PETITION OR ZONING RE-CLAS IFICATION

17-

1113/75

AND/OR SPECIA	L EXCEPTION 75-11
County and which is described in the description hereby petition (1) that the zoning status of the he	der the Last Will & Testament of Thingshold egal owner, a of the property situate in "altimore and and plat attached hereto and made a part Referent" rein described property we re-classified, pursuant
to the Zoning Law of Baltimore County, from BRE	s a public zone to an
RDP zone; for the following	
The subject property has been reclast to public zone by a drafting error by the and Zoning. See attached letter of May 2 Senior Planner of the Office of Planning and prayed to be taken as a part hereof.	29, 1974 from Frank H. Fisher,
See attached description	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
and (2) for a Special Exception, water the and 26	NAME OF THE OWNER OWNER OF THE OWNER OW
County, to use the nevels described property, for	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
posting, etc., upon filing of this petition, and fur- regulations and restrictions of Baltimore County a County. LOVI LOVID Contract purchaser Contract purchaser	ther agree to and are to be bound by the roming dotyled pursuant to the Zoning Law for Baltimore the Control of
Address Route 1, Box 342 Garrison Forest Road change Mills, Maryland 21117	Address
VILLIAM A. HAHN, Petitioner's Attorney JR. Address Pikesville Professional Bidg.	Protestant's Attorney
7-Church La., Pikesville, Md. 21206	Paltimore County this 5th day
ORDERED By The Zoning Commissioner of	Baitimore County, una
of _ Dr -cr ber, 197 _L, that the st	ubject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County	, in two newspapers of general circulation through-
out Raltimore County, that property be posted, as	nd that the public hearing be had before the Zoning
Commissioner of Baltimore County in Room 106	5, County Office Building in Towson, Baltimore
County, on the	January 197 5, at 101/6 clock

March 31, 1975

William A. Hahn, Jr., Esquire Pikesville Professiona' Building Church Lane Pikesville, Maryland 21208

> RE: Petition for Reclassification NE/S of Garrison Forest Road and Carroll Avenue - 4th District Estate of Thomas J. Seibold -NO. 75-147-R (Item No. 11)

Dear Mr. Habat

I have this date passed my Order in the above captioned matter

Very truly yours,

James & Ha JAMES E. DYER Deputy Zoning Commissioner

IED/me

Attachments

RE: PETITION FOR RECLASSIFICATION BEFORE THE DEPUTY ZONING Estate of Thomas J. Seibold COMMISSIONER NO. 75-147-R (Item No. 11) OF : BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a Public Zone to a R.D.P. Zone. The subject property is located on the northeast side of Garrison Forest Road and Carroll Avenue and lies within the Fourth Election District of Baltimore County.

Testimony proffered on behalf of the Petitioner by his attorney, established that the subject property was erroneously included within a public zone designation. Said public zone was clearly intended to encompass only the lands of the Rosewood State Training School.

Without reviewing the testimony and evidence in detail but based on all such testimony and evidence, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met the burden of proving error and, therefore, the Reclassification should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _______ day of March, 1975, that the herein described property or area should be and the same is hereby Reclassified from Public Zone to a R. D. P. Zone, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

136 301-833-3310 william t. sadler

William T. Sadler P.L.S. 7730

S.O. Date: 6/11/11

david a gerbens

IN THE MATTER OF BEFORE THE MARY LOUISE FEUSTLE, Trustee ZONING Under the Last Will and Testament of THOMAS J. SEIBOLD, Deceased COMMISSIONER FOR ZONING RE-CLASSIFICATION OF

MEMORANDUM

. . . .

BALTIMORE COUNTY

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The Petitioners, RICHARD E. LEE and MARY LOUISE FEUSTLE, Trustee under the Last Will and Testament of THOMAS J. SEIBOLD, Deceased, by William A. Hahn, Jr., William D. Wells and Wells, Durkee, Albert & Hahn, their attorneys, pursuant to the requirements of the zoning regulations of Baltimore County, Maryland, assign the following reasons in support of their Petition for Zoning Re-Classification:

- 1. That prior to the construction of the new Comprehensive Zoning Maps of Baltimore County, the subject property had been designated Rural Deferred Planning. As the result of a drafting error within the Office of Planning and Zoning for Baltimore County, the subject property was erroneously re-classified "Public" presumably being included as part of the Rosewood State Hospital tract as shown on the Comprehensive Zoning
- 2. The Petitioners herein are the owners of record of the subject property by virtue of a Deed dated October 4, 1967 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4811, Folio 616, a copy of said Deed being attached hereto and prayed to be taken as a part hereof.

3. The public Land Records and maps clearly reflect that the northernmost boundary line of the Rosewood State Hospital tract of land binds along the south side of Carroll Avenue, and does not cross said road.

4. That the Petitioners urge that this request for re-classification of "Public" zoning of the subject property to its original and correct classification of Rural Deferred Planning will not affect the health, safety and welfare of the general public of Baltimore County.

WHEREFORE, the Petitioners respectfully request that the Petition filed herein be granted, re-classifying the subject property from public zoning to Rural Deferred Planning classification.

WILLIAM A. HAHN, JR.

WILLIAM D. WELLS Wells, Durkee, Albert & Hahn Attorneys for Petitioners

7 Church Lane, Pikesville, Md. 21208

WAH:sb #3714 9/17/74

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

William A. Hehn, Jr., Esq. Pikesville Professional Bldg. 7 Church Lane Pikesville ,Md. 21208 County Office Building 111 W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted

Petitioner Louise Feustle - Trustee for Thomas J. Seibold

Petitioner's Attorney william A. Hahn, Jr. Reviewed by Chomen & Byrrec, W.

oc: W. T. Sadler, Inc. 452 Main Street Reisterstown, Md. 21136

Item 11 - 8th Soning Cycle

BALTIMORE COUNTY O' FICE OF PLANNING & ZONING

for filing this __ 35th

FION: Garrison Forest Road at Carroll Avenue Fourth Election District, Baltimore county, Maryland APPLICANT:

Date: June 7, 1974

W. T. SADLER, INC.

LOCATION:

Description:

DESCRIPTION TO ACCOMPANY PETITION FOR ZONING RECLASSIFICATION.

All that tract or parcel of ground situate, lying and being in the Fourth Election District, Baltimore County, Maryland, located at the intersection of the East side of Garrison Youst Road and the North side of Carroll Avenue, more particularly described as follows.

the intersection of the East, Saltagra County, Jaryland, located at side of Carroll Avenue, more sarticularly described as follows.

Beginning for the name at point in the center of Garrison Forest Road and the North Road at the end of the North ten point in the center of Garrison Forest Road at the end of the North ten point in the center of Garrison Forest line of a deed to John N. Carroll and half (10j) degree East 2 perch line of a deed to John N. Carroll and county in 10j. 183 and recorded among the Land Records of Baltimos County in 10j. 183 and recorded among the land keeper Sant 19, 3 perch line of the land county and one half (10j) degree East 19, 3 perch line of the land convey, to Thomas P. Killian, Executrix of the Eastae of Mary Louise Dorsey, to Thomas P. Killian, Executrix of the Eastae of Mary Louise Dorsey, to Thomas P. Killian, Executrix of the Eastae of Mary Louise Dorsey, to Thomas a portion on said North ten and con Garrison of Carroll Avenue and control in Eastage 2 percent of the East 19, 8 perch line 225 feet, more or less, thence loaving the degree East 19, 8 perch line 225 feet, more or less, thence loaving the Eastage County Department about no in the Coning Maps on file '1 the Eastage County Department about no in the Eastage 2 percent of the Sorth side of Garroll Avenue and to the Sorth side of Garroll Avenue and to the Sorth side of Garroll Avenue and Forest Counting Sorth So

Note: The above description prepared from deeds and records.









THIS DEED, made this 4th day of October, 1967, by and hetueen MARY P. KILLIAN, Executrix of the Estate of Mary Louise Dorsey, Deceased, of the First Part, and WHEMAS J. SEIBOLD and WRICHARD E. LEE, of Baltimore County, State of Mory) and, of the second part.

LHEREAS, Mary Louise Dorsey died on or about the 2nd day of February, 1967, leaving a Lost Will and Testament which is of record in the office of the Register of Wills for Baltimore County in Wills Liber No. J.L.D. 96, Felia 105, under the terms of which Mary P. Killian was appointed Executrix with powers therein contained.

WHEREAS, acting in pursuance of said powers, the aforesaid Executrix has sold the hereinafter described property to Thomas J. Scibold and Richard E. Lee at and for the sum of Twenty-Two Thousand Collars (\$22,000.00), which sum has been paid.

MHEREAS, the above sale was reported to the Orchang! Court of Baltimore County by Report of Sele dated October 89, 1967, and was by Order of the Orphans' Court of Baltimore County Finally ratified and confirmed on September 110, 1967, wherefore these presents are executed.

NGW. THEREFORE, THIS DEED WITNESSEIH, that for and in consideration of the sum of Twenty-Two Thousand Dollars (\$22,000.00), and other good and valuable considerations, receipt whereof is hereby acknowledged, the said Mary P. Killian, Executrix of the Estate of Mary Louise Dorsey, Deceased, in pursuance of the powers conferred upon her in said Last will and Testament does hereby grant and convey unto Thomas J. Seibold and Richard E. Lee, as tenants in common, their heirs and assigns, in fee simple, all that lot, piece, or parcel of land situate, lying and being in the Fourth Election District of Bultimore County, State of Marylama, and more particularly described as Follows, that is to say:

BEGINNING at a stake set South 37 degrees West 17 perches on the minth line of "Lions Dan" corrected and running thence South 37 degrees West 38% perches to a hickory and chestnut tree marked with twelve notches thence North 89 degrees West 44 perches to the center of the Newfoundland Road thence with the center of sold road North 10% degrees East 19.8 perches to the end of the fourth line of the tract of land belonging to Philip T. Tilyard thence binding and running with said Tilyard's land reversely the three following courses and distances, viz:

> 110.00 850 PMD7 3 66601 6

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

..... James B. Byrnes, 111

NOWING ADMINISTRATION BEALTH DEPARTMENT BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERIN STATE HIGHWAY ADMINISTRATION BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANCING

BOARD OF EDUCATION OFFICE OF THE SUILDINGS ENGINEER William A. Hahn, Jr.Esq. Pikesville Professional Bldg. 7 Church Lane Pikesville, Maryland 21208

RE: Reclassification Petition item 11 - 8th Zoning Cycle Richard E. Lee and Mary Louise Feustle - Trustee for Thomas J. Seibold -Petitioners

October 25, 1974

Dear Mr. Hahn:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located at the northeast The subject property is located at the nortine intersection of Garrison Forest End and Carroll Research of the subject of County. It is presently improved with a two-story frame dwelling, a frame barn and garage, and two other frame structures. The predominant portion of the site is wooded.

The properties are surrounded by various residential uses to the west opposite Garrison Porest Road and to the south opposite Carroll Avenue. These latter structures exist on property presently owned by the Rosewood State Training School.

The petitioner is requesting a Reclassification from the existing public land classification

North 88 degrees East 26 perches North 83% degrees East 22% perches and North 69 degrees East 17 perches to the place of beginning. Containing

EXCEPTING thereupon approximately % acre along the Southern line of the herein described parcel of land being the roadway conveyed to John N. Carroll by deed dated December 9, 1881, and recorded among the Lend Records of Baltimore County in Liber M.M.I. No. 127, Folio 172.

BEING the same parcel of land which by deed dated July 27th, 1925, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 613, Folio 481, was granted and conveyed by Helen Gertrude Frock, Widow, unto William B. Dorsey and Mary L. Dorsey, his wife. The seld William B. Dorsey having since departed this life on or about the 17th day of January 1965 , thereby vesting absolute title of the same in the said Mary L. Dorsey, Widow; the said Mary L. Dorsey having since departed this life testate on or about February 2nd, 1967, leaving a Last will and Testament, duly filed for probate in the Orphans Court for Baltimore County, as aforesaid.

TOGETHER with the buildings and improvemen;s thereon, and all and singular, the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto be longing or apportaining unto and to the proper use and benefit of the said Thomas J. Seibold and Richard E. Lee, as tenants in common, their heirs and assigns, in fee simple.

AS WITNESS the hand and seal of the said Grantor.

TEST. William Dohell

Mary P. Killian (SEAL) Estate of Mary Louise Dorsey, Deceased

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HFT.EBY CERTIFY, that on this 476 day of October, 1967. before me, the subscriber, a Notary Public of the State of Maryland, in

William A. Hahn, Jr. Re: Item 11 - 8th Zoning Cycle October 25, 1974

Page 2

to a Rural Developed Planning zone. He is alleging that the present classification was created by a drafting error and has requested to be exempted from Cycle procedures. A portion of the property under this Reclassification petition is proposed to be used with additional holdings for a six lot

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being schoduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1975, and April 15, 1975, will be forwarded to you well in advance of the date and time. This petition for Reclassification is accepted advance of the date and time

Very truly yours,

Chrone B. Byrnes II JAMES B. BYRNES, III Zoning Plans Advisory Committee

Enclosure

cc: W. T. Sadler, Inc. 458 Main Street Reisterstown, Md. 21136

and for Baltimore County eforewald, personally appeared MARY P. KILLIAN, Executrix of the Estate of Mary Louise Dorsey, Deceased, and acknowledged the foregoing peed to be her act.

AS WITNESS my hand and Notorial Seal.

Hilliam D. Well. ... 2111718

Rec'd for record OCT 6 1967 at Per Grville T. Gosnell, Clerk Mail to Welliam D. Wes Receipt No. 148023 3

Baltimore County Fire Department



Towson, Maryland 21204

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Richard E. Lee & Mary Louise Feustle, Trustee for Thomas J. Soibold

E/S of Carrison Forest Rd. 5 M/E of Carroll Ave.

Zoning Agenda Cycle #8 - September 24, 1974 Itum No.

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public Works.

)	2.	A second means of vehicle access is required for the si	Ç0
)	3.	The vehicle dead-end condition shown at	_

ET "35 the maximum allowed by the Fire Department.

() h. Th. te shall be made to comply with all amplicable parts of the
Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures codeting or proposed on the site shall comply with all applicable requirements of the Hational Fire Protection
Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(v) 7. The Fire Prevention Bureau has no comments at this time.

Planning Group
Special Inspection Division

Deputy Chief Fire Prevention Bureau

Baltimore County Fire Department



Towson, Maryland 21204

Office of Planning and Zbning Baltimore County Office Building Towson, Haryland 2120h

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Conmittee

Re: Property Owner: Richard E. Lee & Mary Louise Feustle, Trustee for Thomas J.

Location: E/S of Garrison Forest Rd. 4 N/S of Garroll Ave.

Zoning Agenda

Contlemen.

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of Foo feet along an approved read in accordance with Baltiere County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Fire Depart

EXCESS the maximum allowed by the Fire Department.

) h. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

5. The buildings and structures educing or proposed on the atte shall comply with all applicable requirements of the National Fire Protection Association Standard No. 10? The Life Sattey Code, 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

H) No Oly Moted and faul H Remake

Planning Group Special Inspection Division

Baltimore County. Margland Bepartment Of Public Borks

COUNTY OFFICE BUILDING Outober 25, 1974

TOWSON, MARYLAND 21204

Bureau of Engineering

Mr. S. Bric DiMenna County Office Building

Re: Item #11 (Cycle VIII - October 1976 - April 1975)
Property Owner: Esta'e of Thomas J. Scibold
M/S cor. of Garrison Temest Ed. & Carroll Ave.
Existing Loning: Public
Proposed Connigs: EALP,
No. of Acres: 3.1 District: Lith

The following comments are furnished in regars to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Carrison Forest Road is an existing road which shall ultimately be improved as a 50-foot curb and gutter street on a 70-foot right-of-way.

Carroll Avenue shall ultimately be improved as a 30-foot curb and gutter street on a 50-foot right-of-way.

Storm Drains:

The Petitioner must provide necessary crainage f-cilities (temporary or permanent prevent creating any midsances or damages to adjacent proporties, especially by the certration of surface waters. Correction of any problem which may result, due to rope; grading or impropr installation of drainage Caellities, would be the full

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is therefore, necessary for all grading, including the stripping of top soil.

Public water and sanitary sewer are not available to serve this site. The site is subject to Health Department requirements for private water and sewerage disposa systems.



EMD: EAM: HNS: ROP:ss



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E. WM. T. MELZER

October 28, 1974

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item II - Cycle Zoning 8 - October 1974 through April 1975 Property Owner - Estate of Thomas J. Seibold NE corner of Garrison Forres! Road & Carroll Avenue

Dear Mr. DiNenna

The subject petition is requesting a change from Public to R.D.P. zoning to 3.1 acres. This change should create no change in trip density.

C. Richard Moore Assistant Traffic Engineer

COM/rma



May 29, 1974

Mr. William F. Wells Pikesville Professional Building 7 Church Lane Pikesville, Maryland 21208

After .coaling your letter dated May 20, 1974 and reviewing the plat of Thomas J. Schold and Richard E. Lee, I do agree with you that private property should not have been a public designation on the comprehensive zoning map. It would appear that a drafting error occurred in the construction of the new comprehensive zoning map and the subject property should have been designated EDN (Varial Deferred Planning) rather than public. However, final determination as to the correct zoning of the subject property can only be made by the Zoning Commissioner.

I hope the information contained in this letter is sufficient in answering any questions you may have concerning your client's property. If additional information is needed, please call me at 494-3481.

> Sincerely yours, Frank H. Fisher

co: S Frie DiNanna

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JE-TERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 WILLIAM D. FROMM

IL ERIC DINENNA YONING COMMIS



October 24, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Comments on #11, Zoning Cycle VIII October 1974 are as follows:

Property Owner: Richard E. Lee and Mary Louise Feustle, Trustee for Thomas J. Seibold Location: E/S of Garrison Forest Road and N/S of Carroll . ve Existing Zoning: Public Proposed Zoning: R.D.P. No. of Acres: 3.1

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a

This plan has beer, reviewed and there are no site-planning factors requiring comment.

John Levently John L. Wimbley Plann. - Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE SUITE 301 JEFFERSON BUILDING AREA CODE 301 PLANNING 484-3211 ZONING 494-3351

ALTIMORE COUNTY, MANYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date December 24, 1974

FROM William D. Fromm, Director of Planning

SUBJECT Petition 875-147-R. Northeast corner of Garrison Forest Road and Carroll Ave. Reclass from Public Land to R.D.P. Zone. Petitioner - Estate of Thomas J. Seibold

4th District

Monday, January 13, 1975 (10:45 A.M.)

In reviewing this petition, it is apparent that a drafting error was made at the time the zoning boundary lines were drawn during the preparation of the contensive zonoing maps. As a result, portions of the strength of the preparation of the trends of the content were inadvertantly labeled "Public Land". It is there to the recommended that the petitioner's request for R.D.F. coning be granted.

WDF : NEG : rw

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: September 25, 1974

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Building lawson, Maryland 21204

Z.A.C. Meeting of: September 24, 1974

Po- 1+om // Cycle #8

Property Owner: Richard E. Lee & Mary Louise Feustle, Trustee for

F/S of Garrison Furest Road and N/S of Carroll Avenue

Present Zoning: Public

Proposed Zoning: R.D.P.

Dear Mr. DIN ment

No adverse effect on student population.

Very truly yours.

W. Tick televiel W. Nick Petrovich., Field Representative

H EMELIE PANES INCHES

WNP/ml

MARCUS M. BOTSARD ALVIN LORECK

RICHARD W. TRACEY, VMD MRS. WICHARD & WIL

WILLIAM D. WELLS CARL A. DURKEE WILLIAM A. HAHN JR

WILLS, DURKEE, ALBERT & HAHN ATTORNEYS AT LAW 7 CHURCH LANE PIKESVILLE, MARYLAND 21208

HILLARD P. ALBERT

September 17, 1974

Mr. Charles B. Heyman, Chairman Baltimore County Planning Board Room 301, Jefferson Building Towson, Maryland 21204

RE: Petition of RICHARD E, LEE, ET AL

Dear Mr. Heyman:

Please be advised that this office represents the owners of property involved in a drafting error in the comprehensive map (200 scale) for property lying in the Fourth District, Baltimore County, Maryland, and situate on the east side of Garrison Forest Road near Carroll Avenue. It was discovered in a plan for sub-division of this property that a portion of the Lee property is erroneously designated as "public" by virtue of a drafting error in the Office of Planning and Zoning.

I have this date filed a Petition for re-classification of the said property with the Office of Planning and Zoning to correct the drafting error. I enclose a duplicate original of the Petition for re-classification together with the attached exhibits, including a letter from Mr. Frank H. Fisher, Senior Planner of the Office of Planning and Zoning which speaks for itself. This letter is merely inform you' of our action so that the necessary and prompt steps will be utilized by your Board to facilitate the expeditious handling of this matter.

Yours very truly,

WILLIAM A. HAHN, JR.

WAH:sb Enclosures BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



JEFFERSON BUILDING OWSON, MARYLAND 21204

OONALD J. ROOP, M.D. MRH

September 30, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Reclassification, Zoning Advisory Committee Meeting, September 24, 1974, are as follows:

Property Owner: Richard F. Lee & Mary Louise Feustle, Trustee for Thomas J. Seibold. Location: E/S of Garrison Forest Rd. & N/S of Carroll

Ave.
Existing Zoning: Public
Proposed Zoning: R D P
No. of Acres: 3.1
District: 4th

Connents: This property is located within an existing sewer service area in accordance with the Master Water and Sewer lan, therefore, private sewage disposal systems will not be permitted.

permitted.

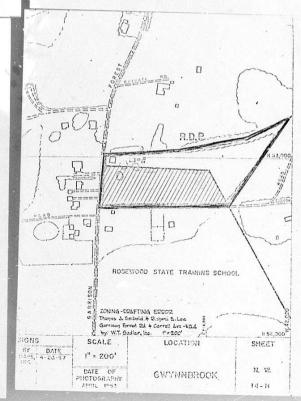
Mater wells must be drilled prior to issuance of building permits and meet Health Department requirements.

Osynns Falls Moratorium: A moratorium was placed on new sewer connections in the Guynns Falls Drainage Basin by Dr. Neil Solmon, Secretary of Hostit and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours.

Thomas A. Duly Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/nce



October 18, 1974



Honorable Harry J. Bartenfelder, Chairman County Council of Baltimore County County Office Building Towson, Maryland 21204

Dear Mr. Bertenfelders

At its regular meeting on Thursday, October 17, 1974, the Baltimore County Florning Board, unanimously approved a restablish to the Baltimore County Code 1958, as anemaled, unanimously approved a restablish to a cerify to the County Countell that early action is monifestly required in the public Interest on the patition of the State of Thomas J. Selbod to change the zoning classification of their tract of the east side of Garrison Forest Read in the vicinity of Carroll Avenue from public land to R. D. P.

After reviewing the patitioner's letter and a copy of the zoning map, the Planning Board concluded that a defifting error had apparently been made at the time the zoning boundary fines were drawn. Copies of the patition and the letter addressed to the Choirman of the Planning Rocard error attaches: I will provide additional information upon your request. Notification to the Zoning Commissioner of the Council's action on this matter is necessary so that timely actions can be taken by him in accordance therewith.

Sincerely, William D. Fromm, Secretory

Baltimere County Planning Board WDF/JGH/klis

cc: Honorable Francis X. Bossle Honorable Gery Heddles Honorable G. Walter Tyrie, Jr.

Mr. Herbert E. Hohenberger

Mr. Thomas Toporovich Mr. S. Eric DiNenno

TOWDON, MARYLAND 21

Honoreble Francis C. Burrett

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONIN SUITE 301 JOFFERSON BUILDING 105 WEST CHOOL ANEX CODE SOL PLANNING AND SAL

COUNTY COUNCIL OF BALTIMORE COUNTY COUNTY OFFICE BUILDING, TOWSON MARY, AND 21204

December 4, 1974

LAW OFFICE: 821-7787 HOME 922-3944

Mr. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Attached herewith please find Planning Board Resolution certifying to the Council that early action is manifestly required in the public interest on the petition of the Estate of Thomas J. Seibold to change the zoning classification of their tract at the east side of Garrison Forest Road in the vicinity of Carroll Avenue from public land to R. D. P., which the County Council anproved at their meeting on Monday, December 2, 1974.

Very truly yours,

Heilet F. Holelin Herbert E. Hohenberger Secretary

HEH-bl

CC: Mr. William D. Fromm



PETITION FOR ZONING RE-CLASSIFICATION

AN OR SPECIAL EXCENTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Richard E. Lee and under the Last Will & Testament of Thomas 1, or we Nary Lauise Feuttle, Trustee legal owners of the property situate in Establisher County and which is described in the description and plat attached hereto and made a part REFORFO hereby polition (.) that the roning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from SHS_A public

RDP zone; for the following reasons:

The subject property has been reclassified from Eural Deferred Planning to public zone by a drafting error by the Eultimore County Office of Planning and Zoning, See attached letter of May 29, 19/8 from Frank I. Fisher, Sentor Planner of the Office of Planning and Zoning which is attached hereto and prayed to be taken as a part hereof.

and (2) NEXESPORE EXPRESSION PROPERTY AND PROPERTY AND PARTY AND PROPERTY OF BRITISISTS Delicity, for the class decision and construction of the construct

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimere County adopted pursuant to the Zoning Law for Baltimere County. LOUIS LLOYD

Mary Louise Fountle, Trustne under barbant, della de Jestament of Thomas J. RICHARD E. LEE PARKET & NANCY L. LLOYD Contract purchaser WILDRED H. LEE Logal Owner

Protestant's Attorney

OBT

WILLIAM A. HAHN, Pelitioner's Attorney Address Pikesville Professional Bldg. 7 Church La., Pikesville, Nd. 21208

Honorable Harry J. Bartenfelder, Chairman

Corroll Avenue from public lond to R. D. P.

County Council of Baltim to County County Office Building Towson, Maryland 21204

s, this better

October 18, 1974

Dear Mr. Bartonfelder

Sincerely,

WDF/JGH/kks

William Moran

William D. Fromm, Secretary

Saltimore County Planning Bonra

cc: Honorable Francis X. Bostle

Mr. Thomas Taparovich Mr. S. Eric DiNenna

Mr. William D. Wells

Mr. Herbert E. Hohenberger

Address Route 1, Box 342 Garrison Forest Roy I Owings Mills, Maryland 21117

ORDERED By The Zoning Commissioner of Baltimore County, this ... _day

__, 197 __, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Bullaling in Towson, Baltimore

At its regular meeting on Thursday, October 17, 1974, the Baltimore County Planning Board,

After reviewing the partitioner's letter and a copy of the zoning map, the Planning Board con-

Honorable Webster C. Dove

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

AREA CODE 301 PEANNING 484-32 1 20HING 484-3381

105 WEST CHESAPEAKE AVENUE

VET EX

TOWSON, MARYLAND 21704

At its regular merals on increase, October 17, 1794, the barrierae County remning board, under the provisions of Susserian 22-20(f) of the Batthians County Code 1989, as annealed, unanimously approved a resolution to certify to the County Council that early action is mailtestly required in the public inverse in the partition of the Eather of thomas J. Selbold to change the coming classification of their tract of the County Council that early action is mailtestly required in the public inverse to the partition of the Eather of thomas J. Selbold to change the

Anter reviewing the performance verte and a copy or the conting map, the continue scott con-cluded that a duffine must had opposently been made or the first the zoning loundary first war-drown. Copies of the publish and the letter addressed to the Chairmon of the Manning Commons attached. Livil I pushes additional information composers to that the performance of the Commissioner. The Commissioner of the Commissioner of the Commissioner of the Commissioner.

Honorable Gery Huddles
Honorable G. Walter Tyrie, Jr.
Honorable Wallace J., Williams

STUART E. PLATT

WELLS, DURKLE, ALBERT & HAHN ATTORNEYS AT LAW 7 CHURCH LANS PIKESVILLE, MARYLAND 21200

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DATE

WILLIAM D. WELLS CARL A. DUEXEE WILLIAM A. HAHN, JR.

Ğ

September 17 1975

Mr. Charles B. Heyman, Chairman Baltimore County Planning Board Room 301, Jefferson Building Towson, Maryland 21204

RE: Petition of RICHARD L. LEE, ET AL

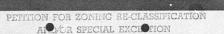
Dear Mr. Heyman:

Please be advised that this office represents the owners of property involved in a drafting error in the comprehensive map (200 scale) for property lying in the Fourth District, Baltimore County, Maryland, and situate on the east side of Garrison Forest Road near Carroll Avenue. It was discovered in a plan for sub-division of this property that a portion of the Lee property is erroneously designated as "public" by virtue of a drafting error in the Office of Planning and Zoning.

I have this date filed a Petition for re-classification of the said property with the Office of Planning and Zoning to correct the drafting error. I enclose a duplicate original of the Petition for re-classification together with the attached exhibits, including a letter from Mr. Frank H. Fisher, Senior Planner of the Office of Planning and Zoning which speaks for itself. This letter is merely to inform you of our action so that the necessary and prompt steps will be utilized by your Board to facilitate the expeditious handling

> Yours very truly, WILLIAM A. HAHN, JR.

WAH:sb Enclosures



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Richard E. Lee and under the Last Will & Testarent of Thomas I, or we Many Louise Equation . Frontier legal owners of the property altuate in Editions. County and which is described in the description and plat attached her to and made a purf horizon, hereby polition (1) that the zoning status of the herein described property be re-classified, purpuant

to the Zoning Law of Baltimore County, from 1883, a public RDP zone; for the following reasons:

The subject property has been reclassified from Kural Deferred Planning to public zone by a drafting error by the Balti-ore County Office of Planning and Zonf-gs. See attached latter of May 29, 194 from Frank M. Fisher. Senior Planner of the Office of Planning and Zoning which is attached hereto and prayed to be taken as a part hereof.

and (2) MANAGE STATE PROPERTY SHOP THE AMEL ADMINISTRATE AND TOWNSHIP TO SUBMIT OF THE PROPERTY OF Comply to tak the direct their shell property details and the contract of the

Property is to be pasted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception advertising, posting, etc., upon filing of this polition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zouing Law for Baltimore County.

Mary Learne Februarie, Trustee under \$295001, deldaded estatent of Thomas J. LOUIS LLOYD RICHAID E. LEE / LEKA & KEL MILONO M. LES Legal Owner Contract purchaser Address Route 1, Box 342 Garrison Forest Road Orings Mills, Maryland 21117

WILLIAM A. HARN, Petitioner's Attorney Address Pikesville Professional Bldg. 7 Church La., Pikesville, Rd. 21208

ORDERED By The Zoning Commissioner of Baltimore County, this ...

...... 197 that the subject matter of this petition he advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughone Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Labimore

Protestant's Actornoy

(8) 0

ROSEWOOD STATE TRAINING SCHOOL

LOCATION

GWYMMBROOK

WELLS, DURKER, ALBERT B. HARIN

14 52,000

SHEET

14. W.

13-14

September 17, 1974

Mr. Charles B. Hayman, Chairman Room 301. Jefferson Building Towson, Maryland 21204

ZONING - DRAFTING EDDOZ

SCALE

DATE OF

PHOTUGR :

Thomas J. Scibold & Richard E. Lee Garrison Forces 24 + Carroll Ave - EDA 5

by W.T. Sadler, Ite. 1"=200"

RE: Petition of RICHARD E. LEE. ET AL.

Dear Mr. Heyman:

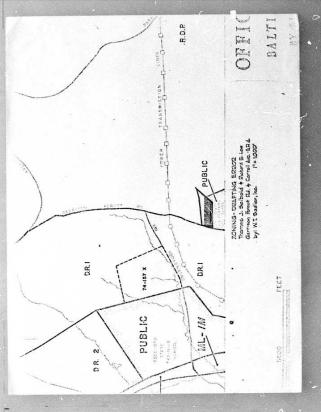
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Yours very truly,

WILLIAM A. HAHN, JR.

WAH:sb Enclosures



Granted by

Previous case:

OFFICE OF OCOMMUNITIVE S

RANDALLSTOWN, MD. 21133 December 26 1974

THIS IS TO CERTIFY, that the annexed advertisement of PETITION- NORTHEAST CORNER OF GARRISON FOREST ROAD was inserted in THE COMMUNITY TIMES, a weekly newspape: published in Baltimore County, Maryland, once a week for one XXXXXXX weeks before the 13th. day of Jan. 1975, that is to say, the same was inserted in the issues of December 26,1974

STROMBERG PUBLICATIONS, Inc.

B C Cunan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PETITION MAPPING PROGRESS SHEET County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 FUNCTION Your Petition has been received * this 16th Descriptions checked and outline plotted on map Petition number added to Petitioner's Attorney_ ZC, BA, CC, CA This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. Reviewed by: J. 7. 14. Revised Plane: Change in outline or description___Yes Map #_

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 26 , 19.74 appearing on the 26th day of December

THE JEFFERSONIAN,

Cost of Advertis

No. 17130 BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN REVENUE DIVISION NOTE NOV. 20, 1974 ACCOUNT 01-662 AMOUNT \$25.00 PINE - AGENCY Thomas J. Seibold, Trust Account Pikesville Professional Building
7 Church Iane, Pikesville, Md. 21208
Petition for Reclassification for Estate of Thomas Scibold

BALTIMORF COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Mar. 18, 1975 ACCOUNT 01-660

AMOUNT \$83.25

WHITE C UNITS THE SECRET VELLOW - COUNTY - CO

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA. - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 17129

No. 17954

DATE NOV. 20, 1974 ACCOUNT 01-662

180 2 2Km 20

Richard E. Lee

Rt. 3 Westminster Reisterstoom, Md. 21136

25.0 CMSL

2-5,6NS

75-147-R

CERTIFICATE OF POSTING NO DEPARTMENT OF BALTIMORE COUNTY

	recent, marpane
District 4th Posted for: Petition FOR R	Date of Poeting. Dec. 28 /97
ESTATE OF THOM	INS T. SCIBOLD
Petitioner: Estimo	INS J. SCIBOLD GARRISON FORCET Rd. & GARROLL AV
Location of property:/\f_/COK	CHRKISON FOREST IG. T CHRISTEL FIV
Location of Signs: ONS OF CARROL	LL AVE. 80 ton-E OF GARRISON
FAREST Rd. @ E/S OF GAI	LL Ave. 80 tax-E of GARRISON RRISON FOREST R.J. 75 tax- N OF
CARROLL AVE	
Project by Claricas h. Viala	und Date of return TAN. 3, 1975

