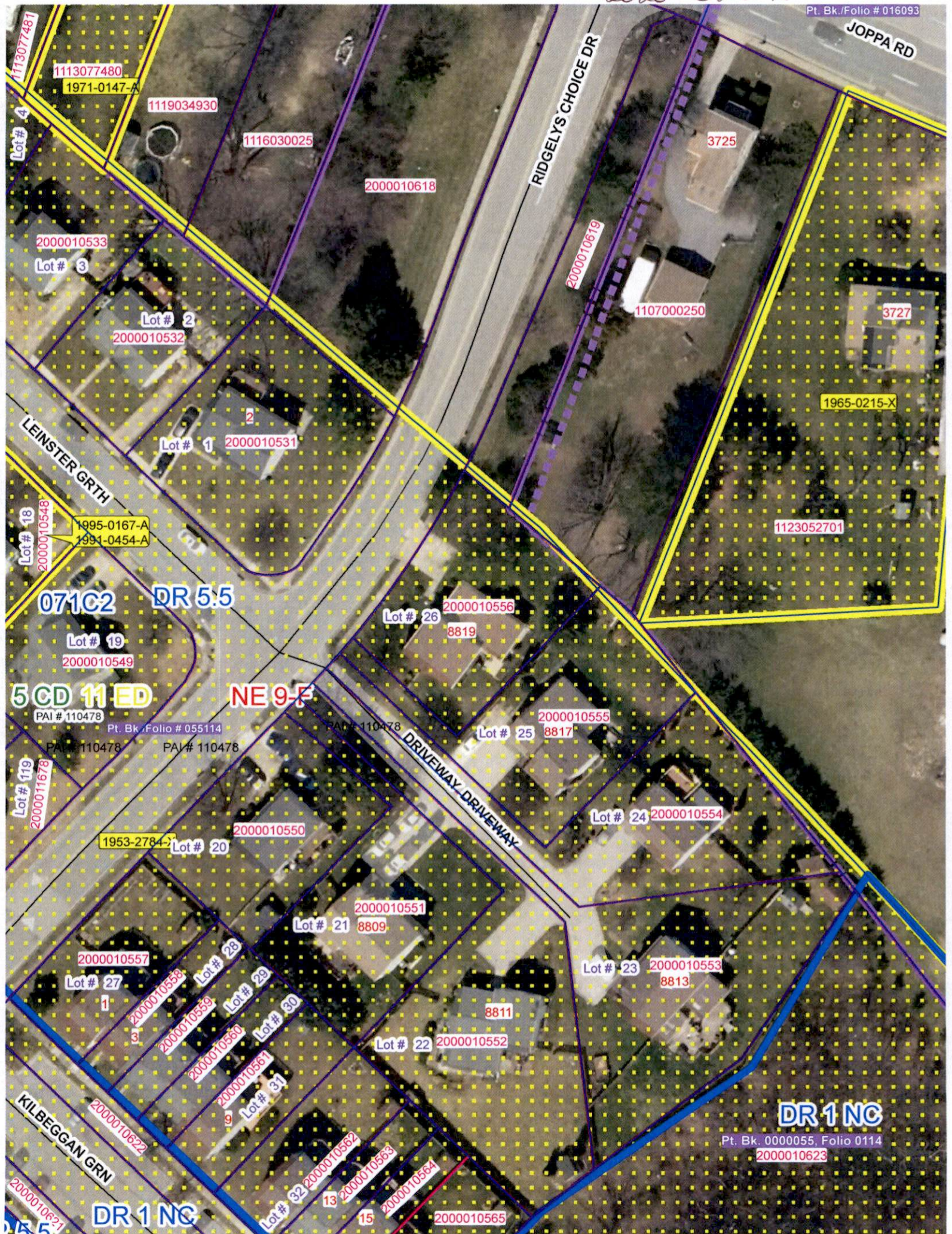
1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

2020-0241-A

EAST ELEVATION



2020-0241-A



DR 1 NC

Pt. Bk. 0000055, Folio 0114
2000010623

DR 1 NC

10/19

CASE NO. 2020- 0241-ACHECKLISTComment
ReceivedDepartmentSupport/Oppose/
Conditions/
Comments/
No Comment

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

9-29 DEPS
(if not received, date e-mail sent _____) NC

_____ FIRE DEPARTMENT _____

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

_____ STATE HIGHWAY ADMINISTRATION _____

_____ TRAFFIC ENGINEERING _____

_____ COMMUNITY ASSOCIATION _____

_____ ADJACENT PROPERTY OWNERS _____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 10-4-20 by O'Keefe

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

ZAC AGENDA

Case Number: 2020-0241-A **Reviewer:** Rosalie Johnson
Existng Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Ronald & Claudia Kauffman
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 11 **Council Dist:** 5

Property Address: 8819 RIDGELYS CHOICE DR
Location: South of Joppa Road North East side of Ridgely's Choice Drive.

Existing Zoning: DR 5.5 **Area:** 8,040 SQ FT

Proposed Zoning:

VARIANCE:

1B02.3.A.1 To permit an addition in the rear yard of a residence with a proposed rear setback of 11 feet between window and rear property line in lieu of the required 15 feet minimum and 38 feet between building windows (window to window) in lieu of the required 40 feet between building windows (windows to windows).

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 10/19/2020

Miscellaneous Notes:

Real Property Data Search

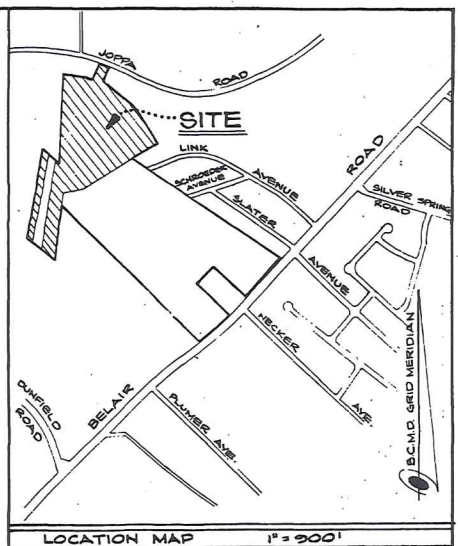
Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 11 Account Number - 2000010556		
Owner Information		
Owner Name:	KAUFFMAN RONALD KAUFFMAN CLAUDIA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	8819 RIDGELYS CHOICE DR BALTIMORE MD 21236-2254	Deed Reference: /16853/ 00721
Location & Structure Information		
Premises Address:	8819 RIDGELYS CHOICE DR BALTIMORE 21236-2254	Legal Description: .1846 AC 8819 RIDGELYS CHOICE DR RIDGELYS CHOICE
Map:	Grid:	Parcel:
0071	0018	1424
Neighborhood:	Subdivision:	Section:
11020016.04	0000	1
Block:	Lot:	Assessment Year:
	26	2021
Plat No:	A	
Plat Ref:	0055/ 0114	
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1988	1,752 SF	
Property Land Area	County Use	
8,040 SF	04	
Stories	Basement	Type
2	NO	SPLIT LEVEL
Exterior	Quality	Full/Half Bath
SIDING/	4	2 full
Garage		
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of
		01/01/2018
		Phase-in Assessments
		As of
		07/01/2020
		As of
		07/01/2021
Land:	92,000	92,000
Improvements	196,900	196,900
Total:	288,900	288,900
Preferential Land:	0	
Transfer Information		
Seller: BITTNER JEFFREY C	Date: 09/23/2002	Price: \$195,000
Type: ARMS LENGTH IMPROVED	Deed1: /16853/ 00721	Deed2:
Seller: BITTNER JEFFREY C	Date: 10/02/1992	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /09392/ 00326	Deed2:
Seller: RYLAND GROUP INC	Date: 10/17/1988	Price: \$105,485
Type: ARMS LENGTH IMPROVED	Deed1: /08000/ 00751	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	
County:	000	07/01/2020
State:	000	07/01/2021
Municipal:	000	0.00
		0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 09/25/2012		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

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1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204. 301-321-5500

COORDINATES					
N	E	N	E	N	E
30	35,444.08	33,228.11	264	35,110.02	33,456.70
43	35,121.80	33,714.82	265	35,219.35	33,582.85
44	34,824.71	33,282.22	266	35,275.04	33,208.35
77	35,453.04	33,280.37	267	35,208.15	33,153.16
80	35,435.66	33,340.27	268	35,248.22	33,150.35
81	35,442.05	33,312.09	269	35,287.52	33,115.44
82	34,265.05	32,809.13	270	35,362.40	33,123.64
83	35,500.56	32,218.63	271	35,344.07	33,155.06
86	35,173.22	33,654.64	273	35,344.97	33,211.15
87	35,275.73	33,534.65	274	35,255.51	33,417.93
115	35,480.35	33,620.06	275	35,147.30	33,530.68
118	35,426.75	33,786.20	276	34,510.41	33,402.88
236	35,412.56	33,744.31	277	34,781.25	33,537.51
237	35,407.84	33,731.54	280	34,772.72	33,474.05
239	35,235.70	33,652.55	281	34,786.86	33,473.72
240	35,087.26	33,557.35	282	34,881.48	33,374.65
241	34,284.55	33,401.95	283	34,525.83	33,324.03
242	34,881.16	33,360.51	284	34,577.86	33,282.80
253	34,787.65	33,216.40	285	35,025.12	33,175.80
254	34,837.59	33,245.76	286	35,030.82	32,985.70
255	34,515.00	33,384.35	288	35,011.38	32,923.55
256	34,550.08	33,365.73	289	35,051.37	32,924.26
257	35,056.48	33,407.02	290	35,031.00	32,966.33
258	35,121.70	33,521.20	291	35,070.82	32,966.15
259	35,146.11	33,544.27	292	35,065.12	33,176.15
260	35,254.23	33,606.08	293	35,026.70	33,280.42
261	35,355.41	33,651.51	294	34,958.76	33,351.66
262	35,437.12	33,667.85	401	35,473.08	33,615.56
263	35,450.00	33,662.45	402	35,410.48	33,740.00
504	34,913.00	33,805.67	505	34,654.56	33,441.40
412	34,911.15	33,172.74	507	34,071.03	33,457.13
417	34,624.62	33,339.46	508	34,018.19	33,512.46
509	34,666.00	33,441.40	509	34,975.36	33,536.25
533	35,447.07	33,668.81	536	35,415.88	33,737.95
534	35,434.18	33,674.21	537	35,410.75	33,723.10
539	35,338.44	33,636.29	538	35,317.80	33,688.30
541	35,311.41	33,287.55	539	35,601.07	33,325.74
780	34,815.28	33,297.60			
789	34,802.55	33,286.60			

CURVE DATA					
NO	RADIUS	LENGTH	Δ	TAN	CHORD
1	461.23	177.52	22°03'07"	82.87	176.43
2	411.23	123.26	17°10'24"	62.10	122.80
3	325.00	229.54	40°28'00"	110.70	224.80
4	275.00	104.23	40°28'00"	101.36	100.21
5	50.00	36.14	41°24'35"	18.50	35.36
6	50.00	36.14	41°24'35"	18.50	35.36
7	152.95	115.55	43°10'16"	60.51	112.54
8	112.55	85.11	43°10'16"	44.03	83.11
9	50.00	22.35	22°45'00"	56.70	75.00
10	50.00	30.03	01°47'16"	15.02	30.03
11	140.00	16.95	06°55'25"	8.48	16.24



GENERAL NOTES (TOTAL TRACT)

- GROSS AREA OF TRACT = 67,825 AC.
NET AREA OF TRACT = 66,384 AC.
FUTURE COMMERCIAL AREA = NET 2,693 AC.
GROSS 3,086 AC.
- EXISTING ZONING DR 5.5 & R O
- TOTAL NUMBER OF DWELLING UNITS ALLOWED:
GROSS DR 5.5 64,739 AC x 3.5 DWU/AC = 226,586 DWU
TOTAL NUMBER OF DWELLING UNITS PROPOSED:
SINGLE FAMILY LOTS = 63
TOWNHOUSE LOTS = 293 TOTAL = 356
- LOCAL OPEN SPACE REQUIRED:
356 DWU x 6500 DWU = 2,314,000 SF = 5.31 AC
- LOCAL OPEN SPACE PROVIDED 119 AC
- TOTAL NUMBER OF PARKING UNITS REQUIRED:
356 DWU x 1.75 SPACES/DWU = 623 SPACES
- TOTAL NUMBER OF PARKING SPACES PROVIDED = 688 SPACES
- DRAINAGE AREA - SUNPOUNDER FALLS
- ALL SINGLE FAMILY UNITS WILL BE FOR SALE AND TOWNHOUSE UNITS WILL BE FOR SALE OR RENT.
- PRESENT USE - VACANT
- PROPOSED USE - SINGLE FAMILY & TOWNHOUSE UNITS.
- ALL DRIVEWAYS AND PARKING AREAS TO BE PAVED WITH A DURABLE & DUSTLESS SURFACE.
- WATERSHED NO 6
- PUBLIC WATER & SEWER ARE AVAILABLE
- THE FORMER IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
- PANHANDLE DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED OR H.O.A.
- ALL RIGHTS OF-WAY, EASEMENTS, RESERVATIONS, FLOOD PLAINS, ETC. ARE TO BE DEDICATED TO BALTIMORE COUNTY.
- HIGHWAY WIDENING, SLOPE AND DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR THE DEDICATION TO BALTO. COUNTY, MD. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTO. COUNTY, MD. AT NO COST.
- RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- THE PLAT MAY EXPIRE IN ACCORDANCE WITH PROVISIONS OF SECT. 22-68 BILL #69-82
- THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO. CO.
- THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
- DATE OF C.E.G. APPROVAL: 1/9/86
- SUBSEVERSED NE 17
- CENSUS TRACT NO 4114-02
- COUNCILMANIC DISTRICT: NR6
- PROPOSED GRADING WILL BE LIMITED TO THE HOUSE & DRIVEWAY LOCATIONS AND SUCH AREAS IMMEDIATELY ADJACENT AS REQUIRED TO PROVIDE POSITIVE DRAINAGE
- TAX ACCT. 20-00-010531 thru 20-00-010623

NOTE:
OUTLINE INFORMATION AS SHOWN ON THIS PLAT WAS TAKEN FROM AN OUTLINE SURVEY PREPARED BY GERHOLD, CROSS, ETZEL SURVEYORS DATED APRIL 4, 1986, REVISED MAY 12, 1986.

9-9-86:
REASON FOR FIRST AMENDMENT: REVISED LOT DIMENSIONS ON CASHELL COURT FROM 15' TO 20' UNITS, LOTS 90 THRU 119

APPROVED: BALTIMORE COUNTY DEPT. OF PUBLIC WORKS
DATE: 11/1/86
DIRECTOR: [Signature]

APPROVED: BALTIMORE COUNTY HEALTH DEPT.
DATE: 11/1/86
DEPUTY STATE & COUNTY HEALTH OFFICER: [Signature]

NOTE:
STREETS AND/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES AND BEARINGS shown on this plat are referred to by the system of coordinates established in The Baltimore County Metropolitan District and are based on the following inverse stations:
X-4554 N 35453.36 E 33706.94
X-4555 N 35087.10 E 33221.53

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
OWNER: BRUCE CAMPBELL
VICE PRESIDENT
DATE: 9/1/86

SURVEYORS CERTIFICATE
THE UNDERSIGNED A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
REGISTERED LAND SURVEYOR 5635
DATE: 7/1/86



SECTION ONE
1. TOTAL GROSS AREA = 24,215 AC.
2. EXISTING ZONING = DR 5.5
3. TOTAL NO OF DWELLING UNITS PROPOSED = 119
4. LOCAL OPEN SPACE REQUIRED = 119 LOTS x 6500 SF = 773,500 SF = 1.78 AC
5. LOCAL OPEN SPACE PROVIDED:
MAINTAINED BY BALTO. CO. = 4.67 AC
MAINTAINED BY H.O.A. = 3.27 AC
TOTAL = 7.94 AC
6. NUMBER OF PARKING SPACES REQUIRED = 119 LOTS x 1.75 SPACES/LOT = 208 SPACES
7. NUMBER OF PARKING SPACES PROVIDED = 252

THIS PLAT
1. NUMBER OF DWELLING UNITS PROPOSED = 74
2. NUMBER OF PARKING SPACES PROVIDED = 127,50
3. NUMBER OF PARKING SPACES PROPOSED = 165
4. TOTAL AREA OF THIS PLAT = 13.50 AC

KIDDE CONSULTANTS, INC.
ENGINEERS & ARCHITECTS & PLANNERS
1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21204
(301) 321-5600
COMPUTED: C.F. DRAWN: T.L.S. CHECKED: J.O. # 01-88029

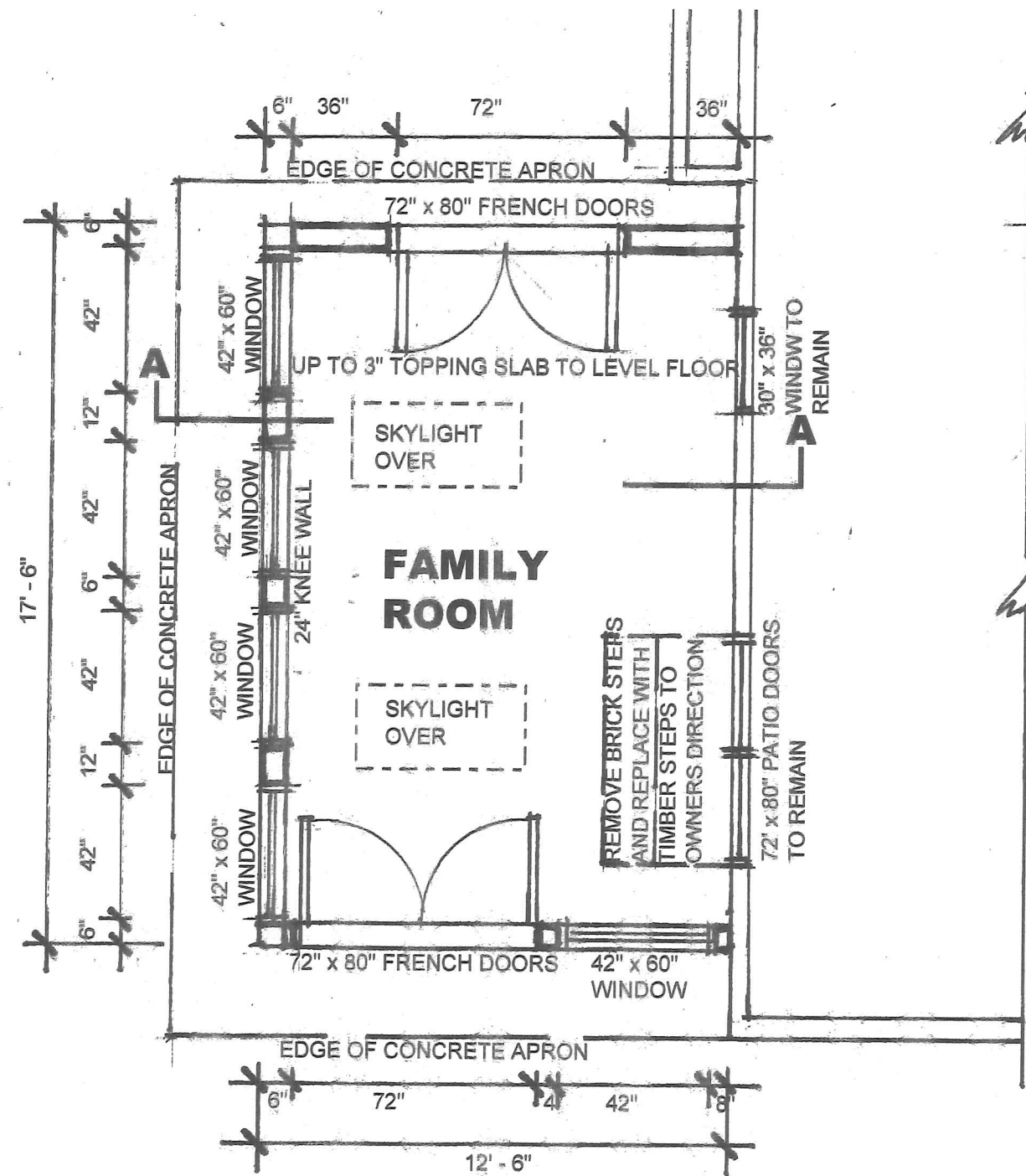
2020-0241-A

Proposed Family Room
For
Mr & Mrs Ronald Kauffman
At
8819 Ridgely's Choice Drive
Nottingham, MD 21236



ARCHITECTURAL & DEVELOPMENT CONSULTANTS

1619 Mussula Road, Baltimore, MD 21286
Telephone: (443) 465 6899 Facsimile: (410) 853 7436
Email: cddesignconsultants@yahoo.com

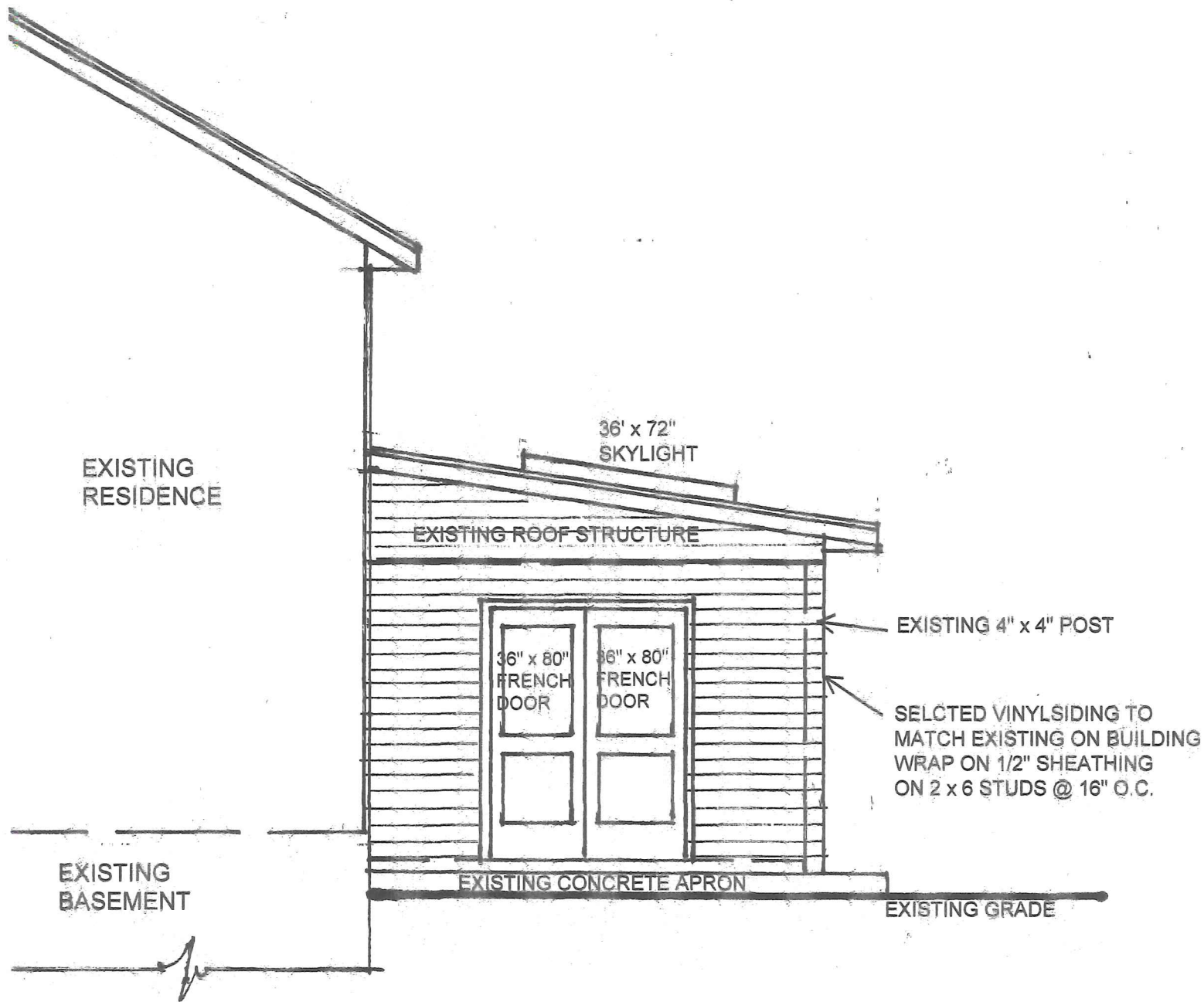


FLOOR PLAN

SCALE ~ 1" = 4'-0"

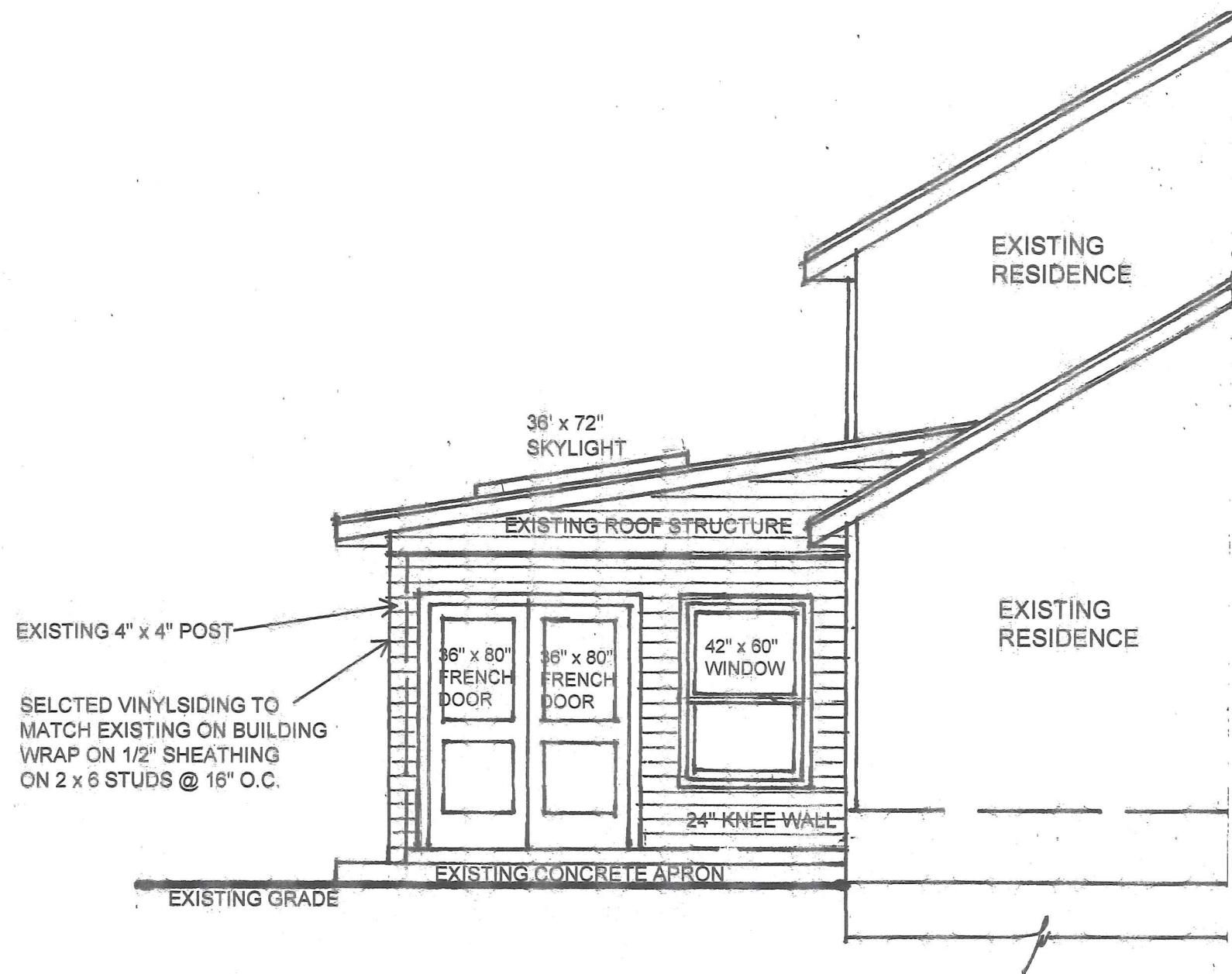
SHEET

1



WEST ELEVATION

SCALE ~ 1' = 4' - 0"



EAST ELEVATION

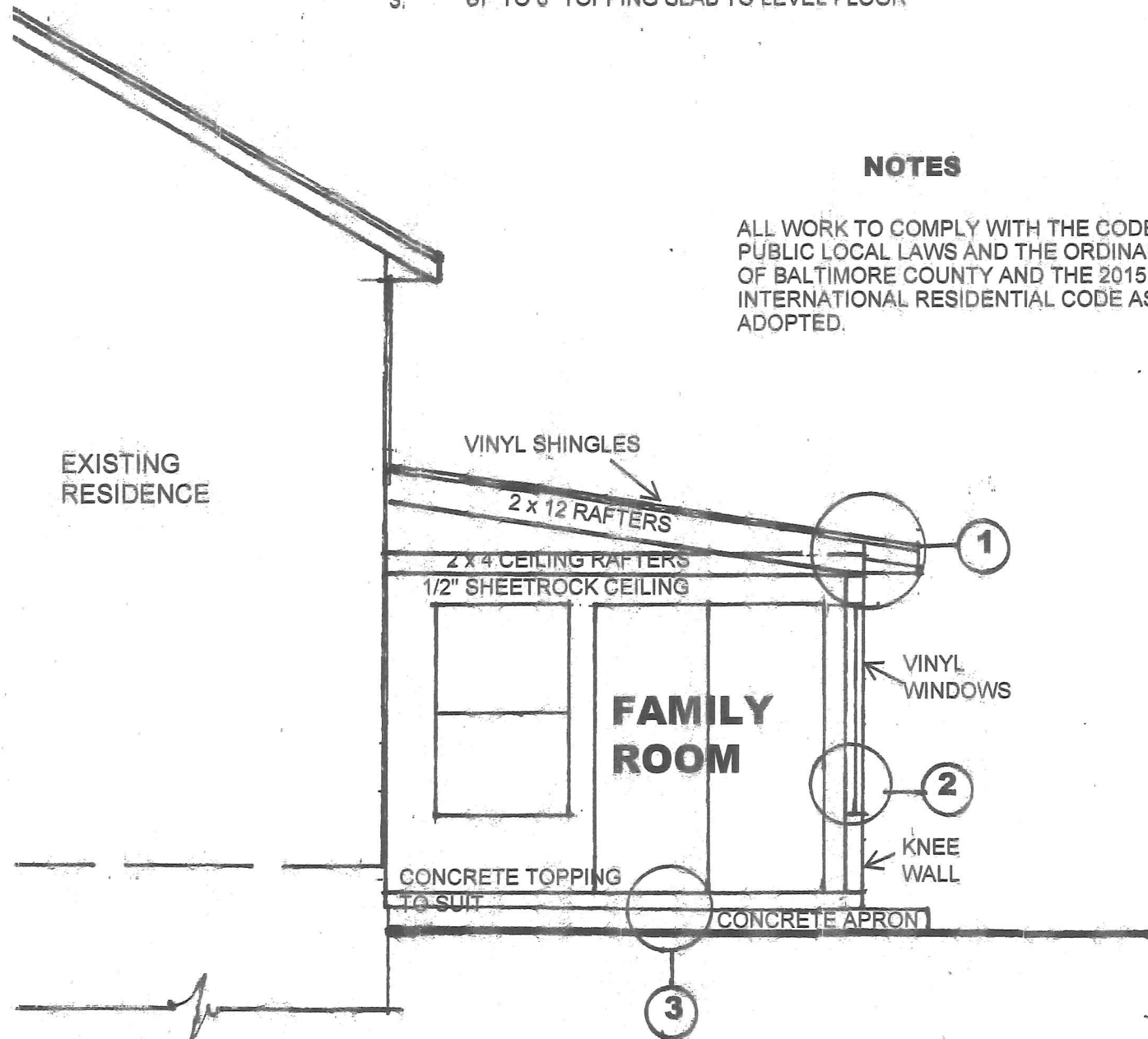
SCALE ~ 1' = 4' - 0"

SECTION A - A SPECIFICATION

1. EXISTING ROOF STRUCTURE OVER NEW FAMILY ROOM - ENSURE R49 INSULATION IS AVAILABLE, ASPHALT SHINGLES, 7/16" ROOFING SHEATHING, 1/2" DRYWALL.
2. EXTERNAL WALLS SEE ASSEMBLY BELOW - TO BE 2 x 6 STUDS WITH R20 INSULATION LINED WITH 1/2" SHEETROCK AND VINYL FRAMED WINDOWS OVER KNEE WALL.
3. UP TO 3" TOPPING SLAB TO LEVEL FLOOR

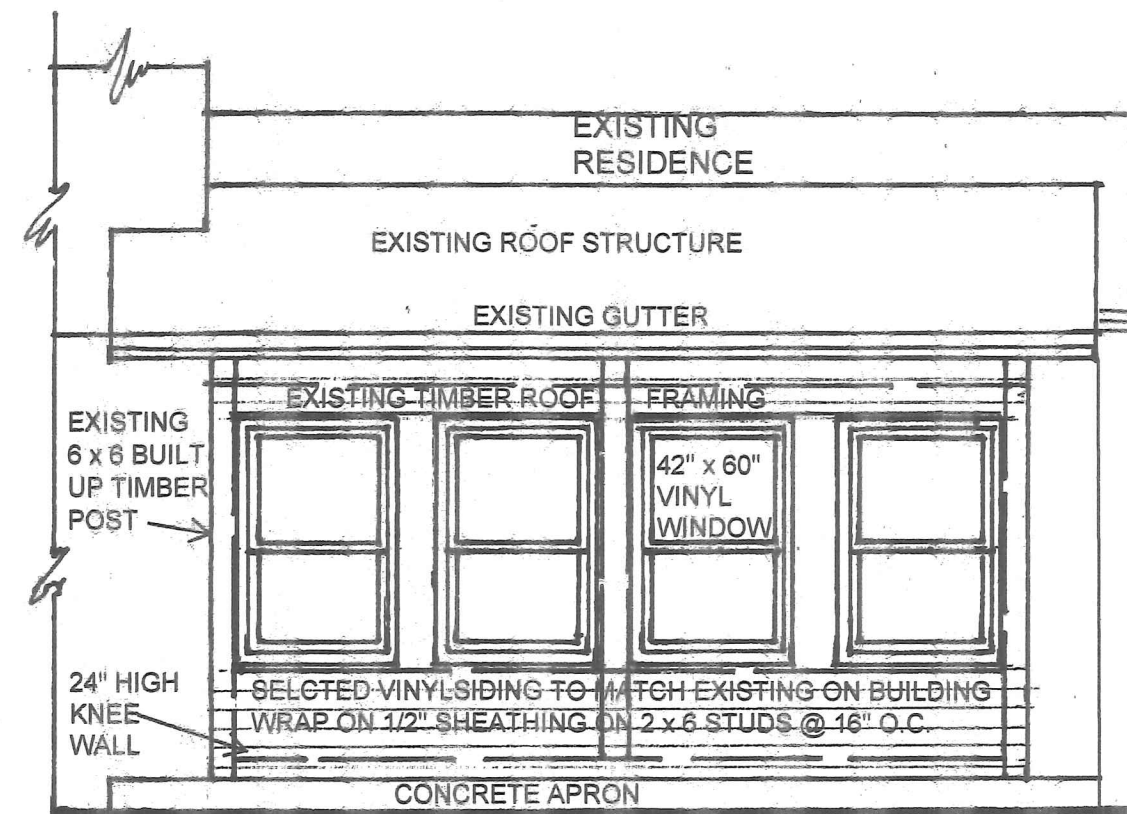
NOTES

ALL WORK TO COMPLY WITH THE CODE OF PUBLIC LOCAL LAWS AND THE ORDINANCES OF BALTIMORE COUNTY AND THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED.



SECTION A - A

SCALE ~ 1' = 4' - 0"



SOUTH ELEVATION

SCALE ~ 1' = 4' - 0"

1410 GRAIN HIGHWAY N.W. • SUITE 7B, GLEN BURNIE, MD 106
410-768-2121 FAX 410-553-0087

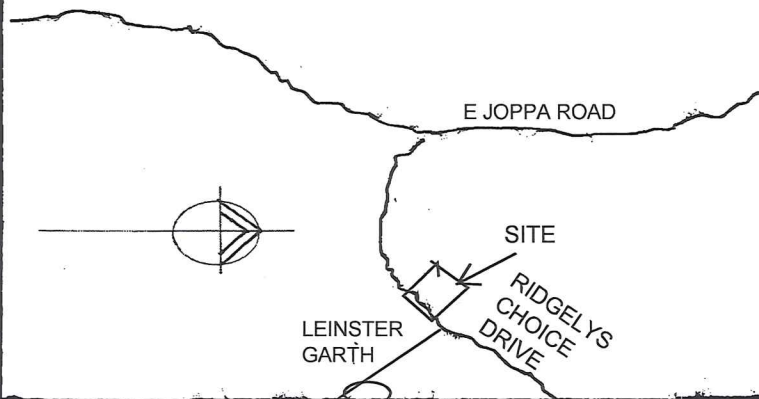
PROPERTY LINE SURVEY RECOMMENDED TO
DETERMINE THE EXACT LOCATION OF
IMPROVEMENTS AND / OR ENCROACHMENTS,
IF ANY.



GRADEN A. ROGERS - Propt 15 MD Lic. No. 119

ZONING HEARING PLAN FOR A VARIANCE AT 8819 RIDGELY'S CHOICE DRIVE, BALTIIMORE, MD 21236
OWNER (S) RONALD & CLAUDIA KAUFFMAN
SUBDIVISON NAME: RIDGELY'S CHOICE, PLAT 'A", SECTION ONE, LOT # 26, PARCEL 1424, NEIGHBORHOOD 11020016.04,
SUBDIVISION # 0000, PLAT BOOK # 0055 FOLIO # 0114, MAP 0071, 10 DIGET TAX # 2000010556, DEED REF # /16853/00721

SITE VICINITY MAP



MAP IS NOT TO SCALE

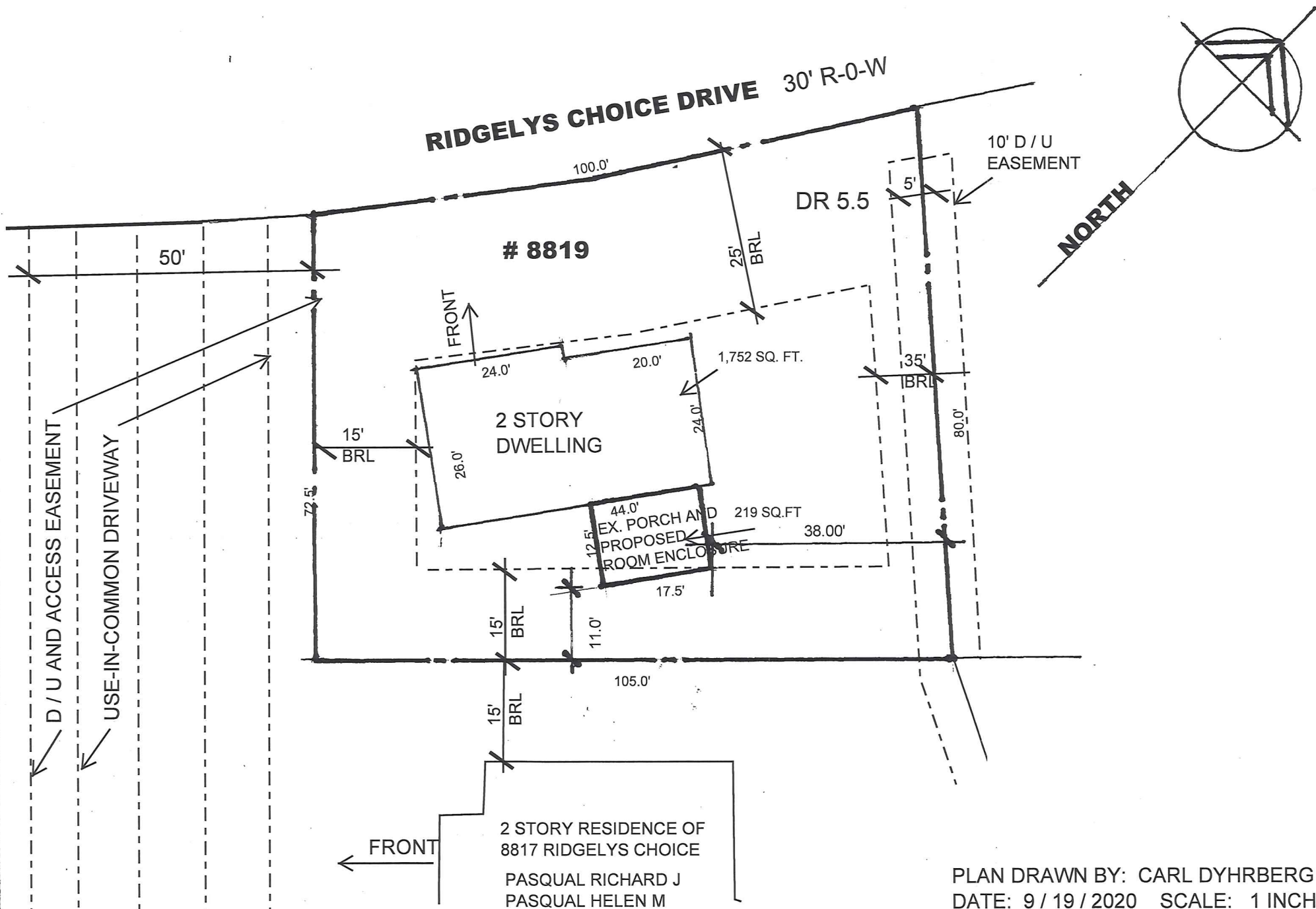
ZONING MAP:	0071-C2
SITE ZONED:	DR 5.5
ELECTION DISTRICT:	11
COUNCILMANIC DISTRICT:	5
LOT AREA COVERAGE:	8,040 SF
HISTORIC:	NO
IN CBCA:	NO
IN FLOOD PLAIN:	NO
UTILITIES	
WATER;	PUBLIC
SEWER:	PUBLIC

1953-2784-X

PRIOR HEARING
1953-2784-X

5 CD
NE 9-F

VIOLITION CASE INFO:

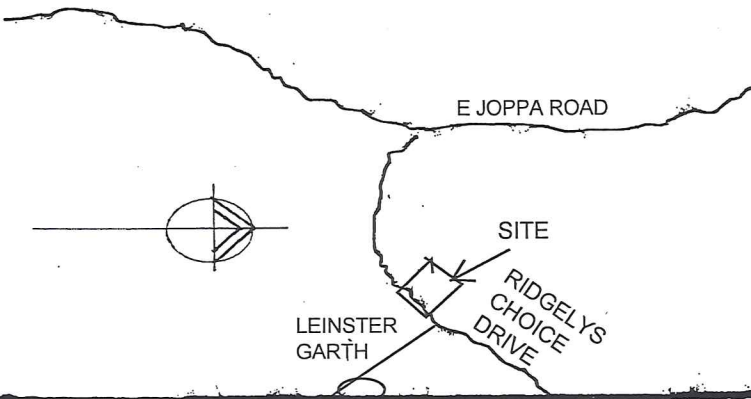


PLAN DRAWN BY: CARL DYHRBERG
DATE: 9/19/2020 SCALE: 1 INCH = 20 FEET

2020-0241-A Pat. Exh. 1

ZONING HEARING PLAN FOR A VARIANCE AT 8819 RIDGELY'S CHOICE DRIVE, BALTIIMORE, MD 21236
OWNER (S) RONALD & CLAUDIA KAUFFMAN
SUBDIVISON NAME: RIDGELY'S CHOICE, PLAT 'A", SECTION ONE, LOT # 26, PARCEL 1424, NEIGHBORHOOD 11020016.04,
SUBDIVISION # 0000, PLAT BOOK # 0055 FOLIO # 0114, MAP 0071, 10 DIGET TAX # 2000010556, DEED REF # /16853/00721

SITE VICINITY MAP



MAP IS NOT TO SCALE

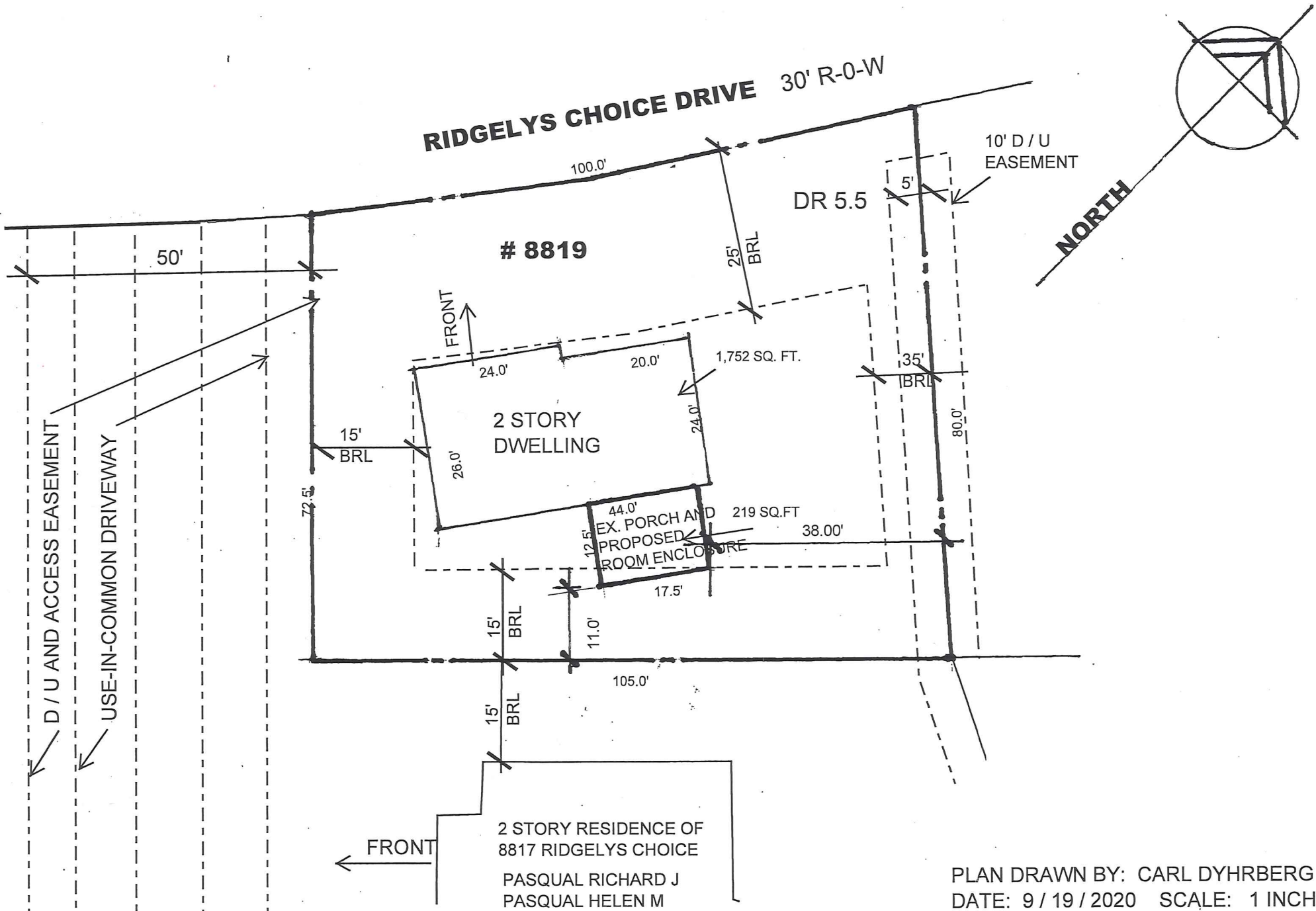
ZONING MAP:	0071-C2
SITE ZONED:	DR 5.5
ELECTION DISTRICT:	11
COUNCILMANIC DISTRICT:	5
LOT AREA COVERAGE:	8,040 SF
HISTORIC:	NO
IN CBCA:	NO
IN FLOOD PLAIN:	NO
UTILITIES	
WATER;	PUBLIC
SEWER:	PUBLIC

1953-2784-X

PRIOR HEARING
1953-2784-X

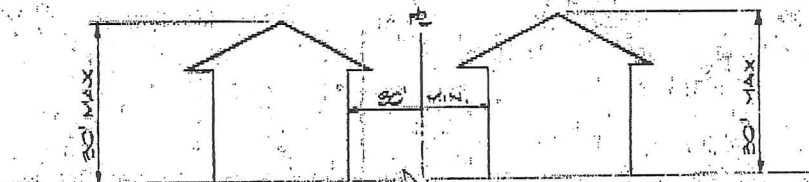
5 CD
NE 9-F

VIOLITION CASE INFO:



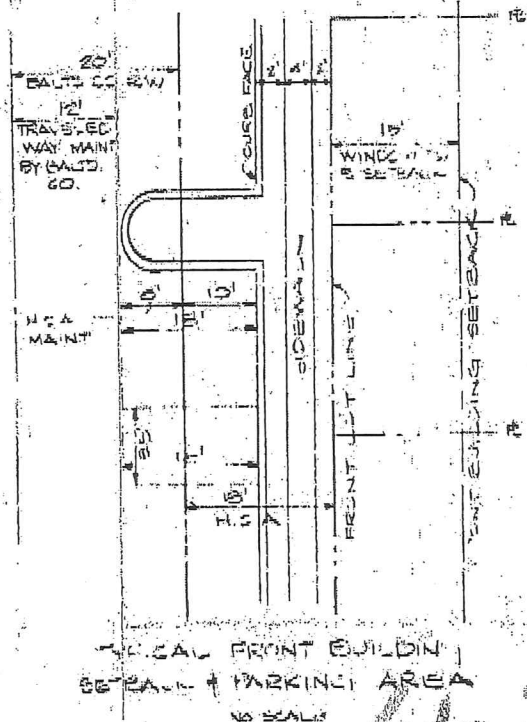
PLAN DRAWN BY: CARL DYHRBERG
DATE: 9/19/2020 SCALE: 1 INCH = 20 FEET

2020-0241-A



THE FOLLOWING SETBACKS APPLY

1. 45' WINDOW TO WINDOW (OFF BLDG.)
 2. 35' WINDOW TO TRACT INDRCT
 3. 25' WINDOW TO STREET RIGHT-OF-WAY
 4. 15' WINDOW TO PROPERTY LINE
 5. 30' BUILDING TO TRACT BOUNDARY
 6. 50' BUILDING TO EXISTING STREET
- MAXIMUM WIDTH OF ANY BLDG. OR GROUP OF ATTACHED BUILDINGS IS 200'



CURB CUT NOTE

The exact location of curb cuts for driveway or parking pad entrances is to be determined by owner when exact building models become available but prior to installation of street curbs.

WALKWAY EASEMENT & DECK NOTE

If drainage, utility and walkway easements are fenced, then at least 5 feet must remain open for pedestrian access.

If townhouses are built near to or on the 500 sq. foot envelope line, on-grade decks will require a zoning variance (public hearing) if they project more than 4' x 10' and extend into the required 500 sq. foot open yard space. Walk-outs or second level decks are permitted to extend into the required yard space if they remain open underneath. See policy 5-11.6.3.d.

CRG PLAN NOTE

This development plan complies with the CRG plan and all CRG Comments. Any minor changes do not constitute material or substantial changes and do not require another CRG meeting.

REASON FOR AMENDMENT AUGUST 14, 1986

- 1) REVISE ALL LOTS IN CASHELL CT. FROM 15' DWELLING UNITS TO 20' DWELLING UNITS.
- 2) UPDATE SEC 2 PROVISORY SECTION
- 3) NO LOTS HAVE BEEN SOLD WITHIN 300' OF THESE CHANGES

21. PANHANDLE DRIVES ARE TO BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED.

22. A LANDSCAPING PLAN WILL BE REVIEWED AND APPROVED BY THE OFFICE OF PLANNING AND ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT

23. SPECIAL NOTE: WHEN OPEN LAND IS SOLD AND BUILT TO THE DWELLING UNIT, A MINIMUM CONTIGUOUS AREA OF 500 S.F.'S IS REQUIRED. THE MINIMUM DEPTH OF THIS CONTIGUOUS AREA IS 15'. COVERED AREAS SUCH PORCHES OR DECKS MAY NOT BE CALCULATED IN THIS SPACE.

24. THIS DEVELOPMENT PLAN IS APPROVED BY THE ZONING COMMISSIONER BASED ON HIS INTERPRETATION OF ZONING REGULATIONS THAT IT COMPLIES WITH BASE POLICY, DENSITY AND BULK CONTROLS AS THEY ARE DELINEATED IN THE REGULATIONS. ANY PART OR OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY SUPPORT DWELLINGS SHOWN THEREON SHALL NOT BE FURTHER DIVIDED, SUBDIVIDED, OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A BUILDING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.

25. DATE OF CRG PLAN APPROVAL JAN 2, 1986

26. EASEMENTS IN COMMON AND MAINTENANCE AGREEMENT TO BE PROVIDED FOR ALL LOTS SERVED BY PANHANDLE

27. ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS, IF YARDS CANNOT BE LOCATED IN FLUO PLAIN AREAS HYDRIC SOILS.

SECTION ONE

1. GROSS AREA = 20,333 A± NET AREA = 22,707 A±
2. EXISTING ZONING: DR 5.5 20,233 A±
3. DWELLING UNITS ALLOWED: 20,333 A± x .56 DWU/A± = 14,475 DWU
4. DWELLING UNITS PROPOSED: 20 SINGLE FAMILY, 22 TOWNHOUSES, 110 DWU IN SECTION ONE
5. PARKING SPACES REQUIRED: 110 DWU x 1.75 SPACES/DWU = 232.5 SPACES
6. PARKING SPACES PROVIDED: 232 SPACES
7. LOCAL OPEN SPACE REQUIRED: 110 DWU x .650 S.F./DWU = 71,500 S.F. = 1.75 A±
8. LOCAL OPEN SPACE PROVIDED: 673 A± TO BE MAINTAINED BY BALTIMORE ASSOCIATION
9. LANDSCAPE REQUIREMENTS: 110 DWU x 1 TREE/DWU = 110 TREES (MAJ. DEC.)
10. TRASH COLLECTION POINTS TO BE AT A CENTRALIZED LOCATION AS DESIGNATED BY BALTO. COUNTY SANITATION BUREAU

DENSITY CALCULATIONS FOR REMAINING SECTIONS 2 & 3

- TOTAL GROSS AREA = 45,000 A±
- EXISTING ZONING: DR 5.5 45,016 A± 80' 0.65 A±
- DWELLING UNITS ALLOWED: 45,000 x .56 = 25,100 DWU + 25 DWU (UNUSED DENSITY) FROM SEC 1 = 25,125 DWU
- DWELLING UNITS PROPOSED = 228 DWU

OFFICE OF PLANNING & ZONING APPROVED BY:

9/10/86
9/10/86
9/12/86
15 Sept 86
9/16/86
DATE
DATE
DIRECTOR OF PLANNING
ZONING COMMISSIONER

FIRST AMENDED PARTIAL DEVELOPMENT PLAN OF RIDGELY'S CHOICE SECTION ONE

11TH ELECTION DISTRICT 6TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY MARYLAND

OWNER/DEVELOPER
NOTTINGHAM PROPERTIES, INC.
100 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
(301) 825-0545

March 27, 1986

KIDDE CONSULTANTS, INC.

LAND PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS
1020 CROMWELL BRIDGE ROAD, TOWSON, MARYLAND 21204, 301-321-5500



SCALE 1"=50'

Drawing MWK	DATE	REVISIONS	MWK
Check GLW	3/21/86	REV. PER. CO. COMMENT	
Design GLW	7/19/86	REV LOTS IN CASHELL CT. TO 20 LOTS	
Check GLW	8/14/86	UPDATE PROVISORY SECTION	