

THIS DEED, made this 4th day of October, 1967, by and between MARY P. WILLIAM, Executrix of the Estate of Mary Louise Dorsey, Deceased, of the First Part, and THOMAS J. SEIBOLD and RICHARD E. LEE, of Baltimore County, State of Maryland, of the second part.

WHEREAS, Mary Louise Dorsey died on or about the 2nd day of February, 1967, leaving a Last 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. 95, Folio 106, under the terms of which Mary P. William 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. Seibold and Richard E. Lee and for the sum of Twenty-Two Thousand Dollars (\$22,000.00), which sum has been paid.

WHEREAS, the above sale was reported to the Orphans' Court of Baltimore County by Report of Sale dated October 8th, 1967, and was by Order of the Orphans' Court of Baltimore County finally ratified and confirmed on September 11th, 1967, wherefore these presents are executed.

NOW, THEREFORE, THIS DEED WITNESSETH, 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. William, 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 Baltimore County, State of Maryland, and more particularly described as follows, that is to say:

BEGINNING at a stake set South 37 degrees West 17 perches on the ninth line of "Lions Den" corrected and running thence South 37 degrees West 30% 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 said road North 10% degrees East 19.8 perches to the end of the fourth line of the tract of land belonging to Philip F. Tillyard thence binding and running with said Tillyard's land reversely the three following courses and distances, viz:

SW 7/3 CORN 6 110.0000

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 7 acres, 1 rood and 5 perches.

EXCEPTING thereupon approximately 1/2 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, 1961, and recorded among the Land Records of Baltimore County in Liber U.M.L. 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 U.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 said 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 improvements 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 belonging or appertaining 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 D. Wells *Mary P. William*
WILLIAM D. WELLS MARY P. WILLIAM, EXECUTRIX OF THE
Estate of Mary Louise Dorsey, Deceased

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 4th day of October, 1967, before me, the subscriber, a Notary Public of the State of Maryland, in

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

AS WITNESS my hand and Notarial Seal.

William D. Wells
WILLIAM D. WELLS - NOTARY PUBLIC

Rec'd for record OCT 6 1967 at 45
For Gerville T. Gonnell, Clerk
Mail to *William D. Wells*
Receipt No. 148023 \$ 7.50

Baltimore County Fire Department

J. Austin Deitz
Chief



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, Trustees for Thomas J. Seibold.

Location: W/S of Garrison Forest Rd. & W/S of Carroll Ave.

Item No. 11 Zoning Agenda

Gentlemen:

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 500 feet along an approved road 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 site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. 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 existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly* Noted and Approved: *Paul H. Reinke*
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLENWORTH H. DYER, P. E., Chief

October 25, 1974

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

Re: Item #11 (Cycle VIII - October 1974 - April 1975)
Property Owner: Estate of Thomas J. Seibold
W/S cor. of Garrison Forest Rd. & Carroll Ave.
Existing Zoning: Public
Proposed Zoning: R.U.F.
No. of Acres: 3.1 District: 14th

Dear Mr. DiMenna:

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

Highways:

Garrison 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 drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Water and Sanitary Sewers:

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 disposal systems.

Very truly yours,

Ellenworth H. Dyer
Ellenworth H. Dyer, P. E.,
Chief, Bureau of Engineering

END:RAN:HWS:ROP:res

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

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 - Trustees
for Thomas J. Seibold -
Petitioners

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 intersection of Garrison Forest Road and Carroll Avenue, in the 4th Election District of Baltimore 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 Forest 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

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 subdivision.

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 scheduled 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.

Very truly yours,

James B. Byrnes, III

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

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

Baltimore County Fire Department

J. Austin Deitz
Chief



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, Trustees for Thomas J. Seibold.

Location: W/S of Garrison Forest Rd. & W/S of Carroll Ave.

Item No. 11 Zoning Agenda Cycle #8 - September 24, 1974

Gentlemen:

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 road 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 site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. 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 existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly* Noted and Approved: _____
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

October 28, 1974

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

Re: Item 11 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner - Estate of Thomas J. Seibold
NE corner of Garrison Forest Road & Carroll Avenue
R.D.P.
District 4

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.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRW/rmg

WILLIAM D. FROMM
DIRECTOR



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

Dear Mr. DiNenna:

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

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 bearing on this petition.

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Plans - Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3331

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: September 25, 1974

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

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

Re: Item // Cycle #8

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

Location: E/S of Garrison Forest Road and N/S of Carroll Avenue

Present Zoning: Public

Proposed Zoning: R.D.P.

District: 4th

No. Acres: 3.1

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

H. EMELT PARKER, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERRY

MARCUS H. BOTSCHANSKY
JOSEPH H. MCGOWAN
ALVIN LOBECK
JOSEPH H. WHEELER, Treasurer

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD A. GUERTEL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-147-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

HEARING: 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 comprehensive zoning maps. As a result, portions of this property were inadvertently labeled "Public Land". It is therefore recommended that the petitioner's request for R.D.P. zoning be granted.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw

WILLIAM D. FROMM
DIRECTOR



S. ERIC DINENNA
ZONING COMMISSIONER

May 29, 1974

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

Dear Mr. Wells:

After reading your letter dated May 20, 1974 and reviewing the plat of Thomas J. Seibold 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 RUP (Rural Deferred Replat) 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
Frank H. Fisher
Senior Planner

FHF:rw
cc: S. Eric DiNenna
Zoning Commissioner

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3311 ZONING 484-3331

WELLS, DURKEE, ALBERT & HAHN

WILLIAM D. WELLS
CARL A. DURKEE
WILLIAM A. HAHN, JR.
STUART P. BLATT

ATTORNEYS AT LAW
PIKESVILLE PROFESSIONAL BUILDING
7 CHURCH LANE
PIKESVILLE, MARYLAND 21208
484-0300

HILLARD F. ALBERT
1992-0373

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 subdivision 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 of this matter.

Yours very truly,

WILLIAM A. HAHN, JR.

WAH:ab
Enclosures

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. BOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

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 E. 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

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

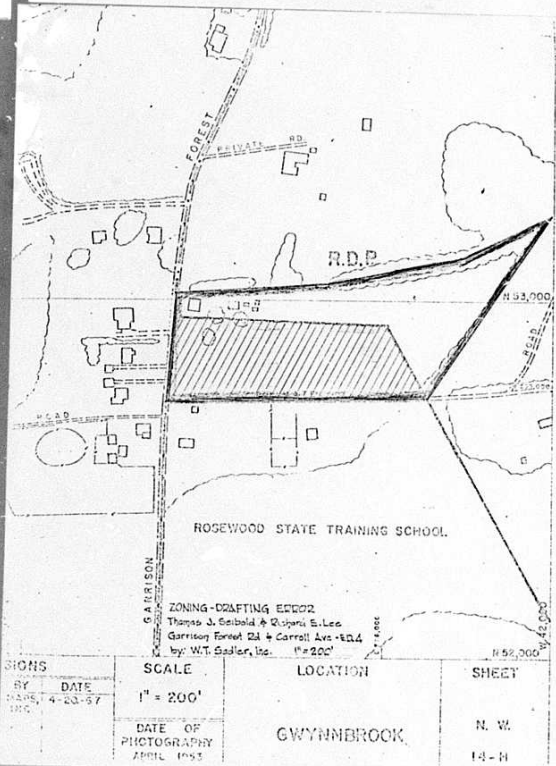
Water wells must be drilled prior to issuance of building permits and meet Health Department requirements.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 16, 1974; therefore approval may be withheld on this connection.

Very truly yours,

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

RVB/ncc



WILLIAM D. FROMM
DIRECTOR

ERIC DINENNO
ZONING COMMISSIONER

October 10, 1974

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

Dear Mr. Bartenfelder:

At its regular meeting on Thursday, October 17, 1974, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County 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 on the east side of Garrison Forest Road in the vicinity of Carroll Avenue from public land to R.D.P.

After reviewing the petitioner's letter and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary lines were drawn. Copies of the petition and the letter addressed to the Chairman of the Planning Board are attached. 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 action can be taken by him in accordance therewith.

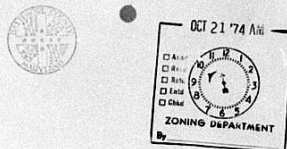
Sincerely,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board
WDF/JGH/als

cc: Honorable Francis X. Bostle
Honorable Gary Huddles
Honorable G. Walter Tyrice, Jr.
Honorable Webster C. Dye
Honorable Francis C. Barrett
Honorable Wallace A. Williams

Mr. Herbert E. Hohenberger
Mr. Thomas Toporovich
Mr. S. Eric DiNenna
Mr. William D. Wells

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2121 ZONING 484-2021



PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Richard E. Lee and under the Last Will & Testament of Thomas J. Seibold, Trustee, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from R32.1A public zone to an RDP zone; for the following reasons:

The subject property has been reclassified from Rural Deferred Planning to public zone by a drafting error by the Baltimore County Office of Planning and Zoning. See attached letter of May 29, 1974 from Frank H. 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) 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 106, County Office Building in Towson, Baltimore

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 Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Richard E. Lee
LOUIS LLOYD
NANCY L. LLOYD
Address: Route 1, Box 342
Garrison Forest Road
Owings Mills, Maryland 21117
Contract purchaser
Richard E. Lee
Mildred M. Lee
Legal Owner

WILLIAM A. HAHN, JR.
Address: Pikeville Professional Bldg.
Church Ln., Pikeville, MD 21208
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 106, County Office Building in Towson, Baltimore

WELLS, DUBBLE, ALBERT & HAHN

WILLIAM D. WELLS
CARL A. DUBBLE
WILLIAM A. HAHN, JR.
STUART R. ALBERT

ATTORNEYS AT LAW
PITTSVILLE PROFESSIONAL BUILDING
PITTSVILLE, MARYLAND 21078
484-0000

HILLARD P. ALBERT
1002-1078

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:

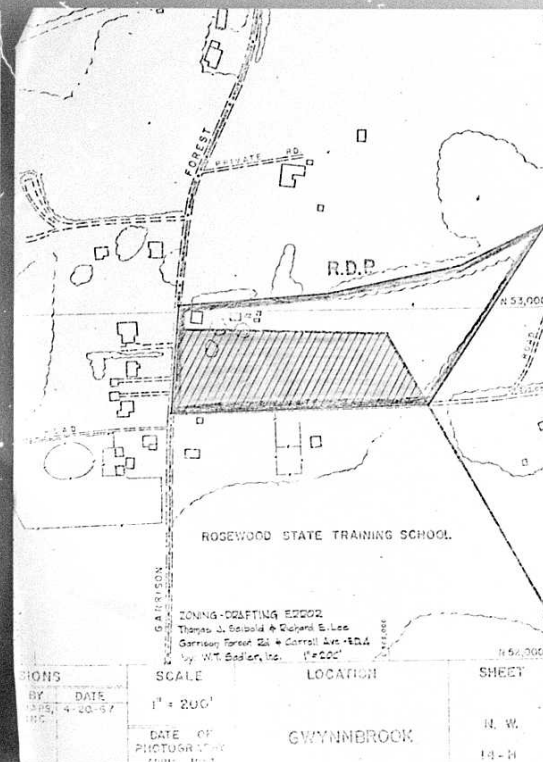
Please be advised that this office represents the owners of property involved in a drafting error in the comprehensive map (200 scale) for property lying in the Fourth District, Baltimore County, Maryland, and situate on the east side of Garrison Forest Road near Carroll Avenue. It was discovered in a plan for subdivision 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 of this matter.

Yours very truly,

William A. Hahn, Jr.
WILLIAM A. HAHN, JR.

WAH:sb
Enclosures



BY	DATE	SCALE	LOCATION	SHEET
WDF	4-20-74	1" = 200'	GWYNNBROOK	N. W.
DATE OF PHOTOGRAPH				13-H

COUNTY COUNCIL OF BALTIMORE COUNTY

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

GARY HULLER
COUNCILMAN, SECOND DISTRICT

December 4, 1974

COUNCIL OFFICE 484-5108
GOVERNMENT HOUSE 922-6161
LAW OFFICE 481-7757
HOME 922-3844

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

Dear Mr. DiNenna:

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 approved at their meeting on Monday, December 2, 1974.

Very truly yours,

Herbert E. Hohenberger
Herbert E. Hohenberger
Secretary

HEH:bl

Enc: 1

CC: Mr. William D. Fromm



WILLIAM D. FROMM
DIRECTOR
ERIC DINENNO
ZONING COMMISSIONER

October 10, 1974

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

Dear Mr. Bartenfelder:

At its regular meeting on Thursday, October 17, 1974, the Baltimore County Planning Board, under the provisions of Subsection 22-22(i) of the Baltimore County Code 1968, as amended, unanimously approved a resolution to certify to the County 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 on the east side of Garrison Forest Road in the vicinity of Carroll Avenue from public land to R.D.P.

After reviewing the petitioner's letter and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made at the time the zoning boundary lines were drawn. Copies of the petition and the letter addressed to the Chairman of the Planning Board are attached. 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 action can be taken by him in accordance therewith.

Sincerely,

William D. Fromm
William D. Fromm, Secretary
Baltimore County Planning Board
WDF/JGH/als

cc: Honorable Francis X. Bostle
Honorable Gary Huddles
Honorable G. Walter Tyrice, Jr.
Honorable Webster C. Dye
Honorable Francis C. Barrett
Honorable Wallace A. Williams

Mr. Herbert E. Hohenberger
Mr. Thomas Toporovich
Mr. S. Eric DiNenna
Mr. William D. Wells

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2121 ZONING 484-2021

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Richard E. Lee and under the Last Will & Testament of Thomas J. Seibold, Trustee, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from R32.1A public zone to an RDP zone; for the following reasons:

The subject property has been reclassified from Rural Deferred Planning to public zone by a drafting error by the Baltimore County Office of Planning and Zoning. See attached letter of May 29, 1974 from Frank H. 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) 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 106, County Office Building in Towson, Baltimore

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 Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Richard E. Lee
LOUIS LLOYD
NANCY L. LLOYD
Address: Route 1, Box 342
Garrison Forest Road
Owings Mills, Maryland 21117
Contract purchaser
Richard E. Lee
Mildred M. Lee
Legal Owner

WILLIAM A. HAHN, JR.
Address: Pikeville Professional Bldg.
Church Ln., Pikeville, MD 21208
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1974, 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 106, County Office Building in Towson, Baltimore

WELLS, DUBBLE, ALBERT & HAHN

WILLIAM D. WELLS
CARL A. DUBBLE
WILLIAM A. HAHN, JR.
STUART R. ALBERT

ATTORNEYS AT LAW
PITTSVILLE PROFESSIONAL BUILDING
PITTSVILLE, MARYLAND 21078
484-0000

HILLARD P. ALBERT
1002-1078

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:

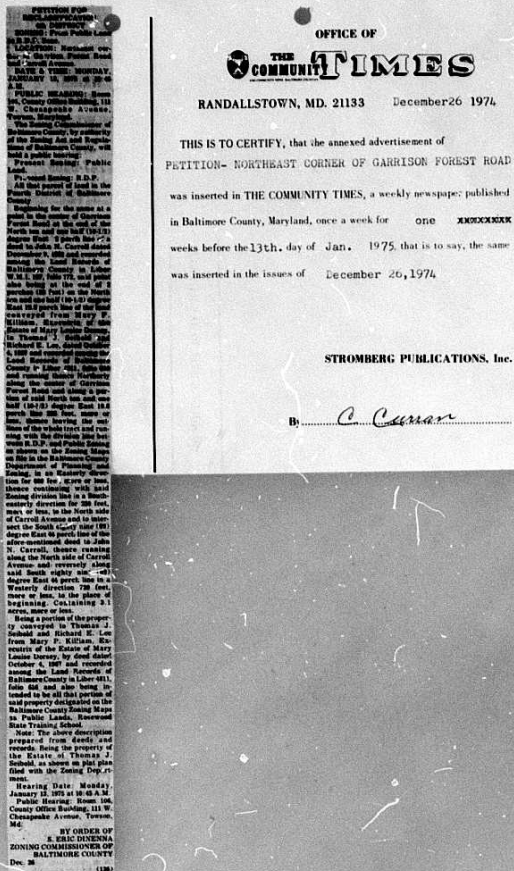
Please be advised that this office represents the owners of property involved in a drafting error in the comprehensive map (200 scale) for property lying in the Fourth District, Baltimore County, Maryland, and situate on the east side of Garrison Forest Road near Carroll Avenue. It was discovered in a plan for subdivision 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 of this matter.

Yours very truly,

William A. Hahn, Jr.
WILLIAM A. HAHN, JR.

WAH:sb
Enclosures



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 10th day of Sept 1974. Item # _____.

Eric DiNenna,
Zoning Commissioner.
Submitted by Hahn

Petitioner Fewell, et al Se. 6.14
Petitioner's Attorney Hahn Reviewed by F. Heger

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17130

DATE Nov. 20, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION

WHITE - CASHIER	PINK - AGENCY	YELLOW - CUSTOMER
Thomas J. Seibold, Trust Account William A. Mann, Jr. Pikesville Professional Building 7 Church Lane, Pikesville, Md. 21088 Petition for Reclassification for Estate of Thomas Seibold		
102.25		25.00 net

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17129

DATE Nov. 20, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER	DISTRIBUTION FINA - AGENT	YELLOW - CUSTOMER
Richard S. Lee Rt. 3 Westminster Md. Newestown, Md. 21136		
Contribution for Reconstruction for Estate of Thomas Seibold		
4630 E 2nd Ave 20		25.00 ML

2-SIGNS

75-147-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE CITY
Towson, Maryland

District: 4th Date of Posting: Dec. 28, 1974

Posted for: PETITION FOR RECLASSIFICATION

Petitioner: ESTATE OF THOMAS T. SEIBOLD

Location of property: NE COR. OF GARRISON FOREST RD. & GARROLL AVE.

Location of Signs: CORNS OF GARROLL AVE. 80' +/- E. OF GARRISON FOREST RD. & E/S OF GARRISON FOREST RD. 75' +/- N. OF

Remarks: GARROLL AVE.

Posted by: Thomas R. Noland Signature Date of return: JAN. 2, 1975

GARRISON FOREST ROAD

PROPOSED DEVELOPMENT

TOTAL GROSS ACREAGE	0.02
LESS WIDENING	0.06
TOTAL NET ACREAGE	0.17
NUMBER OF LOTS SHOWN	6
NET RESIDENTIAL DENSITY	40% 0.97

NOT MORE THAN ONE DWELLING UNIT SHALL BE CONSTRUCTED ON ANY LOT SHOWN ON THIS PLAN.

OWNER: THOMAS J. SEIBOLD +
RICHARD E. LEE
LIBER 4811/016

ZONING OF SUBJECT PROPERTY RDP + PUBLIC

LEGEND

- TYPICAL DWELLING UNIT
- TYPICAL SEPTIC SYSTEM
- PROPOSED WELL LOCATION
- PROPOSED TEST PIT LOCATION
- MINIMUM BACKSET (SIDE YARDS 50' MIN. UNLESS NOTED)
- SHADDED AREAS DENOTE 10' TO 20' MIN. SUBGRADE DISPOSAL AREA
- PROPOSED STREET LIGHT

NOTE: SUBDIVISION DATA SHOWN ON THIS DRAWING IS SUBJECT TO ZONING RECLASSIFICATION AND SUBSEQUENT SUBMITTALS FOR SUBDIVISION APPROVAL.

NOTE: THE 0.1 ACRE ± PARCEL TO BE REZONED FROM PUBLIC TO RDP

PLAT TO ACCOMPANY
PETITION FOR ZONING RECLASSIFICATION
GARRISON FOREST ROAD
FOURTH ELECTION DISTRICT, BALTIMORE CO., MD.
SCALE 1"=50' MAY 30, 1974

W.T. SADLER, INC.
SURVEYORS
488 MAIN STREET
REIDESTOWN, MARYLAND 21854

VICINITY MAP

SCALE 1"=50'

DENWOOD CORPORATION
(UNIMPROVED)

--NBT 48° 15' E 375.70--

N 74° 51' 55" E 220.50'

3.1 ACRES ±

CARROLL

AVENUE

ROSEWOOD STATE TRAINING SCHOOL
PUBLIC



BY: [Signature] DATE: 5/1/74
S.L. 9-1130

NOTE: SEWER COLLECTION SHOW REMOVAL. ALL ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PAUHANOLE AND THE STREET RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PAUHANOLE LOT DRIVEWAYS.

TOPOGRAPHY COMPILED FROM BALTIMORE COUNTY PHOTOGRAMETRIC MAPS.

