

PETITION FOR SPECIAL EXCEPTION 83-279-X

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for fishing and shellfishing facility, shoreline,

Class I

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

I, or we, agree to pay expenses of above 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
 Legal Owner(s): _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____

Attorney for Petitioner:
 David A. Rodgers _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner or tract purchaser or representative to be contacted: _____
 Name _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 21st _____ day of _____ April _____, 1983, 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 County, on the _____ 14th _____ day of _____ June _____, 1983, at 10:30 o'clock _____ A.M.

RESCHEDULED:
 Thursday, July 7, 1983 at 10:45 A.M.

cc - No. 1 (over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 NE/S of Vogt's Lane, 720' NW of : OF BALTIMORE COUNTY
 Cape May Road, 15th District :
 JAMES E. SULLIVAN, et ux, : Case No. 83-279-X
 Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
 Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
 Peter Max Zimmerman
 Deputy People's Counsel
John W. Hession, III
 John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2168

I HEREBY CERTIFY that on this 23rd day of May, 1983, a copy of the foregoing Order was mailed to David A. Rodgers, Esquire, 209 E. Fayette Street, Baltimore, MD 21202, Attorney for Petitioners.

John W. Hession, III
 John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 24, 1983

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

David A. Rodgers, Esquire
 209 E. Fayette Street
 Baltimore, Maryland 21221

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Bureau of Education
 Zoning Administration
 Industrial Development

Re: Item No. 66 - Case No. 83-279-X
 Petitioner - James E. Sullivan, et ux
 Special Exception Petition

Dear Mr. Rodgers:
 The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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 suitability of the requested zoning.

In view of your clients' proposal to conduct a fishing and shellfishing facility, Class I from the subject property, this hearing is required.
 As you are aware, this property was the subject of a previous violation hearing (C-83-28-V), that was dismissed because the subject request was filed. However, at the time of filed inspection crab pots and baskets were still existing on the site.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

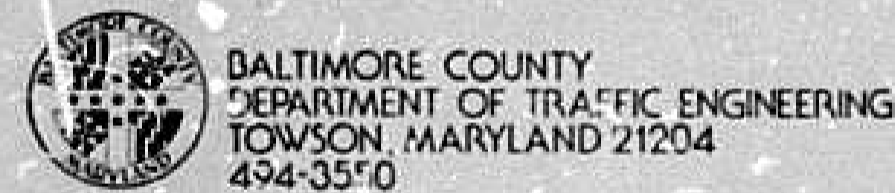
Very truly yours,
Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc
 Enclosures

ORDER RECEIVED FOR FILING

DATE August 10, 1983

83-279-X



STEPHEN E. COLLINS
 DIRECTOR

Mr. William Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

December 29, 1982

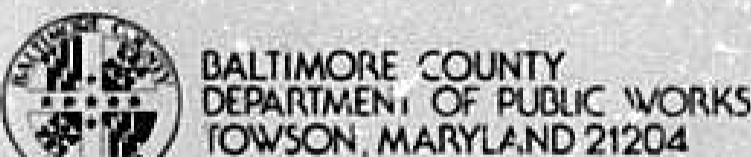
Item No. 66 -ZAC Meeting of October 19, 1982
 Property Owner: James E. & Carol Sullivan
 Location: NE/S Vogt's Lane 720' N/W of Cape May Road
 Existing Zoning: D.R. 5.5
 Proposed Zoning: Special Exception for fishing and shellfishing facility, shoreline, Class I.

Acres: 1.879
 District: 15th

Dear Mr. Hammond:
 The road servicing site is very narrow and is not intended for commercial traffic.

Very truly yours,
Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineering Assoc. II

HSP/ccm



HARRY J. PISTEL, P.E.
 DIRECTOR

November 10, 1982

Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #66 (1981-1983)
 Property Owner: James E. & Carol Sullivan
 NE/S Vogt's Lane 720' N/W of Cape May Road
 Acres: 1.879 District: 15th

Dear Mr. Hammond:
 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:

GENERAL:
 Baltimore County highway and utility improvements are not directly involved.
 Vogt's Lane, an existing public road, is proposed to be further improved in the future as a 30 foot closed section roadway on a 50 foot right-of-way.
 The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.
 This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 66 (1981-1983).

Very truly yours,
Robert A. Morton, P.E.
 Robert A. Morton, P.E., Chief
 Bureau of Public Services

RAM: EAM: FWR: pmg

cc: Jack Wimbley
 1-GR Key Sheet
 1 & 2 NE 36 Pos. Sheet
 NE 1 I Topo
 97 & 98 Tax Map

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 66, Zoning Advisory Committee Meeting of Oct. 19, 1982
 Property Owner: James E. & Carol Sullivan
 Location: Vogt's Lane 720' NW of Cape May Rd District 15
 Water Supply private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 194-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operator which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

88 20 1062 (1)

Nov. 23, 1982
 Date

Zoning Item # 66
 Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
 - { } The results are valid until _____
 - { } Revised plans must be submitted prior to approval of the percolation test/s.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until _____
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Other The existing dwelling is presently served by a drilled well and septic system. The proposed storage and work area will not interfere with the location of the well or septic system.

Ian J. Forrest
 Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

88 20 1060 (2)

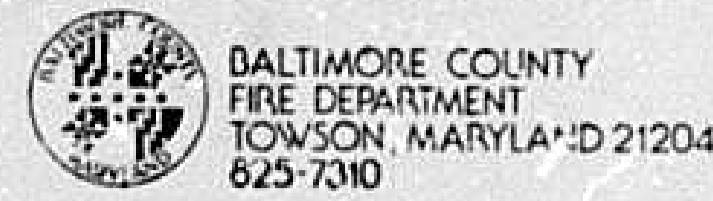
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of August, 1983, that the Petition for Special Exception for a fishing and shellfishing facility, shoreline, Class I, in accordance with the site plan filed herein, revised April 21, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The business shall be limited to "Daily" transporting live crabs across property for distribution, maintain two slough boxes, container storage, and crab cold storage... Walk-in cooler and work shop," as indicated on the site plan.
2. No retail sales or steaming of crabs shall be conducted on the premises.
3. The proposed area for the storage and maintenance of crab pots shall be no larger than 45' x 120', located a minimum of 4' feet from the roadside property line, and 15 feet from the adjacent property line. Evergreen screening shall be maintained on all sides.
4. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jan M. DeJong
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 10, 1983
BY Mary Compagnone (Clerk)



PAUL H. RENCKE
CHIEF

December 10, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James E. and Carol Sullivan

Location: NE/S Vogts Lane 720' N/W of Cape May Road

Item No.: 66

Zoning Agenda Meeting of October 19, 1982

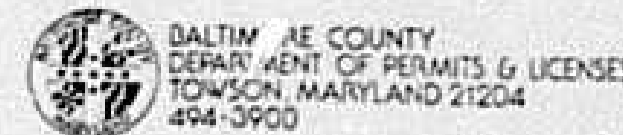
Gentlemen:

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 _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. McGehee*
Planning Group
Special Inspection Division

JK/mh/um



TED ZALESKI, JR.
DIRECTOR

June 6, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond
Revised
Comments on Item # 66 Zoning Advisory Committee Meeting May 31, 1983
are as follows:

Property Owner: James E. & Carol Sullivan
Locations NE/S Vogts Lane 720' N/W of Cape May Road
District: Siding
Proposed Zoning:

Across:

District:

The items checked below are applicable:

- All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 6-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. A architect/engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, Line 2, Section 1407 and Table 1402.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments: Any structure or building shall require a building permit, as does other site improvements such as fences, signs, paving, etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Sumbler
Charles E. Sumbler, C.E.C.
Plans Review

CH:rrj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dube, Superintendent

Towson, Maryland - 21204

Date: October 20, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 19, 1982

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

MNP/bp

EXHIBIT "1-A"

July 6, 1983

To Whom It May Concern:

Mr. & Mrs. James Elephant of 419 Vogts Lane don't approve the zoning of Mr. Sullivan's crabbing business. We feel his business doesn't cause any additional traffic, noise or odors to the area. Mr. Sullivan keeps his house and grounds neat and orderly at all times.

Yours truly,
Mr. & Mrs. James Elephant

PETITIONER'S
EXHIBIT 2a

EXHIBIT "A"

To Whom It May Concern:

I am property owner 502 Katherine Ave at mouth of Jordan's Creek opposite Sullivan property. I have no objection to a special exception for his commercial crabbing. His activity causes me no problems in any way and from what I have observed Mr. Sullivan runs a very clean operation and keeps his boat and property in excellent condition.

Mary H. Baltus

PETITIONER'S
EXHIBIT 5

467-6518
391-6277

PETITIONER'S
EXHIBIT 2b

7-6-83

To Whom it MAY concern:

I HAVE HAD ABSOLUTELY NO PROBLEMS WITH MR SULLIVAN'S CRAB BUSINESS. THERE IS NO MESS, NO NOISE, NO SMELL, NO TRAFFIC INCREASE AT ALL. IT IS A PLEASURE TO BE HIS NEIGHBOR.

John J. ...
1507 Vogts Lane

EXHIBIT "c"

Balti, Md
July 5, 1983

To whom it may concern
Earl Sullivan is a quiet neighbor. He has not caused any problems. No extra traffic on the roads.

Thank you
Purnell Cliphart
401 Vogts LA
Baltimore - 21221

PETITIONER'S
EXHIBIT 2c



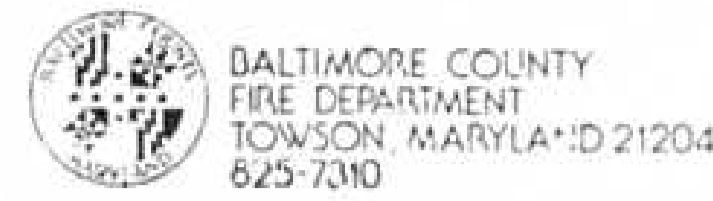
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 5021 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of August, 1983, that the Petition for Special Exception for a fishing and shellfishing facility, shoreline, Class I, in accordance with the site plan filed herein, revised April 21, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The business shall be limited to "Daily" transporting live crabs across property for distribution, maintain two trough boxes, container storage, and crab storage... walk-in cooler and work shop, as indicated on the site plan.
- No retail sales or steaming of crabs shall be conducted on the premises.
- The proposed area for the storage and maintenance of crab traps shall be no larger than 45' x 130', located a minimum of 4' feet from the roadside property line, and 15 feet from the adjacent property line. Evergreen screening shall be maintained on all sides.
- A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jan M. D. Jones
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 10, 1983
BY Mary Compagnone (Clerk)



PAUL H. RENCKE
CHIEF

December 30, 1982

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James E. and Carol Sullivan

Location: NE/S Vogts Lane 720' N/W of Cap May Road

Item No.: 66

Zoning Agenda Meeting of October 19, 1982

GenLemmen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and require 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 _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
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 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *S. J. M. M. 12/10/82* Noted and Approved: *George M. McLaughlin*
Planning Group Fire Prevention Bureau
Special Inspection Division

JR /mb/



ED ZALESKI JR
DIRECTOR

June 6, 1983

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond: Revised
Comments on Item # 66 Zoning Advisory Committee Meeting May 31, 1983
are as follows:

Property Owner: James E. & Carol Sullivan
Location: NE/S Vogts Lane 720' N/W of Cape May Road
Zoning: Shoreline
Proposed Zoning:

Across:

District:

The items checked below are applicable:

- All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 14-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. A architect/engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, Line 2, Section 1407 and Table 1402.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- Comments: Any structure or building shall require a building permit, as does other site improvements such as fences, signs, paving, etc.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Sumbler
Charles E. Sumbler, Chief
Plans Review

CS:rrj
PUB C-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Property Data Submittal

Towson, Maryland - 21204

Date: October 20, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: October 19, 1982

RE: Item No: 64, 65, 66, 67, 68, 69, 70, 71, 72, 73
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WNP/bp

EXHIBIT 1-A
July 6, 1983
To Whom It May Concern:
Mrs. the next door neighbors, Mrs. James Elephant of 419 Vogts Lane don't oppose the zoning of Mr. Sullivan's crabbing business. We feel his business doesn't cause any additional traffic, noise or odors to the area. Mr. Sullivan keeps his house and grounds neat and orderly at all times.
Yours truly,
Mrs. James Elephant

PETITIONER'S
EXHIBIT 2a

EXHIBIT "A"
To Whom It May Concern:
I am property owner 502 Katherine Ave at mouth of Jordan's Creek opposite Sullivan property. I have no objection to a special exception for his commercial crabbing. His activity causes me no problems in anyway and from what I have observed Mr. Sullivan runs a very clean operation and keeps his boat and property in excellent condition.

Mary H. Baltus
PETITIONER'S
EXHIBIT 5

467-6518
391-6277

PETITIONER'S
EXHIBIT 2b
7-4-83

To Whom it may concern:
I HAVE HAD ABSOLUTELY NO PROBLEMS WITH MR SULLIVAN'S CRAB BUSINESS. THERE IS NO MESS, NO NOISE, NO SMELL, NO TRAFFIC INCREASE AT ALL. IT IS A PLEASURE TO BE HIS NEIGHBOR.

John J. Szwed
1507 Vogts Lane

EXHIBIT 2c
Baltimore, Md
July 5, 1983

To whom it may concern:
Earl Sullivan is a quiet neighbor. He has not caused any problems. No extra traffic on the road.
Thank you!
Purnell Cliphart
401 Vogts LA
Baltimore - 21221

PETITIONER'S
EXHIBIT 2c



EXHIBIT 3a



EXHIBIT 3b



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
FROM: Norman E. Gerber, Director Office of Planning and Zoning
SUBJECT: James E. Sullivan, et ux

If granted, it is requested that the order be conditioned to require landscaping so as to screen the storage area from the adjacent property.

Norman E. Gerber, Director of Planning and Zoning

NEG:JGH:cav

cc: Arlene January, Shirley, Hess

PETITION FOR SPECIAL EXCEPTION

15th Election District
ZONING: Petition for Special Exception
LOCATION: Northeast side of Vogt's Lane, 720 ft. Northwest of Cape May Road
DATE & TIME: Thursday, July 7, 1983 at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception for fishing and shellfishing facility, shoreline, Class I

All that parcel of land in the Fifteenth District of Baltimore County

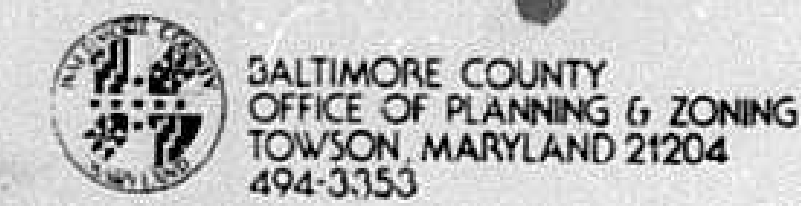
Being the property of James E. Sullivan, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 7, 1983 at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND, ZONING COMMISSIONER OF BALTIMORE COUNTY

Property Description: #505 Vogt's Lane, 15th Election District, Baltimore County, Md.

North-West
Starting at a point 720 feet from the north-east corner of the intersection of Cape May Road and Vogt's Lane, on the north-east side of Vogt's Lane, the property is bounded as follows: N 44° 54' 39" E for a distance of 194.20 feet; N 12° 46' 50" W for 204.44 feet; S 75° 47' 14" W for 171.92 feet; S 67° 40' 14" W for 81.15 feet; N 20° 57' 10" W for 201.96 feet; S 38° 55' 10" W for 21.00 feet; S 67° 44' 40" W for 31.48 feet; S 27° 00' E for 212.49 feet; N 44° 54' 39" E for 45.77 feet to starting point; A.K.A. Lot #1, as recorded E.H.K. Tr. 48, Folio 68 (Nov. 6, 1981), #505 Vogt's Lane.



WILLIAM E. HAMMOND, ZONING COMMISSIONER

June 22, 1983

David A. Rodgers, Esquire, 209 East Fayette Street, Baltimore, Maryland 21202

Re: Petition for Special Exception NE/3 of Vogt's Lane, 720' NW of Cape May Road, James E. Sullivan, et ux - Petitioners, Case No. 83-279-X

Dear Mr. Rodgers:

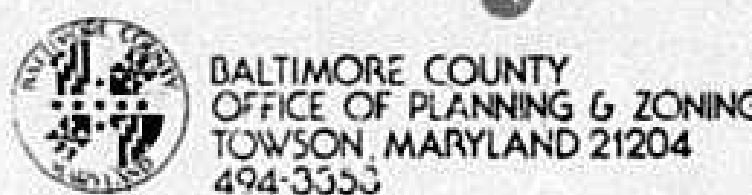
This is to advise you that \$55.99 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond, Zoning Commissioner

Baltimore County, Maryland Office of Finance - Revenue Division Miscellaneous Cash Receipt No. 119449. Received from David A. Rodgers, Esquire for Advertising & Posting \$55.99.



WILLIAM E. HAMMOND, ZONING COMMISSIONER

June 2, 1983

David A. Rodgers, Esquire, 209 E. Fayette Street, Baltimore, Maryland 21202

Re: Petition for Special Exception NE/3 of Vogt's Lane, 720' NW of Cape May Road, James E. Sullivan, et ux - Petitioners, Case No. 83-279-X

Dear Mr. Rodgers:

This is to advise you that \$54.52 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond, Zoning Commissioner

MELVIN J. KODENSKI, BARRY T. CANARAS, C. MICHAEL NAGRUDER

LAW OFFICES, KODENSKI AND CANARAS

HIGHLAND TOWN OFFICE, 412 S. HIGHLAND AVENUE, BALTIMORE, MARYLAND 21224

May 26, 1983

William E. Hammond, Zoning Commissioner, Baltimore County, Office of Planning and Zoning, County Office Building, Chesapeake Avenue, Towson, Maryland 21204

RE: Petition for Special Exception, James E. Sullivan, et ux - Petitioners, Case No.: 83-279-X, Date of Hearing: June 14, 1983 at 10:30 a.m.

Dear Mr. Hammond:

I am scheduled to be before the Honorable Judge Patricia Gram in the Essex District Court on the above captioned date and time for a Disposition of a criminal case. This time was confirmed by me with her clerk prior to my receiving the Notice of Hearing for the Sullivan case.

Therefore, I am requesting that the date of hearing for the above-captioned matter be changed to another date as close to June 14 as possible. I appreciate your cooperation in this matter. If you should care to discuss this matter any further, please do not hesitate to contact me.

Very truly yours,

David A. Rodgers

DAR/sjs, cc: Mr. and Mrs. Sullivan



May 18, 1983

David A. Rodgers, Esquire, 209 E. Fayette Street, Baltimore, Maryland 21202

NOTICE OF HEARING

Re: Petition for Special Exception NE/3 of Vogt's Lane, 720' NW of Cape May Road, James E. Sullivan, et ux - Petitioners, Case No. 83-279-X

TIME: 10:30 A.M.

DATE: Tuesday, June 14, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

WILLIAM E. HAMMOND, ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 108992

DATE: 6-18-83 ACCOUNT: R-01-615-000 AMOUNT: 100.00

RECEIVED FROM: David A. Rodgers, Esquire, 209 E. Fayette Street, Baltimore, Md. 21202

VALIDATION OR SIGNATURE OF CARRIER

June 9, 1983

David A. Rodgers, Esquire, 209 E. Fayette Street, Baltimore, Maryland 21202

RESCHEDULED NOTICE OF HEARING

Re: Petition for Special Exception NE/3 of Vogt's Lane, 720 ft. NW of Cape May Road, James E. Sullivan, et ux - Petitioners, Case No. 83-279-X

TIME: 10:45 A.M.

DATE: Thursday, July 7, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

WILLIAM E. HAMMOND, ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 117660

DATE: 6/24/83 ACCOUNT: R-01-615-000 AMOUNT: \$54.52

RECEIVED FROM: David A. Rodgers, Esquire, First Advertising & Posting Fee on Case 83-279-X

102*****545210 8276A

VALIDATION OR SIGNATURE OF CARRIER

ARNOLD JABLON ZONING COMMISSIONER

August 10, 1983

David A. Rodgers, Esquire 209 East Fayette Street Baltimore, Maryland 21202

RE: Petition for Special Exception NE/S of Vogt's Lane, 720' NW of Cape May Rd. - 5th Election District James E. Sullivan, et ux - Petitioners NO. 83-279-X (item No. 66)

Dear Mr. Rodgers:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hensian, III, Esquire People's Counsel

Law Office of KODENSKI AND CANARAS, 209-211 E. FAYETTE STREET, BALTIMORE, MARYLAND 21202. Includes contact info for Nick Commodari and a letter dated March 22, 1983 regarding a special exception petition.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE, March 7, 1983. Includes meeting agenda and a letter from David A. Rodgers to the Chairman, Nicholas B. Commodari.

Law Office of KODENSKI AND CANARAS, dated January 28, 1983. Includes a letter from Nick Commodari regarding a special exception petition.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING. Certificate of Publication for a petition received on April 21, 1983. Signed by William E. Hammond, Zoning Commissioner.

The Times, Middle River, Md., June 16, 1983. Certificate of Posting for a petition for special exception.

CERTIFICATE OF POSTING, ZONING DEPARTMENT OF BALTIMORE COUNTY, Towson, Maryland. Dated 5/29/83. Signed by William E. Hammond.

The Times, Middle River, Md., May 26, 1983. Certificate of Posting for a petition for special exception.

CERTIFICATE OF PUBLICATION, TOWSON, MD., June 16, 1983. Published in THE JEFFERSONIAN. Signed by L. Frank Struth, Manager.

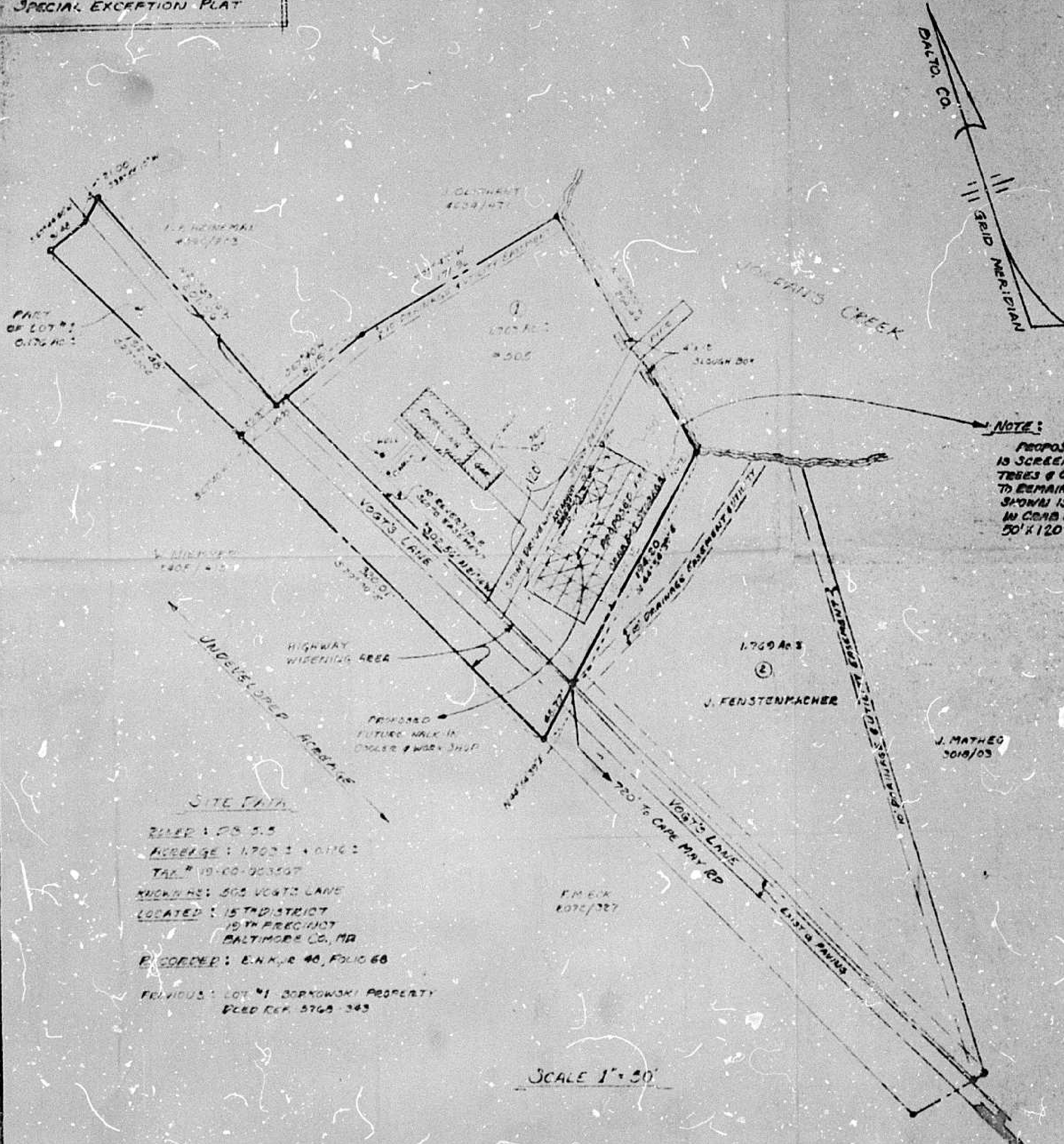
CERTIFICATE OF PUBLICATION, TOWSON, MD., May 26, 1983. Published in THE JEFFERSONIAN. Signed by L. Frank Struth, Manager.

CERTIFICATE OF PUBLICATION, TOWSON, MD., May 26, 1983. Published in THE JEFFERSONIAN. Signed by L. Frank Struth, Manager.

CERTIFICATE OF PUBLICATION, TOWSON, MD., May 26, 1983. Published in THE JEFFERSONIAN. Signed by L. Frank Struth, Manager.



SPECIAL EXCEPTION PLAT



DIRECTIONS

BELTWAY 695 TO RT 702 CUT TO END & GO LEFT
TURN LEFT TO BACK BRIDGE OVER CR. - TURN RIGHT &
CONTINUE TO CARE MAY RD. GO LEFT - TURN LEFT & GO
TO 3RD STREET ON LEFT - VOGT'S LANE - TURN LEFT - SITE
IS 2ND HOUSE ON RIGHT.

NOTE:

PROPOSED AREA FOR POT STORAGE
IS SCREENED BY PENETRANT GROWTH OF
TREES & UNDER BUSH. SCREENING IS
TO REMAIN. CROSS-HATCHED AREA
SHOWN IS ONLY AREA TO BE UTILIZED
IN CASE POT MAINTENANCE & STORAGE
50' X 120' - (MIN. 15' OFF PROPERTY LINE)

NOTE:

PLAT DIMENSIONS & BEARINGS SHOWN
ARE FOR REFERENCE ONLY. CERTIFIED
PLAT CONTAINING LOT #1 IS EXEMPTED
UNDER ENK 40, FOLIO 60 - DATED 11/1/01

SITE DATA
 ZONED: 1.03 S.S.
 ACRES: 1.769 ± ± 0.016 ±
 TAX # 19-00-903507
 KNOWN AS: 503 VOGT'S LANE
 LOCATED: 15TH DISTRICT
 19TH PRECINCT
 BALTIMORE CO., MD
 RECORDED: ENK 40, FOLIO 60
 PREVIOUS: LOT #1 BORKOWSKI PROPERTY
 RECD REF. 5765-343

1.769 Ac ±
 J. FENSTENPACHER
 J. MATHEO
 2018/03

SITE PLAN
 SPECIAL EXCEPTION
 SULLIVAN PROPERTY
 #505 VOGT'S LANE
 BALTIMORE (CALVERT CO.) MD 21221

LOT #1, PLAT ON ENK 40, FOLIO 60
 15TH DISTRICT - 19TH PRECINCT

SCALE 1" = 50'

REC'D REF. 6960-030, DATED 11/01/01

NO.	DATE	DESCRIPTION
1	11-01-01	1.769 ACRES CARE MAY RD.
2	11-01-01	SITE PLAN: 503 VOGT'S LANE, BALT.
3	11-01-01	
4	11-01-01	





EXHIBIT 3 A



PROFFERER'S
EXHIBIT 3c

